

# **Joint Taliaferro County/ City of Crawfordville/City of Sharon Comprehensive Plan 2005-2025**



## **Taliaferro County Board of Commissioners**

COMMISSION CHAIRMAN	Charles W. Ware
COMMISSIONER	Jane M. Hubert
COMMISSIONER	Evelyn Kendrick

## **City of Crawfordville**

MAYOR	Lois Richards
COUNCILMEMBER	Bobby Chapman
COUNCILMEMBER	Josephine Chapman
COUNCILMEMBER	Annie Jackson
COUNCILMEMBER	J.H. Milner

## **City of Sharon**

MAYOR	Perry Pittman
COUNCILMEMBER	Choise Bolton
COUNCILMEMBER	Venessa Terrell
COUNCILMEMBER	Sheila Williams
COUNCILMEMBER	Richard Wynn

**May 2005**

**TABLE OF CONTENTS**

**Introduction**

**Chapter 1 – Population**

**Chapter 2 – Housing**

**Chapter 3 – Economic Development**

**Chapter 4 – Natural Resources**

**Chapter 5 - Cultural Resources**

**Chapter 6 – Community Facilities and Services**

**Chapter 7 – Land Use**

**Chapter 8 – Intergovernmental Coordination**

**Appendix – Five-Year Short-Term Work Programs**



## Plan Setting

Taliaferro County was carved out of five surrounding counties: Green, Hancock, Oglethorpe, Warren, and Wilkes. Its origins actually date back to June 1, 1763, when the Creek and Cherokee Indians ceded to Governor Wright and to John Stewart, His Majesty's agent for Indian Affairs, an immense amount of land in payment for debts of \$200,000.

The county is named for Colonel Benjamin Taliaferro, a Revolutionary War officer prominent in state and national affairs as a member of Congress and a candidate for President. His name (and the county's) is pronounced Tolliver in the English fashion.

Crawfordville, the county seat, was named for another presidential candidate, William H. Crawford. Member of the cabinets of two presidents, he served as Secretary of War and Minister to France. A mysterious illness made him withdraw from the presidential race in which John Adams emerged victorious.

The town, incorporated in 1826, was laid out by Herman Mercer, brother of Jesse Mercer, founder of Mercer University. That grid plan became known as the "Crawfordville Plat" and was used by many subsequent town planners in Georgia. The first official plat of the city was drawn by Henry Stewart County Surveyor, and his brother, John.

Sharon is the second largest community in the county. Linked with the Acadians celebrated in Longfellow's "Evangeline", Roman Catholics moved into the Locust Grove area, two miles east of Sharon, in the early 1790's. They established a church and orphanage, arguably the earliest Roman Catholic settlement in Georgia. The marble tombstones of the old cemetery and the remains of that first church lighten the dark pines of Old Locust Grove.

## Why Plan?

Successful communities don't just happen; they must be continually shaped and guided. A community must actively manage its land use, infrastructure and resources, and respond to changing circumstances if it is to continue to meet the needs of its residents. Taliaferro County residents value the character and diversity of their jurisdictions, both incorporated and unincorporated, the strong sense of community, and the breadth of cultural and recreational opportunities available to them. Concern about economic development and jobs, public services, and education are



issues that the city and county have been working on for years. Comprehensive planning, based on good data and public consultation, can help the community address each of these concerns.

## What is the Comprehensive Plan

The comprehensive plan is the official guiding document for the future of Taliaferro County. It is designed to formulate a coordinated, long-term planning program for the city and county. It lays



out a desired future, and guides how that future is to be achieved. It serves as a guide to both the public and private sector by providing a picture of how land will develop, how housing will be made available, how jobs will be attracted and retained, how open space and the environment will be protected, how public services and facilities will be provided, and how transportation facilities will be improved. Further, the Plan guides elected and appointed officials as they deliberate community development issues and conveys policy and intended programs of action to residents. In short, the comprehensive plan is a unified document providing consistent policy direction.

The Plan is structured to be a dynamic document, subject to amendment when conditions within the city or county change significantly. Periodic updates are needed to ensure that the Plan continues to meet the needs of Taliaferro County. The previous Taliaferro County Comprehensive Plan was prepared in 1994. Many of the items recommended for implementation were completed or became irrelevant as years passed. This new plan addresses changes in the community since the last comprehensive plan.

**How to Use the Comprehensive Plan**

The Comprehensive Plan is not, in itself, an implementation tool, but rather a guide to action. It is intended to serve as a reference point for potential users. For example, the Planning Commission or City Council may use the Plan's policies to decide whether to approve a proposed rezoning of land. The Board of Education may use the plan to determine future student enrollment and corresponding facilities expansion. The Tax Assessors' Office may use the plan to estimate future digests.

A variety of planning documents such as land use regulation ordinances, scenic byway plans or any other documents intended to guide development in Taliaferro County, should be used in conjunction with this Comprehensive Plan.

Unlike the above-mentioned sector or single issue planning documents, which only generally refer to issues such as transportation, economic development, parks and recreation, annexation, and community services, this Plan addresses and integrates these issues into one comprehensive document.

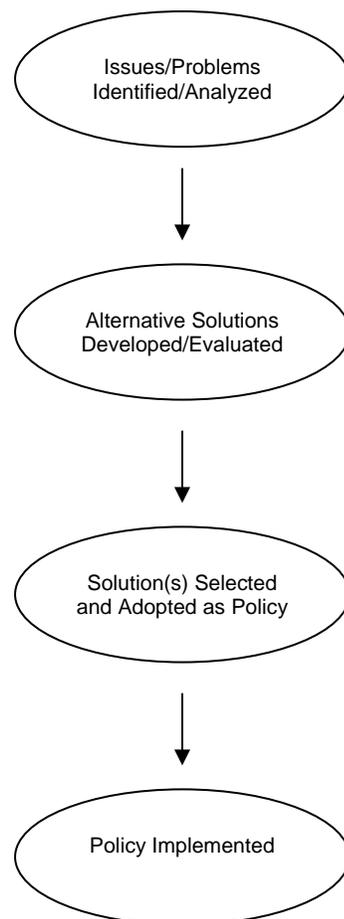
**Planning Development Process**

The comprehensive plan is in the product of extensive local government and citizen involvement through structured workshops and unstructured discussion sessions.

**Advisory Committee**

Preparations for the comprehensive plan began with the creation of an Advisory Committee. The primary purpose of the committee was to oversee and assist in the process of drafting the comprehensive plan. The committee was composed of elected and appointed officials and residents from Taliaferro County and the City of Crawfordville, and the City of Sharon. The committee's roles included communicating the concerns of interested groups regarding the

**Plan Development Process**



development of the city and county, providing a forum for discussion of differing views, developing statements of the community's vision and goals, and recommending goals, policies and implementation measures.

During the spring and summer of 2004, staff from the CSRA RDC collected background information about the planning area through historical research, site visits, and information gathered from local officials. The Advisory Committee then provided direction and guidance when discussing the various issues raised at public hearings and workshops. Specific plan chapters were then prepared for the various functional elements of the Plan.

## **Public Consultation**

The plan's development was subject to a comprehensive public involvement process. Public involvement serves to educate community leaders about planning issues and build constituency support, both necessary ingredients for any successful comprehensive plan. Each person at the table represents many others and offers insight on something overlooked by planners. By involving the public as a partner throughout the planning process, the message sent is that people's ideas matter. And if a known and quantifiable effect on the plan is seen and people feel the plan is theirs, not just something imposed by a regional planning agency, they are likely to become advocates for its implementation.

To kick off the public consultation process, the CSRA RDC sent notices to community groups inviting area residents to attend planning workshop. The workshops were also promoted through the area with flyers, public service announcements and in the local newspaper. Many residents responded to this outreach effort and attended the workshops. All workshops were open to the public and participants were encouraged to take part in the discussion and policy formulations.

During the public workshops, participants used the background information gathered by CSRA RDC staff in addition to their personal knowledge and experience of existing conditions to outline areas of concern and future goals for Taliaferro County. Approximately ten to fifteen participants spent several evenings examining issues relating to population, economic development, housing, natural and cultural resources, community facilities and services, land use and intergovernmental coordination.

The people of Taliaferro County are proud of their community and its rich heritage. Known as a friendly community, many are welcomed to share the way of life. The vision of this plan is to promote a community that maintains its small town values while managing growth to ensure an enriched quality of life for its citizens. It is with this vision in mind, that this Comprehensive Plan Update has been developed.



## INTRODUCTION

Taking a broad look at a community's population growth from the past, to the present and into the future is essential to any comprehensive planning process. This section provides a basis for the Economic Development, Transportation, Community Facilities, Housing and Land Use elements of Taliaferro County's 10-year Comprehensive Plan update. The dynamics of Taliaferro County's past population trends, present population conditions and future estimates of population growth will lay the groundwork for the community's initiatives for growth in the next ten years. Future population forecasts supply a vital picture for the planning of infrastructure improvements and land development patterns that are consistent with the goals and policies established in the other elements of this Plan.

A combination of data resources, including the United States 2000 Census Bureau, Woods and Poole Economics, Inc., Georgia Department of Labor, and Georgia Department of Education are utilized to create the most accurate portrait of Taliaferro County's population dynamics.

The methodology used in population projections greatly affects their outcome. The most simple and least time-consuming method is trend analysis of population change. This method utilized past tendencies to make projections about the future. Cohort component analysis makes estimates based on three (3) main factors affecting population change: birth rate, death rate, and migration. Neither method considers more comprehensive factors affecting population changes.

The Woods & Poole Economics, Inc. method is based on a large computer aggregation that contains historic census data and models population growth on natural increase and migration based on job creation. The model balances projections across the state and the nation so that changes in one region are reflected in another. The planning process requires that one population projection method be consistently used to determine plan requirements. Woods & Poole Economics (2002) projections will be used throughout the comprehensive plan. Where municipal population projections are unavailable, the county growth or decline rate will be used to determine trends.

### Setting

Taliaferro County is one of the 14 counties that compromise the Central Savannah River Area (CSRA). The County is a member of the Central Savannah River Area Regional Development Center (CSRA RDC) located in Augusta. The population base of the region is located in the 3 county Augusta region including Augusta-Richmond, Columbia and McDuffie Counties.

Taliaferro County is located in East Central Georgia. The center of the county is 60 miles west of Augusta, 90 miles east of Atlanta and 45 miles southeast of Athens. Taliaferro County is made up of densely forested, rural areas covering 196 square miles. There are two incorporated cities in the county, Crawfordville, the county seat and Sharon. Greene and Oglethorpe Counties to the West, Wilkes County to the North, Warren County to the East and Hancock County to the South neighbor Taliaferro County. For the purposes of



comparison, demographic data for Taliaferro County will be compared with data from Warren and Hancock Counties as they both neighbor Taliaferro County, are located in the CSRA region and both have populations under 10,000 people.

**POPULATION**

Taliaferro County municipalities have undergone slow but gradual population decline over the last two decades while the county’s population increased only slightly (Table P-1). The county has gained 45 new residents, representing less than a 2.2% increase while the municipalities have declined an average 7.6%.

Population projections for the county and municipalities highlight very limited population growth through the planning period. Population in Taliaferro County and the municipalities is projected to increase by 306 or 14.7% through 2025 (Table P-2), slightly above the projected rural CSRA growth rate of 10.5% but significantly below the state (+35.9%) and national (+27%) averages.

**Table P-1: Total Population, 1980-2025**

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Taliaferro County	2,032	1,974	1,915	1,996	2,077	2,088	2,100	2,111	2,122	2,133
Crawfordville	594	586	577	575	572	567	561	556	550	545
Sharon	140	117	94	100	105	96	88	79	70	61

Source: US Bureau of the Census

**Table P-2: Population Change, 1980-2025**

	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Taliaferro Co.	N/A	-2.85%	-2.99%	4.23%	4.06%	0.53%	0.57%	0.52%	0.52%	0.52%
Crawfordville	N/A	-1.35%	-1.54%	-0.35%	-0.52%	-0.87%	-1.06%	-0.89%	-1.08%	-0.91%
Sharon	N/A	-16.43%	-19.66%	6.38%	5.00%	-8.57%	-8.33%	10.23%	11.39%	-12.86%

Source: US Bureau of the Census

Source: Calculations by CSRA RDC      N/A: Not Available

**Households**

Household growth change varies from jurisdiction to jurisdiction in Taliaferro County and the municipalities. In Taliaferro County the population has grown 2.2 percent between 1980 and 2000, although during the same time period, the number of households has increased 14.8 percent. Among the municipalities, both Crawfordville (-3.7%) and Sharon (-25%) have experienced a decrease in population over the past twenty years, and the number of households has decreased at nearly the same rate.

In Taliaferro County, the trend in increasing household growth should continue. Although county population is expected to increase only 2.7 percent over the next 25 years, the number of households is expected to increase 16 percent.



	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
<b>Taliaferro Co.</b>	758	743	727	799	870	898	926	954	982	1,010
<b>Crawfordville</b>	261	245	228	244	260	260	260	259	259	259
<b>Sharon</b>	58	45	32	39	46	43	40	37	34	31

Source: Woods & Poole Economics, Inc; U.S. Bureau of the Census; Calculations by CSRA RDC

Household growth rates have varied from jurisdiction to jurisdiction in Taliaferro County and the municipalities. In the county, household growth has fluctuated in the past two decades, increasing a total of 14.8 percent between 1980 and 2000. Both municipalities have experienced negative growth in the number of households over the past two decades. The number of households has decreased in Crawfordville by one household (0.0%) and by 12 households in Sharon (-20.7%).

Household growth in Taliaferro County has increased at substantially higher rates than the total population. Growth in total households necessitates a corresponding increase in the housing supply to ensure housing needs. Between 1980 and 2000, the housing supply in Taliaferro County increased by 12.59% outpacing the rate of total population (2.17%), thus ensuring a sufficient supply of housing.

The increase of total households relative to a stagnate population in Taliaferro County and the municipalities can be viewed through the lens of declining average household size. Average household size has declined by 11.9 percent between 1980 and 2000, highlighting an increasing trend towards smaller family sizes.

	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
<b>Taliaferro Co.</b>	2.68	2.66	2.63	2.50	2.36	2.28	2.20	2.12	2.04	1.96
<b>Crawfordville</b>	2.28	2.41	2.53	2.37	2.20	2.18	2.16	2.14	2.12	2.10
<b>Sharon</b>	2.41	2.68	2.94	2.61	2.28	2.25	2.22	2.18	2.15	2.12

Source: Woods & Poole Economics, Inc; U.S. Bureau of the Census; Calculations by CSRA RDC  
N/A: Not Available

**Age**

Table P-5 presents historical trends and projections in the age distribution of Taliaferro County and municipality residents. Overall, there are no significant differences in the distribution of ages within the county and Crawfordville. Sharon has a higher percentage of 45+ age groups (51.9%) than the county (42%) and Crawfordville (40.7%). Since 1980, there has been a continual decline in the percentage of residents in the 0-24 age bracket among all jurisdictions, ranging from a low of 1.4% in Crawfordville to a high of 6.6% in the unincorporated area.



Through 2025, the percentage of residents in the 0-24 and 25-44 age brackets is projected to decline an average 2% countywide. A decline in the 25-44 age bracket is almost always correlated with a decline in lower age groups since they account for most of the children residents. Senior age groups are projected to increase by 2% through the planning period and will account for most of the relative population growth in the county and municipalities.

<b>Table P-5: Age Distribution %, 1980-2025</b>										
	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
<b>Taliaferro Co.</b>										
<b>0 - 24 Years</b>	764	729	693	668	643	674	679	682	718	720
<b>25 - 44 Years</b>	418	444	470	515	560	503	524	588	598	618
<b>45 - 64 Years</b>	424	404	384	436	487	532	571	594	562	572
<b>65+ Years</b>	426	405	384	386	387	407	415	419	449	473
<b>Crawfordville</b>										
<b>0 - 24 Years</b>	199	204	208	191	175	184	186	187	197	198
<b>25 - 44 Years</b>	109	134	159	154	149	134	140	157	160	165
<b>45 - 64 Years</b>	139	108	77	93	108	118	127	132	125	128
<b>65+ Years</b>	147	138	128	121	114	120	123	125	134	141
<b>Sharon</b>										
<b>0 - 24 Years</b>	47	40	33	32	31	33	34	35	37	38
<b>25 - 44 Years</b>	36	25	13	18	22	20	21	24	25	26
<b>45 - 64 Years</b>	20	22	24	32	40	44	47	49	46	47
<b>65+ Years</b>	37	30	13	15	17	18	19	20	22	23

Source: Woods & Poole Economics, Inc; U.S. Bureau of the Census; Calculations by CSRA RDC

**Racial Composition**

In 2000, the population of Taliaferro County was comprised of 38.7% Caucasian, 59.93% African-American, .05% Native American, .21% Asian American, and 1.63% Hispanic (Table P-6). Between 1980 and 2000, the proportional population of all racial groups has remained relatively constant in the unincorporated area and the municipalities. Countywide, the percentage of African American residents has increased by approximately 4% while the percentage of Caucasian residents has declined by an equal rate. There has not been significant change in other population groups in the past two decades.



<b>Table P-6: Racial Composition, 1980-2025</b>										
	<b>1980</b>	<b>%</b>	<b>1985</b>	<b>%</b>	<b>1990</b>	<b>%</b>	<b>1995</b>	<b>%</b>	<b>2000</b>	<b>%</b>
<b>Taliaferro Co.</b>										
Black	1,311	64.5%	1,243	62.7%	1,175	61.4%	1,214	60.6%	1,253	60.3%
White	707	34.5%	720	36.3%	732	38.2%	763	38.1%	793	38.1%
Hispanic	21	1%	15	0.8%	8	0.4%	14	0.7%	19	1%
Native	0	0%	0	0%	0	0%	0	0%	1	0.05%
Asian & Pac. Islander	3	0.1%	5	0.3%	8	0.4%	5	0.2%	1	0.05%
Other	0	0%	0	0%	0	0%	7	0.3%	14	0.7%
<b>Crawfordville</b>										
Black	317	53.4%	330	56.2%	343	60%	335	58.6%	326	57%
White	276	46.5%	253	43.1%	229	40%	233	40.7%	237	41.4%
Hispanic	8	1.3%	4	0.7%	0	0%	1	0.2%	3	0.5%
Native	0	0%	0	0%	0	0%	0	0%	0	0%
Asian & Pac. Islander	1	0.1%	0	0%	0	0%	0	0%	0	0%
Other	0	0%	0	0%	0	0%	3	0.5%	6	1%
<b>Sharon</b>										
Black	96	68.6%	73	63.5%	49	59%	62	66%	75	71.4%
White	44	31.4%	39	33.9%	34	40.1%	32	34%	29	27.6%
Hispanic	5	3.5%	3	2.6%	0	0%	0	0%	0	0%
Native	0	0%	0	0%	0	0%	0	0%	0	0%
Asian & Pac. Islander	0	0%	0	0%	0	0%	0	0%	1	1%
Other	0	0%	0	0%	0	0%	0	0%	0	0%

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

## **EDUCATION**

The educational level of a community is often a determinant of economic development. The skill levels of residents in an area can be inferred from the level of education prevalent in the citizenry. Companies requiring skilled workers may look for areas with high rates of high school graduates while industries requiring highly-skilled workers may seek counties with large numbers of college graduates. The reverse is also true, with the county seeking to attract companies that are a good fit for the educational level of its citizens.

Educational level is also important when evaluating a school system’s quality. If the number of high school dropouts is particularly high for a certain area, the school system could be in need of improvement. School system quality can also be a factor in determining quality of life for the citizens of an area. The better the school system, the better the perceived quality of life.

The Taliaferro County School System consists of one comprehensive school for grades Pre-K through 12. The school gained Charter status in school year 2001-2002 and has the smallest population in Georgia. Since Taliaferro County did not have a school system prior



to 2001, county residents were enrolled in Greene County schools. School system data from Greene County will therefore be used in this section.

**Educational Attainment**

Educational attainment in Taliaferro County has continually improved since the 1980’s. In 1980, 75.6% of Taliaferro County residents over the age of 25 had not completed high school (Table P-7). By 2000, this percentage had dropped to 42.1%. The number of citizens aged 25 or higher completing high school or some college has risen from 19.8% in 1980 to 42.1% in 2000. The percentage of residents completing four or more years of college reached 14% in 2000 from a low of 5.4% in 1980. The level of education in the county, however, is still far below the state average, with nearly 25% of Georgians over the age of 25 completing four or more years of college in 2000.

Figures for the city of Crawfordville are comparable to county figures. Sharon has a significant percentage of its populations (55.7%) with less than a high school diploma. The percentage of Sharon residents with a four-year degree or more is 2.5%, significantly below rates for Crawfordville (10.2%) and the unincorporated area (8.3%). This reflects the small scale of the Sharon economy, where few jobs require college level training.

The education level of the Taliaferro County population is more comparable to that of other rural counties in the CSRA than with statewide figures (Table P-7). Overall, education attainment rates in Taliaferro County are similar to Warren and Hancock Counties, with no evident discrepancies throughout the various attainment indicators. The only exception is the percentage of residents with less than a 9<sup>th</sup> grade education in Hancock County, which is significantly lower than both Taliaferro and Warren Counties (Table P-8).

At 21.4%, the county is in the upper range in the region in the percentage of population with less than a 9<sup>th</sup> grade education. This is significantly higher than the state average of 7.6%. For the percentage of population with a high school diploma or higher, Taliaferro County stands at 56.2%, significantly lower than the CSRA average of 66.4% and the state average of 78.6%. The percentage of population with a Bachelor’s degree or more in Taliaferro County is 14%, while the rural CSRA average is 11.9%, and the state average is 24.3%.

<b>Table P-7: Educational Attainment %, 1980-2000</b>			
	<b>1980</b>	<b>1990</b>	<b>2000</b>
<b>Taliaferro Co.</b>			
Less than 9th Grade	42.8%	27%	21.4%
9 to 12 Grade	32.6%	24.3%	22.4%
High School Graduate	14.4%	36%	32.6%
Some College	5.3%	5.2%	9.5%
Associate Degree	N/A	1.7%	5.7%
Bachelor’s Degree	5.5%	3.1%	4.5%
Graduate or Professional	N/A	2.5%	3.8%



<b>Crawfordville</b>			
Less than 9th Grade	N/A	32.9%	21%
9 to 12 Grade	N/A	34.2%	17.5%
High School Graduate	N/A	39.8%	31.2%
Some College	N/A	10.7%	13.5%
Associate Degree	N/A	0.3%	6.5%
Bachelor's Degree	N/A	2.4%	6.5%
Graduate or Professional	N/A	5.5%	3.7%
<b>Sharon</b>			
Less than 9th Grade	N/A	26.8%	25.3%
9 to 12 Grade	N/A	29.3%	30.4%
High School Graduate	N/A	34.1%	19%
Some College	N/A	7.3%	12.6%
Associate Degree	N/A	19.5%	10.1%
Bachelor's Degree	N/A	4.9%	2.5%
Graduate or Professional	N/A	0%	0%

Source: U.S. Bureau of the Census      N/A: Not Available

	<b>Taliaferro Co.</b>	<b>Warren Co.</b>	<b>Hancock Co.</b>	<b>Georgia</b>
<b>Less than 9th Grade</b>	21.4%	20%	14.5%	7.6%
<b>9 to 12 Grade</b>	22.4%	22.9%	23.2%	13.8%
<b>High School Graduate</b>	32.6%	34.7%	34.5%	28.6%
<b>Some College</b>	9.5%	12.4%	15.7%	20.4%
<b>Associate Degree</b>	5.7%	2%	2.3%	5.2%
<b>Bachelor's Degree</b>	4.5%	5.5%	6.2%	16%
<b>Graduate or Professional</b>	3.8%	2.4%	3.5%	8.3%

Source: U.S. Bureau of the Census

The number of Greene County high school graduates attending Georgia public colleges and technical schools has varied since 1995 (Table P-9). With the exception of 1995 and 1999, public college attendance has averaged about 20%. Public college attendance is higher than in neighboring Hancock County but significantly below Warren County and the state average.

Similarly, public technical college attendance has varied since 1985. On average, Taliaferro County high school graduates attend public technical colleges equal to the state average but significantly below neighboring counties. Taliaferro County's lack of industry creates little demand for technical college education.



<b>Table P-9: Post-Secondary Education Attendance, 1995-2001</b>							
<b>Georgia Public Colleges</b>							
	<b>1995</b>	<b>1996</b>	<b>1997</b>	<b>1998</b>	<b>1999</b>	<b>2000</b>	<b>2001</b>
<b>Greene County</b>	15.2%	19.3%	20.4%	22.7%	13.9%	N/A	N/A
<b>Hancock County</b>	6%	23.6%	21.9%	14.4%	10.9%	N/A	N/A
<b>Warren County</b>	N/A	25.4%	18.8%	16.1%	19.6%	N/A	N/A
<b>Georgia</b>	35.0%	30%	30.2%	38.8%	37.5%	37.3%	36.1%
<b>Georgia Public Technical Schools</b>							
	<b>1995</b>	<b>1996</b>	<b>1997</b>	<b>1998</b>	<b>1999</b>	<b>2000</b>	<b>2001</b>
<b>Greene County</b>	0.8%	11.4%	8%	8.2%	6.3%	5.5%	N/A
<b>Hancock County</b>	12.8%	14.2%	9.5%	9.9%	26.1%	23.6%	N/A
<b>Warren County</b>	26.9%	22.2%	12.5%	17.9%	16.1%	14.3%	N/A
<b>Georgia</b>	5.4%	6.2%	7.1%	6.5%	6.4%	7.4%	8.8%

Source: Georgia Department of Education      N/A: Not Available

**Test Scores and Dropout Rates**

High School graduation test scores decreased steadily in Greene County from 1995 to 2001, mirroring a statewide trend of declining test scores (Table P-10). Overall, test scores are 24% lower in Greene County than the state average and 12% below neighboring Warren County. In 1995, the peak test attainment year in Greene County, test scores were significantly below the state average and neighboring jurisdictions.

<b>Table P-10: High School Test Scores, 1995-2001</b>							
	<b>1995</b>	<b>1996</b>	<b>1997</b>	<b>1998</b>	<b>1999</b>	<b>2000</b>	<b>2001</b>
<b>Greene County</b>	60%	46%	47%	23%	42%	42%	41%
<b>Hancock County</b>	86%	54%	26%	38%	20%	35%	24%
<b>Warren County</b>	66%	48%	33%	44%	33%	38%	53%
<b>Georgia</b>	82%	76%	67%	68%	66%	68%	65%

Source: Georgia Department of Education

The high school dropout rate in Greene County declined from 12.6% in 1995 to 7.4% in 2001 but is currently above the state average (6.4%) and neighboring Warren (5.8%) and Hancock (6.1%) Counties (Table P-11).



	<b>1995</b>	<b>1996</b>	<b>1997</b>	<b>1998</b>	<b>1999</b>	<b>2000</b>	<b>2001</b>
<b>Greene County</b>	12.6%	10.1%	11.8%	9.6%	8%	3.9%	7.4%
<b>Hancock County</b>	4.3%	6.9%	8%	2.1%	7.1%	4.3%	6.1%
<b>Warren County</b>	12.2%	8.8%	8.3%	4.8%	7.4%	5.8%	6%
<b>Georgia</b>	9.2%	8.6%	7.3%	6.5%	6.5%	6.5%	6.4%

Source: Georgia Department of Education

## **INCOME**

### ***Per Capita and Average Household Income***

Per capita income in Taliaferro County has risen significantly in the past two decades, from \$12,436 in 1980 to \$15,743 in 2000 (1996 dollars) (Table P-12). Per capita income is projected to increase further to \$21,462 by 2025. The statewide per capita income increased from \$15,353 in 1980 to \$25,433 by 2000, and is expected to rise to \$33,413 by 2025. Although both county and state incomes are projected to rise through the planning period, per capita income will rise much faster in Taliaferro county (36.3%) than the statewide average (31.3%).

Taliaferro County has a higher per capita income than both Crawfordville and Sharon. Both municipalities posted significant per capita income increases since 1990, with Crawfordville outpacing both the county and statewide growth rate. Overall, increases in per capita income since 1990 have averaged 91% for Crawfordville and 22.7% for Sharon.

A similar trend can be seen with the mean household income: both the county and state mean household incomes increased between 1990 to 2000, but county household income rose more rapidly than the state average (Table P-13). In 1990, county mean household income was \$14,919 (in current dollars) while the statewide average was \$33,259, a difference of approximately \$18,340 higher. By 2000, county mean household income reached \$21,605 while the statewide average topped \$42,158, a difference of close to \$20,553.

Unlike per capita income, household incomes for the municipalities are closer to the county average (Table P-13). In Crawfordville (\$19,603) and Sharon (\$19,167) the averages are both slightly lower than the county average (\$21,605). Overall the rise in household income is on par with per capita income rates.



	1980	1985	1990	1995	2000
<b>Taliaferro County</b>	\$12,436	\$13,253	\$14,554	\$14,274	\$15,743
<b>Crawfordville</b>	N/A	N/A	\$7,905	\$11,504	\$15,103
<b>Sharon</b>	N/A	N/A	\$8,569	\$9,544	\$10,519
<b>Georgia</b>	\$15,353	\$18,512	\$20,715	\$22,287	\$25,433

Source: Woods & Poole Economics, Inc N/A: Not Available

	1990	1995	2000
<b>Taliaferro County</b>	\$14,919	\$18,801	\$21,605
<b>Crawfordville</b>	\$12,243	\$15,923	\$19,603
<b>Sharon</b>	\$23,750	\$21,685	\$19,617
<b>Georgia</b>	\$33,259	\$35,692	\$42,158

Source: U.S. Woods & Poole Economics, Inc

***Distribution of Households by Income***

The distribution of income in Taliaferro County and the municipalities has continually increased in the past two decades. In 1980, over 55.5% of Taliaferro County residents earned less than \$9,999. By 2000, this number dropped to 22.7%. The most significant changes are found in the municipalities. In Crawfordville and Sharon the percentage of residents currently earning less than \$9,999 is almost one-third of the 1980 rate.

The overwhelming majority of county and city residents fall within the \$10,000 to \$29,999 income bracket. Ranging from a low of 37.5% in Crawfordville to a high of 52.3% in Sharon, the percentage of residents in that income bracket is significantly above the state average of 24.6%. The fastest growing income category throughout the county and municipalities has been the \$30,000 to \$49,000 bracket. There is nearly three times the number of county residents earning between \$30,000 and \$49,000 as there was in 1980, while the percentage of city households earning those income levels increased from single digits to almost 11%.

1980	Taliaferro Co.	Crawfordville	Sharon	Georgia
Less than \$9,999	55.5%	44.4%	36.2%	33.3%
\$10,000-\$29,999	43.9%	29.9%	24.1%	42%
\$30,000-\$49,999	5.1%	4.2%	3.4%	17.1%
\$50,000-\$74,999	1.3%	0.7%	0%	3.5%
\$75,000 +	0.8%	0.7%	0%	4%
1990	Taliaferro Co.	Crawfordville	Sharon	Georgia
Less than \$9,999	32.4%	36.3%	7.4%	16.7%
\$10,000-29,999	44.8%	37.2%	62.9%	34.6%
\$30,000-49,999	10.7%	20.1%	22.2%	25.7%
\$50,000-\$74,999	10%	3.6%	7.4%	14.4%



\$75,000 +	1.8%	2.7%	0%	8.4%
<b>2000</b>	<b>Taliaferro Co.</b>	<b>Crawfordville</b>	<b>Sharon</b>	<b>Georgia</b>
Less than \$9,999	22.7%	30.5%	16.6%	10.1%
\$10,000-\$29,999	38.5%	37.5%	52.3%	24.6%
\$30,000-49,999	10.7%	14%	21.4%	23%
\$50-74,999	18.3%	7.8%	4.7%	19.7%
\$75,000 +	9.6%	10.1%	4.7%	22.7%

Source: U.S. Bureau of the Census

## ASSESSMENT

### *Population*

Taliaferro County municipalities have undergone slow but gradual population decline over the last two decades while the county’s population has remained relatively constant. The county gained 45 residents since 1980, representing a less than 2.2% increase. Crawfordville has lost a total of 3.7% of its population and Sharon has lost a total of 25%. Sharon’s loss represents less than 30 residents. This contrasts with significant population growth rates for the CSRA region, the state and the nation. Between 1980 and 2000, the CSRA population increased by 21.5% while the non-urbanized portions of the CSRA (excludes Richmond and Columbia Counties) increased by 7.2%. The state and national population increased by 50% and 25.1% respectively during that same period.

The population loss seen in the municipalities often mirrors a general decline in total employment. Taliaferro County’s economic base has declined by approximately 10% since 1980. Throughout most of the 1990, the unemployment also increased to among the highest in the state.

Total population in Taliaferro County and the municipalities is projected to increase by 306 or 14.7% through 2025, slightly above the rural CSRA (10.5%), state (+35.9%) and national (+27%) averages. No major change in the growth of the various age groups is anticipated.

Negative or small population growth rates in Taliaferro County and the municipalities since 1980 reflects the challenges many rural areas face. Statewide population growth rates disproportionately reflect Georgia’s large metro areas. Furthermore, Taliaferro County is located in between Atlanta and Augusta, where there is ample affordable land within those metro areas for growth to occur.

### *Households*

Household growth varies from jurisdiction to jurisdiction in Taliaferro County and the municipalities. In the unincorporated area, household growth has fluctuated in the past two decades, increasing 14.4% between 1980 and 2000. Both Crawfordville (-2%) and Sharon (-28%) have experienced negative growth in the past two decades. Household growth rates in the county and cities are below the CSRA (9.9%), state (60.2%) and national averages



(30.9%). Through 2025, the number of households in Taliaferro County and the municipalities will increase by 144 or 16.5%, a relatively low growth rate compared to state (35.9%) and national (27.3%) averages.

Growth in total households necessitates a corresponding increase in the housing supply to ensure the community's housing needs are met. Between 1980 and 2000, the housing supply in Taliaferro County and the municipalities increased by 25%. Housing growth has thus outpaced growth in total population and households, ensuring a sufficient supply of housing.

The increase of total households relative to a stagnate population in Taliaferro County and the municipalities can be viewed through the lens of declining average household size. Between 1980 and 2000, average household size declined by 0.26 in the unincorporated area, 0.49 in Crawfordville, and 0.42 in Sharon. By contrast the state and national average household size declined by .18 and .15 respectively. Through 2025, average household size throughout Taliaferro County and the municipalities is projected to stabilize and approach state and national levels.

**Age**

Overall, there are no significant differences in the distribution of ages between Taliaferro County and Crawfordville. Sharon has a higher percentage of 45+ age groups. Since 1980, there was been a continual decline in the percentage of residents in the 0-24 age bracket among all jurisdictions, ranging from a low of 1.4% in Crawfordville to a high of 6.6% in the unincorporated area. Through 2025, the percentage of residents in the 0-24 and 25-44 age brackets is projected to decline an average 2% countywide. Senior age groups are projected to increase by 2% through the planning period and will account for most of the relative population growth in the county and municipalities.

Throughout Taliaferro County and the municipalities, middle age and senior population groups accounted for most of the population growth since 1980, in line with CSRA, state, and national trends. This growth was not high enough, however, to compensate for the loss of younger age groups. In other parts of the CSRA, the state and the nation, younger age groups are growing in proportion to senior age groups, ensuring population growth across all age groups. As the workforce continues to age, local governments will have to support an aging population that will be increasingly dependent on non-wage sources of income. From a housing and community facilities perspective, future projects and planning will need to take these demographic shifts into account.

**Race**

In 2000, the population of Taliaferro County was comprised of 38.7% Caucasian, 59.93% African-American, .05% Native American, .21% Asian American, and 1.63% Hispanic (Table P-6). Between 1980 and 2000, the proportional population of all racial groups has remained relatively constant in the unincorporated area and the municipalities. Countywide, the percentage of African American residents has increased by approximately 4% while the percentage of Caucasian residents has declined by an equal rate. There has not been significant change in other population groups in the past two decades



## ***EDUCATION***

### ***Educational Attainment***

Educational attainment in Taliaferro County has continually improved since the 1980's. In 1980, 75.6% of Taliaferro County residents over the age of 25 had not completed high school. By 2000, this percentage had dropped to 42.1%. The number of citizens aged 25 or higher completing high school or some college has risen from 19.8% in 1980 to 42.1% in 2000. The percentage of residents completing four or more years of college reached 14% in 2000 from a low of 5.4% in 1980. The level of education in the county, however, is still far below the state average, with nearly 25% of Georgians over the age of 25 completing four or more years of college in 2000.

Figures for the city of Crawfordville are comparable to county figures. Sharon has a significant percentage of its populations (55.7%) with less than a high school diploma. The percentage of Sharon residents with a four-year degree or more is 2.5%, significantly below rates for Crawfordville (10.2%) and the unincorporated area (8.3%). This reflects the small scale of the Sharon economy, where few jobs require college level training.

The education level of the Taliaferro County population is more comparable to that of other rural counties in the CSRA than with statewide figures. Overall, education attainment rates in Taliaferro County are similar to Warren and Hancock Counties, with no evident discrepancies throughout the various attainment indicators. The only exception is the percentage of residents with less than a 9<sup>th</sup> grade education in Hancock County, which is significantly lower than both Taliaferro and Warren Counties.

At 21.4%, the county is in the upper range in the region among the percentage of population with less than a 9<sup>th</sup> grade education. This is significantly higher than the state average of 7.6%. For the percentage of population with a high school diploma or higher, Taliaferro County stands at 56.2%, significantly lower than the CSRA average of 66.4% and the state average of 78.6%. The percentage of population with a Bachelor's degree or more in Taliaferro County is 14%, while the rural CSRA average is 11.9%, and the state average is 24.3%.

The County and municipalities have gained ground over the last twenty years. The number of students not completing high school has declined significantly since 1980. Taliaferro County's current high school completion rate is on par with the state average.

A similar pattern is seen in post secondary education. Since 1980, the number of Taliaferro County residents with some college or more has more than doubled to 23.5%. The gap with the statewide average has therefore declined significantly.

That Taliaferro County and the municipalities are catching up to the state average in educational attainment is no surprise and reflects gains in education attainment made



region-wide. In the past two decades, there has been an important shift in state and local education policy. State education policy, in an attempt to increase test scores and improve its national rating, has increased school resources and facilitated teacher development. As a result, Greene County schools have had unprecedented resources devoted to improving educational attainment. On the local level, there is an acknowledgment in the community that today's economy requires education and training.

While Taliaferro County's economy is well diversified, the CSRA economy is even more diverse and requires a highly skilled workforce. In 2000, approximately 43.8% of Taliaferro County students did not complete high school. A substantial number of residents will therefore not be able to participate in the regional economy.

Based on local education attainment levels, the community will need to attract two different types of employment sectors. On the one hand, manufacturing and construction, will allow residents with a high school diploma or less to participate in the local economy. On the other hand, projected employment growth in services and local/state government will provide employment opportunities for residents with college education. Current education attainment levels suggest the need to aggressively pursue these sectors.

***Test Scores, Dropout Rate and Post-Secondary Education***

Test scores have declined 19% in Greene County between 1995 and 2001, declining with the statewide average but at a much slower rate than neighboring counties. Current test scores in Greene County are 24% below the state average. Low achievement scores will have an impact on economic development, as it will be difficult to persuade industries to locate in the county.

The high school dropout rate in Greene County declined from 12.6% in 1995 to 7.4% in 2001 but is currently above the state average (6.4%) and neighboring Warren (5.8%) and Hancock (6.1%) Counties.

The number of Greene County high school graduates attending Georgia public colleges and technical schools has varied since 1995. With the exception of 1995 and 1999, public college attendance has averaged about 20%. Public college attendance is higher than in neighboring Hancock County but significantly below Warren County and the state average.

Similarly, public technical college attendance has varied since 1985. On average, Taliaferro County high school graduates attend public technical colleges equal to the state average but significantly below neighboring counties. Taliaferro County's lack of industry creates little demand for technical college education.

The local school system is enhancing Taliaferro County's economic development potential. The school dropout rate has consistently declined, translating into higher educational attainment across all education levels. Although test scores have declined



significantly and will need to be addressed, education attainment improvements since 1980 makes Taliaferro County's school system an asset.

**Income**

The distribution of income in Taliaferro County and the municipalities has continually increased in the past two decades. In 1980, over 55.4% of Taliaferro County residents earned less than \$9,999. By 2000, this number dropped to 22.7%. The most significant changes are found in the municipalities. In Crawfordville and Sharon the percentage of residents currently earning less than \$9,999 is almost one-third of the 1980 rate.

The overwhelming majority of county and city residents fall within the \$10,000 to \$29,999 income bracket. Ranging from a low of 37.5% in Crawfordville to a high of 52.4% in Sharon, the percentage of residents in that income bracket is significantly above the state average of 24.6%. The fastest growing income category throughout the county and municipalities has been the \$30,000 to \$49,000 bracket. There are nearly three times the number of county residents earning between \$30,000 and \$49,000 as there were in 1980, while the percentage of city households earning those income levels increased from single digits to almost 11%.

Income differentials are generally explained by the lower cost of living in Taliaferro County. According to the Georgia Department of Labor, the average weekly wage paid in the county is \$294, compared to the statewide average of \$629. Furthermore, median property values and rents in Taliaferro County are 70%-80% below state average.



### *Vision Statement*

Taliaferro County will achieve a diversified and competitive economic base that will provide good paying jobs to ensure a high personal standard of living and a strong local tax base that will support a healthy, vigorous, and stimulating community in which to live and do business.

### **Introduction**

Economic development is an ongoing and sustaining process, essential to planning for the future. Virtually all residents participate in the local economy in some way, whether they produce, sell, or consume the goods and services available. Development is also important to the revenue base of Taliaferro County.

The purpose of the comprehensive plan's economic development section is to analyze past trends and current conditions in order to assess strengths and weaknesses in the local economy. Using information related to economic base, labor force, and economic development resources, this chapter will provide an in-depth look at the economic indicators that drive the Taliaferro County economy.

### **Local Context**

In today's economy, the ability to transport people, goods, and services in an efficient manner is critical. An effective multimodal transportation network that connects areas of the county to one another, areas of the region to one another, and the region to the rest of the world is a window of opportunity for Taliaferro County. The county lies strategically near Augusta, Athens and Atlanta, and is hoping to benefit from the growth of these regional centers. The county has direct access to I-20, and access to I-85, I-16 and I-95 via various State Routes and U.S. Highways.

In addition to surface transportation facilities, Athens-Ben Epps Airport in Athens and Bush Field Regional Airport in nearby Augusta offer daily direct flights to numerous southeastern and national cities while Hartsfield-Jackson Atlanta International Airport offers Taliaferro County residents passenger and cargo air to the world. The county also has convenient access to rail service.

Taliaferro has enjoyed very limited population growth in the past 20 years and little growth is anticipated through 2025. This slow population growth will allow the county to strive towards attracting the type of residential, commercial and industrial growth that will best meet its overall goal of protecting the rural character of its jurisdiction while providing employment opportunities for all its residents.

### **Regional Context**

Taliaferro County is located along the Atlanta-Athens-Augusta triangle. Given its proximity to three major metropolitan areas, Taliaferro must be viewed within the larger regional context. During the past several decades the Atlanta, Athens and Augusta areas have experienced a boom in population,



housing and jobs. An excellent transportation system, relatively affordable housing market and sustained corporate relocation will continue to fuel these regions' growth through the early part of the 21<sup>st</sup> century. Taliaferro County's proximity to these rapidly growing areas and continued state investment in roadway projects provide ample opportunities to share in the economic growth.

All three regions have developed diversified, expanding bases of industry that has fueled continuing growth. Services, manufacturing and retail trade are the leading employers in these areas. The regions also have an abundance of natural assets. The CSRA in particular is one of the world's largest suppliers of kaolin for ceramics and fillers. Timber companies make wood products ranging from paper to pulpwood to fine furniture and flooring. Textile firms across the regions manufacture apparel of all types. Firms in emerging technologies, such as telecommunications and environmental remediation, export throughout the nation and beyond.

As workforce development is an increasingly important key to economic development, the availability of nearby educational opportunities provides Taliaferro County with a competitive advantage. Within a 90-mile radius, the county has access to some of the country's largest and most comprehensive universities in Athens and Atlanta. When combined with access to nearby technical colleges, these education strengths will allow the Taliaferro to remain competitive in attracting new industry.

### **Economic Base Inventory**

According to the 2002 Woods and Poole Inc. Georgia State Profile, the following industries were present in Taliaferro County:

- Farm Employment
- Agricultural Services, Other
- Construction
- Manufacturing
- Transport, Comm. & Public Utilities
- Wholesale Trade
- Retail Trade
- Finance, Insurance and Real Estate
- Services
- Federal Civilian Government
- Federal Military Government
- State and Local Government

In 2002 there were approximately 22 businesses in Taliaferro County. Of these, 22.7% are classified as services; 9% are classified as retail trade and 9% are classified as health care & social assistance.



### Employment by Sector

Employment encompasses the total number of people employed by local businesses and industries, sole proprietors and the self-employed. This includes people living in surrounding areas coming to Taliaferro County to work, but does not include residents of Taliaferro who commute to jobs outside the County limits.

Table E-1 examines historic sector employment trends in Taliaferro County from 1990 through 2025. Overall, total employment declined by 63 or 12.6% between 1990 and 2000. State & local government and services, the two largest non-farm employment sectors, grew by 25.8% and 23.7% respectively. Farm (-40.3%) and construction (-65%) posted significant declines between 1990 and 2000. Total employment is projected to increase by 105 or 24% through 2025. Services (64.3%) and state & local government (41.1%) will account for most of the job growth.

Taliaferro County	1990	1995	2000	2005	2010	2015	2020	2025
Farm	129	92	77	76	74	72	69	67
Agricultural Services	2	6	7	8	8	9	9	10
Construction	80	31	28	28	29	29	30	30
Manufacturing	31	26	25	26	27	27	28	28
T.C. & P U	2	4	5	5	6	6	6	6
Wholesale Trade	14	15	13	12	12	11	11	11
Retail Trade	66	40	72	76	79	82	85	89
F.I. & R E	13	3	18	19	20	20	19	19
Services	59	68	73	82	91	100	110	120
Fed. Civ. Govt	10	8	6	6	5	5	5	5
Fed Mil. Govt	9	7	6	6	6	6	6	6
S & L Govt	85	91	107	115	123	132	142	151
<b>Total</b>	<b>500</b>	<b>391</b>	<b>437</b>	<b>459</b>	<b>480</b>	<b>499</b>	<b>520</b>	<b>542</b>

Source: Woods & Poole Economics, Inc.

Table E-2 highlights the relative growth of each sector. The three largest sectors, state & local government, farm, and services, currently account for 58.8% of all sector employment. Historically, no single sector accounted for more than 26% of total employment, making Taliaferro economy more diverse than neighboring Hancock and Warren, which are more dependent on manufacturing and the public sector. The relative share of farm employment has declined from a high of 25.8% in 1990 to 17.6% in 2000. This trend is expected to continue steadily through the next two decades. By 2025, the farm sector will account for just 12.3% of total employment. The service sector will account for 5.4% more employment share between by 2025, while state & local government will increase by 3.3%. All other sectors are projected to remain relatively flat.



**Table E-2: Percentage Employment by Sector, 1990-2025**

Taliaferro County	1990	1995	2000	2005	2010	2015	2020	2025
Farm	25.8%	23.5%	17.6%	16.5%	15.4%	14.4%	13.2%	12.3%
Agricultural Services	0.4%	1.5%	1.6%	1.7%	1.6%	1.8%	1.7%	1.8%
Construction	16%	7.9%	6.4%	6.1%	6%	5.8%	5.7%	5.5%
Manufacturing	6.2%	6.6%	5.7%	5.6%	5.6%	5.4%	5.3%	5.1%
T.C. & P U	0.4%	1%	1.1%	1%	1.2%	1.2%	1.1%	1.1%
Wholesale Trade	2.8%	3.8%	2.9%	2.6%	2.5%	2.2%	2.1%	2%
Retail Trade	13.2%	10.2%	16.4%	16.5%	16.4%	16.4%	16.3%	16.4%
F.I & R. E	2.6%	0.7%	4.1%	4.1%	4.1%	4%	3.6%	3.5%
Services	11.8%	17.3%	16.7%	17.8%	18.9%	20%	21.1%	22.1%
Fed. Civilian Govt.	2%	2%	1.3%	1.3%	1%	1%	0.9%	0.9%
Fed. Military Govt.	1.8%	1.7%	1.3%	1.3%	1.2%	1.2%	1.1%	1.1%
State & Local Govt.	17%	23.2%	24.4%	25%	25.6%	26.4%	27.3%	27.8%

Source: Woods & Poole Economics, Inc.

Major sector employment differences become apparent when comparing Taliaferro County to neighboring counties, state and national trends. Taliaferro County is far more dependent on the farm sector than Hancock, Warren, Georgia and the U.S. Farm employment currently accounts for 17.6% of total employment in Taliaferro, significantly more than the 1.4% rate for Georgia and 1.9% for the U.S. (Table E-3) Regionally, the farm sector accounts for a higher share of employment in Taliaferro than Hancock (6%) or Warren (8%) Counties. This highlights the rural nature of the CSRA economy, and Taliaferro County in particular.

**Table E-3: Georgia Percent of Sector Employment, 1990-2025**

	1990	1995	2000	2005	2010	2015	2020	2025
Farm	2%	1.6%	1.3%	1.2%	1.1%	1%	0.9%	0.8%
Agricultural Services	0.8%	1%	1.1%	1.1%	1.1%	1.1%	1.1%	1.1%
Mining	0.3%	0.2%	0.2%	0.1%	0.1%	0.1%	0.1%	0.1%
Construction	5.7%	5.6%	6.1%	6%	5.9%	5.8%	5.6%	5.5%
Manufacturing	15.5%	14.2%	12.6%	12%	11.5%	11%	10.5%	10%
T. C. & P. U	5.9%	5.7%	6.1%	6.1%	6.2%	6.1%	6%	5.9%
Wholesale Trade	6.1%	5.7%	5.7%	5.7%	5.7%	5.7%	5.7%	5.6%
Retail Trade	16.4%	17.1%	16.8%	17%	17.3%	17.5%	17.6%	17.7%
F. I. & R. E.	6.6%	6.3%	7.1%	7%	7%	6.9%	6.8%	6.7%
Fed. Civilian Govt.	23.7%	26.6%	28.6%	29.2%	30.1%	31%	32.1%	33.3%
Fed. Military Govt.	2.8%	2.3%	1.9%	1.7%	1.6%	1.5%	1.4%	1.3%
State & Local Govt.	2.4%	2.2%	1.9%	1.8%	1.7%	1.6%	1.5%	1.4%
S & L Govt.	11.4%	11.1%	10.4%	10.4%	10.4%	10.3%	10.2%	10.1%

Source: Woods & Poole Economics, Inc.



### Sector Earnings

Section earnings represent total wages, salaries and other earned income paid to persons working for businesses and industries in Taliaferro County.

State & local government accounted for the largest share of sector earnings, with residents earning \$2.3 million or 31.65% of total earnings (Table E-4). This represents a 35% increase from 1990 and is expected to reach \$3.8 million by 2025. The largest growth in sector earnings will occur in finance, insurance & real estate where earnings will more than double between 2000 and 2025. Farm earnings account for \$1.02 million in earnings, a rate projected to grow 40.2% by 2025. These trends indicate wages in some sectors rising considerable faster than their share of total employment. This reflects traditionally higher salaries paid in these sectors.

**Table E-4: Taliaferro County Earnings by Sector (in 000s), 1990-2025**

	1990	1995	2000	2005	2010	2015	2020	2025
Farm	1,544	970	1,022	1,109	1,190	1,270	1,350	1,433
Agricultural Services	49	52	89	100	113	126	139	153
Construction	1,401	332	459	477	496	515	536	557
Manufacturing	447	809	807	888	970	1,051	1,129	1,204
T.C. & P. U	40	253	247	280	310	338	363	383
Wholesale Trade	241	352	260	255	251	247	244	242
Retail Trade	724	291	615	655	696	738	781	827
F. I. & R. E	330	86	356	418	456	482	501	515
Services	632	693	872	1,043	1,224	1,420	1,638	1,884
Fed. Civ. Govt	249	242	188	188	188	187	185	184
Fed. Mil. Govt	92	87	94	101	107	113	119	125
S & L Govt	1,717	1,911	2,319	2,554	2,829	3,137	3,466	3,806
<b>Total</b>	<b>7,476</b>	<b>6,078</b>	<b>7,328</b>	<b>8,068</b>	<b>8,830</b>	<b>9,624</b>	<b>10,451</b>	<b>11,313</b>

Source: Woods & Poole Economics, Inc.

Table E-5 provides percentage figures for sector earnings, allowing a comparison of relative growth rates in each sector. With the exception of services (+4.7%) and state & local government (+2%), sectors will remain relatively unchanged in their share of sector earnings.

**Table E-5: Taliaferro Percentage Earnings by Sector, 1990-2025**

	1990	1995	2000	2005	2010	2015	2020	2025
Farm	20.8%	15.9%	13.9%	13.7%	13.5%	13.2%	12.9%	12.6%
Agricultural Services	0.6%	0.8%	1.2%	1.2%	1.2%	1.3%	1.3%	1.3%
Construction	18.7%	5.4%	6.2%	5.9%	5.6%	5.3%	5.1%	4.9%
Manufacturing	5.9%	13.3%	11%	11%	11%	10.9%	10.8%	10.6%
T. C. & P.U	0.5%	4.1%	3.3%	3.4%	3.5%	3.5%	3.4%	3.3%
Wholesale Trade	3.2%	5.8%	3.5%	3.1%	2.8%	2.5%	2.3%	2.1%
Retail Trade	9.6%	4.8%	8.4%	8.1%	7.8%	7.6%	7.4%	7.3%



## E C O N O M I C   D E V E L O P M E N T

F. I. & R. E.	4.4%	1.4%	4.8%	5.1%	5.1%	5%	4.8%	4.5%
Services	8.4%	11.4%	11.9%	12.9%	13.8%	14.7%	15.6%	16.6%
Fed. Civ. Govt	3.3%	3.9%	2.5%	2.3%	2.1%	1.9%	1.7%	1.6%
Fed. Mil. Govt	1.2%	1.4%	1.2%	1.2%	1.2%	1.1%	1.1%	1.1%
S & L Govt	22.9%	31.4%	31.6%	31.6%	32%	32.6%	33.1%	33.6%

Source: Woods & Poole Economics, Inc.

Table E-6 highlights current sector earnings for Taliaferro County and Georgia. The rural nature of Taliaferro County becomes evident when considering farm and agricultural services earnings account for over eight times more percentage earnings than the state average. The county is also more dependent on state & local government and less dependent on the service earnings than the state average.

	<b>Taliaferro</b>	<b>Georgia</b>
<b>Farm</b>	13.9%	1%
<b>Agricultural Services, Other</b>	1.2%	0.6%
<b>Mining</b>	0%	0.2%
<b>Construction</b>	6.2%	6%
<b>Manufacturing</b>	11%	14.9%
<b>Trans, Comm, &amp; Public Utilities</b>	3.3%	9.9%
<b>Wholesale Trade</b>	3.5%	8.4%
<b>Retail Trade</b>	8.4%	9%
<b>Finance, Insurance, &amp; Real Estate</b>	4.8%	7.5%
<b>Services</b>	11.9%	26.7%
<b>Federal Civilian Government</b>	2.5%	3.4%
<b>Federal Military Government</b>	1.2%	2%
<b>State &amp; Local Government</b>	31.6%	10.1%

Source: Woods & Poole Economics, Inc.

### **Wages**

In 1999, the average weekly wage paid in Taliaferro County was \$294, significantly lower than the state average of \$629. Average weekly wages paid by sector range from a low of \$174 in retail trade to a high of \$273 in services. Historically, these sectors have always been at higher and lower ends of the wage scale. State average wages in similar sectors are higher than in Taliaferro County.

	<b>Taliaferro County</b>			<b>Georgia</b>		
	1990	1995	1999	1990	1995	1999
<b>All Industries</b>	\$250	\$320	\$294	\$424	\$509	\$629
<b>Agri, Forestry, Fishing</b>	N/A	N/A	N/A	\$276	\$322	\$390
<b>Mining</b>	N/A	N/A	N/A	\$589	\$734	\$866



Construction	\$267	\$269	N/A	\$434	\$508	\$623
Manufacturing	N/A	N/A	N/A	\$450	\$555	\$684
Trans, Comm, & Public Util	N/A	N/A	N/A	\$603	\$737	\$895
Wholesale Trade	N/A	N/A	N/A	\$603	\$729	\$932
Retail Trade	\$144	\$158	\$174	\$236	\$275	\$335
Finance, Ins., & Real Estate	N/A	N/A	N/A	\$544	\$693	\$900
Services	\$146	\$342	\$273	\$414	\$501	\$611
Federal Civilian Government	N/A	N/A	N/A	\$543	\$666	\$808
Federal Military Government	\$423	N/A	N/A	\$451	\$493	\$579
State & Local Government	N/A	N/A	N/A	\$387	\$440	\$523

Source: U.S. Department of Labor  
N/A: Not Available

**Sources of Personal Income**

Sources of personal income indicate how a community receives income. The Georgia Department of Community Affairs (DCA), with the assistance of Woods & Poole Economics, has developed categories of personal income, which include:

- 1) *Wage and Salary* -Total income earned as compensation for working or rendering services;
- 2) *Other Labor Income* -Total employer contributions to private pension or worker’s compensation funds;
- 3) *Proprietor’s Income* - Total profits earned from partnerships and sole proprietorships;
- 4) *Dividends-Investments-Rent-Interest Payments and Interest Income* - Total income from investments and rental property; and
- 5) *Transfer Payments* - Total income from payments by government, including social security, unemployment insurance, food stamps, and veteran’s benefits, among others.

In 2000, transfer payments to persons accounted for the largest source of personal income at \$10.1 million (31%), followed by dividends, interest & rent at \$6.7 million (20.7%) and wages & salaries at \$3.7 million (11.5%). On the lower end of the scale, other labor income and social insurance contributions accounted for \$607,000 (1.8%) and \$437,000 (1.3%) respectively.

On average, all sources of personal income are expected to rise, with some outpacing others. At 85.3% and 73% respectively, social insurance contributions and transfer payments will account for the largest percentage increases between 2000 and 2025.

Comparing with state average figures, Taliaferro County is more dependent on transfer payments and less on wages & salaries (Table E-8). In 2000, transfer payments accounted for 31% compared



to 11.1% for the Georgia average. Wages & salaries currently account for 11.6% in Taliaferro and 61.2% in Georgia. This trend is projected to continue through 2025 with wages & salaries accounting for five times less than the state average.

Associated with these figures is a Residence Adjustment Category, which measures the net amount of personal income of residents of the county that is earned outside the county. When the number is positive, as in Taliaferro County (Table E-9), it means the amount of income earned outside the county by Taliaferro residents is greater than the amount of income earned in Taliaferro by non-residents.

Taliaferro County’s residence adjustment will continue to be positive through 2025. This suggests a continuing trend of county residents earning more income outside the county than income being earned in Taliaferro by non-residents. The state residence adjustment has remained steady since 1990 and is projected to increase to 1.35% by 2025, indicating that a higher number of Georgia residents will earn income outside the state. Taliaferro residents’ high rate of personal income earned outside the county suggests an overall decline in the local job base.

**Table E-8: Taliaferro County Personal Income by Type (millions \$)**

	1990	1995	2000	2005	2010	2015	2020	2025
Wages & Salaries	4.25	3.28	3.79	4.2	4.62	5.06	5.52	6.01
Other Labor Income	0.746	0.653	0.607	0.664	0.721	0.779	0.839	0.901
Proprietors Income	2.47	2.13	2.92	3.2	3.48	3.78	4.08	4.39
Dividends, Interest, and Rent	5.94	5.8	6.78	7.38	8.02	8.69	9.39	10.12
Transfer Payments to Persons	7.39	8.57	10.14	11.27	12.52	14	15.66	17.55
Less: Social Ins. Contributions	0.42	0.418	0.437	0.502	0.573	0.649	0.728	0.81
Residence Adjustment	7.31	7.91	8.89	9.63	10.39	11.19	12.04	12.96
<b>Total</b>	<b>27,711</b>	<b>27,963</b>	<b>32,713</b>	<b>35,861</b>	<b>39,230</b>	<b>42,875</b>	<b>46,832</b>	<b>51,143</b>

Source: Woods & Poole Economics, Inc.

**Table E-9: Personal Income %, 1990-2025**

	1990		1995		2000		2005	
	Taliaferro	Georgia	Taliaferro	Georgia	Taliaferro	Georgia	Taliaferro	Georgia
Wages & Salaries	15.3%	60.3%	11.7%	59%	11.6%	61.2%	11.7%	61%
Other Labor Income	2.7%	8.6%	2.3%	8.6%	1.8%	6.8%	1.8%	6.7%
Proprietors Income	8.9%	7.1%	7.6%	7.9%	8.9%	8.6%	8.9%	8.5%



## E C O N O M I C   D E V E L O P M E N T

Dividends, Interest, & Rent	21.4%	17.3%	20.7%	16.3%	20.7%	16.8%	20.6%	16.7%
Transfer Payments to Persons	26.7%	10.9%	30.6%	12.6%	31%	11.1%	31.4%	11.2%
Less: Social Ins. Contributions	1.5%	4.3%	1.4%	4.4%	1.3%	4.5%	1.4%	4.6%
Residence Adjustment	26.4%	-0.1%	28.3%	-0.1%	27.1%	-0.1%	26.8%	0.3%
	<b>2010</b>		<b>2015</b>		<b>2020</b>		<b>2025</b>	
	Taliaferro	Georgia	Taliaferro	Georgia	Taliaferro	Georgia	Taliaferro	Georgia
Wages & Salaries	11.7%	61%	11.8%	60.9%	11.8%	60.9%	11.7%	60.9%
Other Labor Income	1.8%	6.6%	1.8%	6.4%	1.8%	6.3%	1.7%	6.2%
Proprietors Income	8.9%	8.4%	8.8%	8.3%	8.7%	8.2%	8.6%	8.1%
Dividends, Interest, & Rent	20.4%	16.7%	20.2%	16.6%	20%	16.5%	19.8%	16.3%
Transfer Payments to Persons	32%	11.4%	32.6%	11.6%	33.4%	11.9%	34.3%	12.2%
Less: Social Ins. Contributions	1.4%	4.8%	1.5%	5%	1.5%	5.2%	1.5%	5.3%
Residence Adjustment	26.5%	0.7%	26.1%	1%	25.7%	1.2%	25.3%	1.3%

Source: Woods & Poole Economics, Inc.

### Major Community-Level Economic Activities

The Taliaferro County Board of Commission is the primary vehicle to attract and provide available locations and opportunities for commercial and industrial development. The Commission is also responsible for the retention and growth of existing industries and applying for grants. To encourage business development in the County, the Commission works closely with Georgia Power, the Georgia Electric Membership Corporation, the Georgia Department of Industry, Trade & Tourism, and the CSRA Regional Development Center.

### State & Local Government

State & local government accounts for almost a quarter of all sector employment in Taliaferro County, a far higher rate than neighboring Warren and the state and national averages. This data does not take into account the opening of a new K-12 School in Taliaferro County, which will increase the employment share of this sector. State & local government employment tends to be more stable and higher paying, thus reducing the county's exposure to the more volatile manufacturing and service sectors. The state & local government sector is the only sector in the Taliaferro County economy showing continual and robust growth.



### Major Development Trends and Unique Economic Opportunities

Taliaferro County has long been regarded as an ideal venue for movie productions. The county offers some of the most picturesque locations in the state that has drawn a number of productions, including:

- *Sweet Home Alabama* (2002)
- *The Neon Bible* (1994)
- *Passion for Justice* (1993)
- *Carolina Skeletons* (1991)
- *Paris Trout* (1990)
- *Home Fires Burning* (1988)
- *Stars and Bars* (1987)
- *Coward of the County* (1981)

Taliaferro has capitalized on its rural character and succeeded in creating a niche market with high potential.

### LABOR FORCE

This section includes an inventory and assessment of Taliaferro County’s labor force. Work force characteristics include occupation, employment status and commuting patterns.

#### *Employment by Occupation*

Precision production, craft, & repair are the top-ranked occupations in Taliaferro County, employing a combined 182 residents or 24% of total employment, followed by machine operators, assemblers & inspectors (98 employees, 12.9%), and transportation & material moving (91 employees, 12%) (Table E-10). Farming, fishing & forestry accounted for the smallest occupation grouping at 18 employees. Between 1990 and 2000, the fastest growing occupations were professional & technical specialty (+117.9%), precision production, craft & repair (+121.9%) and transportation & material moving (+145.9%). Farming, fishing & forestry (-67.8%) and machine operators, assemblers & inspectors (-50.5%) occupations posted significant declines.

	1990			2000		
	Taliaferro	Crawfordville	Sharon	Taliaferro	Crawfordville	Sharon
Executive, Adm. and Man.	51	16	2	48	10	2
Prof. and Tech.	39	12	5	85	31	0
Tech. Support	8	2	0	N/A	N/A	N/A
Sales	53	18	0	40	6	2
Clerical and Adm. Support	70	13	4	68	22	4
Private Household Services	14	7	0	N/A	N/A	N/A
Protective Services	10	2	0	N/A	N/A	N/A



## E C O N O M I C   D E V E L O P M E N T

Other Services	59	16	3	69	18	4
Farming, Fishing and Forestry	56	10	0	18	1	3
Pre. Production, Craft, and Repair	82	24	2	182	33	5
Mac. Operators, Assemblers & Inspectors	198	46	8	98	11	5
Transportation & Material Moving	37	11	0	91	24	5
Laborers (Non-Farm)	49	15	7	N/A	N/A	N/A
<b>Total</b>	<b>726</b>	<b>192</b>	<b>31</b>	<b>757</b>	<b>173</b>	<b>33</b>

Source: U.S. Bureau of the Census      N/A: Not Available

Table E-11 compares Taliaferro County to state and national averages. The top occupation groupings in Taliaferro include precision production, craft, & repair, machine operators, assemblers & inspectors, and transportation & material moving. Combined, these occupations accounted for 49% of total occupation in 2000, compared to 26.5% in Georgia and 24% in the U.S. In most cases, the gap is wider in 2000 than 1990, suggesting that the trend will continue in the future. At the other end of the scale, executive, administrative and managerial occupations in Taliaferro accounted for less than half the state and national average.

	<b>Taliaferro</b>	<b>Crawfordville</b>	<b>Sharon</b>	<b>Georgia</b>	<b>U.S.</b>
Exec, Admin and Managerial	6.3%	5.7%	6%	14%	13.4%
Professional and Technical	11.2%	17.9%	0%	18.6%	20.2%
Technicians & Related Support	N/A	N/A	NA	N/A	N/A
Sales	5.2%	3.4%	6%	11.6%	11.2%
Clerical and Admin Support	8.9%	12.7%	12%	15.10%	15.4%
Private Household Services	N/A	N/A	N/A	N/A	N/A
Protective Services	N/A	N/A	N/A	N/A	N/A
Service Occupations	9.1%	10.4%	12%	11.5%	12%
Farming, Fishing and Forestry	2.3%	0.5%	9%	0.6%	0.7%
Precision Prod, Craft, and Repair	24%	19%	15%	9%	8.5%
Machine Ops, Ass. & Inspectors	12.9%	6.3%	15%	10.8%	9%
Transportation & Material Moving	12%	13.8%	15%	6.6%	6%
Handlers, Helpers & Laborers	N/A	N/A	N/A	N/A	N/A

Source: U.S. Bureau of the Census      N/A: Not Available



**Labor Force Participation and Employment Status**

There are significantly less Taliaferro County residents in the labor force than the state and national average (Table E-12 and E-13). In 2000, the total number of Taliaferro residents in the labor force was 51.2%, significantly lower than the state (66%) and U.S. (63.9%) averages. Between 1990 and 2000, the total number of people in the labor force has declined nationwide by 1.3%. In Taliaferro, however, that decline was much steeper at 4.1%.

Taliaferro County’s male population is more likely to be in the labor force than the female population (Table E-12). In 2000, 57.1% of males were in the labor force compared to 46.1% of females, a difference of 10.9%. Historically, unemployment rates among males have been higher than females in Taliaferro. In 2000, however, the unemployment rate for the female population was almost double that of male population. This 2.5% gap is significantly wider than the state and national average.

	1990			2000		
	Taliaferro	Crawfordville	Sharon	Taliaferro	Crawfordville	Sharon
<b>Total in labor force</b>	55.4%	52.9%	59.3%	51.3%	73.1%	66%
<b>Civilian labor force</b>	55%	52.9%	59.3%	51.3%	71.2%	65%
<b>Military labor force</b>	0.4%	0%	0%	0%	1.9%	1%
<b>Males in labor force</b>	66.2%	64.5%	76.6%	57.1%	73.1%	46%
<b>Females in labor force</b>	46.5%	44.5%	59.9%	46.1%	59.4%	26.2%

Source: U.S. Bureau of the Census

	Taliaferro	Hancock	Warren	Georgia	U.S.A
<b>Total in Labor Force</b>	51.3%	43.0%	52.9%	66.1%	63.9%
<b>Civilian Labor Force</b>	51.3%	42.9%	52.9%	65%	63.3%
<b>Military Labor Force</b>	0%	0.1%	N/A	1.1%	0.5%
<b>Males in Labor Force</b>	57.1%	39.4%	60%	73%	70.7%
<b>Females in Labor Force</b>	46.1%	47.4%	47.5%	59.4%	57.5%

Source: U.S. Bureau of the Census      N/A: Not Available

**Unemployment**

Taliaferro County has one of the lowest unemployment rates in the CSRA. While varying over the past 10 years, Taliaferro has enjoyed significantly lower unemployment rates than neighboring Hancock and Warren (Table E-14). While historically the unemployment rate has been higher in Taliaferro than the state and national averages, this gap has narrowed since its peak in 1994.



**Table E-14: Historical Unemployment, 1990-2000**

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
<b>Taliaferro</b>	5.4%	5%	8.7%	7%	5.3%	7.5%	9.2%	8.2%	7%	5.5%	5.2%
<b>Hancock</b>	6.5%	9.2%	12.2%	9.1%	6.7%	6.8%	15.1%	11.1%	11.8%	12.5%	9.5%
<b>Warren</b>	8.6%	10.7%	9.9%	8.2%	7.5%	6.8%	9.9%	12.3%	16.5%	10.2%	7.2%
<b>Georgia</b>	5.5%	5%	7%	5.8%	5.2%	4.9%	4.6%	4.5%	4.2%	4%	3.7%
<b>U.S.A</b>	5.6%	6.8%	7.5%	6.9%	6.1%	5.6%	5.4%	4.9%	4.5%	4.2%	4%

Source: U.S. Bureau of Labor

***Commuting Patterns***

In 2000, 29.3% of Taliaferro residents worked in the county, a decline of 1.26% from 1990 (Table E-15). The decline from 1990 suggests that there is either insufficient employment for residents in the county or that there a mismatch between residents’ skills and local businesses needs. The current rate of residents working in the county is significantly lower than neighboring Hancock (36.3%) and Warren (44.2%). Just over 51.5% of Taliaferro residents are employed in neighboring Green and Wilkes Counties (Table E-16).

**Table E-15: Commuting to Work, 1990-2000**

<b>Taliaferro County Residents</b>	<b>1990</b>	<b>%</b>	<b>2000</b>	<b>%</b>
Worked in Taliaferro County	216	30.6%	218	29.3%
Worked outside Taliaferro County	489	69.4%	524	70.7%

Source: U.S. Bureau of the Census

**Table E-16: Commuting Patterns, 2000**

<b>Employed Residents of Taliaferro County</b>		
<b>County Where Employed</b>	<b>Number</b>	<b>% of Total</b>
Taliaferro	218	30.3%
Greene	199	27.9%
Wilkes	168	23.6%
Clarke	29	4.1%
Richmond	23	3.2%
Putnam	17	2.4%
Other	60	8.4%
<b>Total</b>	<b>712</b>	<b>100.00%</b>
<b>Persons Working in Taliaferro County</b>		
<b>County of Residence</b>	<b>Number</b>	<b>% of Total</b>
Taliaferro	216	76.9%
Wilkes	37	13.2%
Gwinnett	7	2.5%
McDuffie	7	2.5%
Greene	6	2.1%



Hancock	3	1.1%
Other	5	1.8%
<b>Total</b>	<b>281</b>	<b>100.00%</b>

Source: U.S. Bureau of the Census

## LOCAL ECONOMIC DEVELOPMENT RESOURCES

### *Economic Development Agencies*

Effective economic development programs are a group effort, involving not only local governments but also cooperation and resources from other potential partners operating at various levels. These include:

- **The CSRA Unified Development Authority**

The CSRA UDA is a joint development authority whose purpose is to promote the economic development of the CSRA and to encourage cooperation among economic development organizations within the member counties. The UDA provides its members with such services as local/regional planning, state and federal grant support, small business loans, information services and strategic planning.

- **CSRA Unified Development Council**

The CSRA UDC is a council of the Chambers of Commerce and other economic development organizations whose purpose is to offer a forum of discussion and problem solving for economic development professionals throughout the CSRA, who jointly pursue economic marketing, professional training and enrichment, and other special projects.

- **Taliaferro County Board of Commission**

The Taliaferro County Board of Commission is actively involved in promoting commercial and industrial development, tourism, and improving the quality of life for Taliaferro residents. The Board of Commission also coordinates its efforts with various regional and state agencies.

- **Georgia Power Company, Economic Development Division**

Georgia Power is the oldest economic development organization in Georgia and has a development division whose primary role is to attract businesses to the state. Georgia Power's primary local contact for economic development issues is generally the Chamber of Commerce. Georgia Power's Community Development Department also serves as a clearinghouse for local governments to identify matching grants and other programs to plant trees and provide infrastructure such as fire hydrants or water and sewer.

- **Georgia Department of Industry, Trade and Tourism**

The Georgian Department of Industry, Trade and Tourism (GIT) is a state-funded agency mandated to serve as the agent for all local governments in Georgia. GIT's primary purpose is to assist potential businesses considering locating in Georgia by identifying optimal locations for



their operational needs. GITT has working relationships with the utility companies, rail systems, banks, universities and other agencies with resources to facilitate economic development.

### ***Resource Programs and Tools***

#### **Georgia Business Expansion Support Act**

In 1994, the State passed legislation for tax credits against state income taxes to encourage economic development. Some programs are targeted to specific industry groups (industry, tourism, and research and development) while others apply to all sectors. For instance, tax credits for retraining employees or providing childcare are available to all businesses.

Job and investment tax credits are available to targeted industry groups at different levels, depending on the economic development needs of an area. The following is a brief description of potential programs:

*Job Tax Credit:* Applies to businesses engaged in manufacturing, warehousing and distribution, processing, tourism, and research and development. (Includes all businesses for the bottom forty counties).

*Investment Tax Credit:* Allows a corporation or person, which has operated an existing manufacturing facility in the state for the previous three years, to obtain a credit against income tax liability.

*Retraining Tax Credit:* Employers who provide retraining for employees are eligible for a tax credit equal to 25% of the costs of retraining per full-time student up to \$500.

*Child Care Credit:* Employers who provide or sponsor childcare for employees are eligible for a tax credit of up to 50% of the direct cost of operation. The credit cannot exceed more than 50% of the taxpayer's total state income tax liability for that taxable year.

*Manufacturing Machinery Sales Tax Exemption:* Provides for exemption from sales and use tax for manufacturing equipment.

*Primary Material Handling Sales Tax Exemption:* Provides for exemption from sales and use tax on purchases of primary material handling equipment which is used directly for the handling and movement of tangible personal property in a new or expanding warehouse or distribution facility, when such new facility or expansion is worth \$10 million or more.

*Electricity Exemption:* Electricity purchased for the direct use in manufacturing a product is exempt from sales taxes when the total cost of the electricity makes up 50% or more of all the materials used in making the product. It allows full exemption on the sales tax and is available for new and existing firms.



### *Financing Mechanisms*

- **Community Improvement Districts**

The Georgia Constitution provides for a special tax districts referred to as Community Improvement Districts (CIDs). This type of district can be created only upon the petition of property owners themselves, and is managed by a board that includes representatives of the property owners and the local government. Under a CID, only nonresidential property is subject to the special tax, and funds must be used only for certain public facilities such as roads and water and sewer utilities. Funds can be used for both capital and operating expenditures and the special nature of the Act allows the basis of taxation to be the development density or impact of a property as well as its assessed value. The Act also allows debt financing without referendum since a majority of the property owners (who must own at least 75% of the properties by value) must request the CID designation. A major advantage of CIDs is that debt does not affect a local government's debt limit.

- **Enterprise Zone**

Under Urban Enterprise Zones (UEZ), specific areas are delineated where deteriorating physical or market conditions have resulted in little or no investment in property improvements and development. Within an UEZ, if a property owner renovates or develops a site, the local government's property taxes can be frozen at the pre-improvement level for a specified time period, before rising in annual steps to full value taxation at the end of the period. This approach is useful in encouraging investment that would otherwise not occur, and in eventually increasing the tax base where taxes would otherwise continue to decline through depreciation.

- **Tax Increment Financing**

Tax Increment Financing allows property taxes to rise as sites are developed or improved, but directs some or all of the increase over and above the pre-improvement tax level into public facilities that have been built to support an area's revitalization. In effect, the local government assumes the risk through the provision of public improvements up front, and then pays itself back through the higher tax collection increment while assuring that pre-improvement tax collections continue to go into the general fund. Once improvements are paid for, all taxes will revert to the general fund. This is useful in carefully controlled revitalization efforts for deteriorating areas, where future renovations and development can be reasonably anticipated but are dependent on general improvements to the area.

- **Development Impact Fees**

Fair and reasonable development impact fees can be a useful tool in encouraging economic development when the development community recognizes that adequate public facilities are important to attract buyers and tenants to their developments. This maintains the long-range health of a community and, therefore, the continued ability of development to be a profitable enterprise.

## ASSESSMENT

Total employment in Taliaferro County increased by no more than 2% in the past decade. The local economy is driven by state and local government employment and farming, which account for 42.1% of total employment. Since 1990, the state and local government employment has risen from 17.0% of total employment to 24.5%, while the farming sector has declined from 25.8% to 17.6%. The decline in the relative importance of farming mirrors a statewide trend underway since 1990.

Statewide, total employment increased by over 31.6% since 1990. All sectors recorded growth with the exception of farm (-9.3%), mining (-10.1%), and federal government (-10.4%) employment. The fastest growth rates were in retail trade (34.6%), FIRE (41.2%) and services (58.7%). Together these sectors combined for 70.6% of the state's 1,169,360 new jobs since 1990. Statewide sector employment figures clearly highlight the shift to a more knowledge-based economy.

To understand why some sectors of the Taliaferro County economy are growing while others are declining, we need to examine broader trends in the local, regional, and state economy. For sectors like retail trade and services, there is a direct one-to-one relationship. In the absence of tourism or significant through traffic, the sector is solely dependent on the resident population. As Taliaferro County experienced very limited population growth in the past two decades, retail trade and services increased minimally. The Taliaferro County farm sector has declined in proportion to statewide figures. The cyclical nature of the sector and unwillingness of younger residents to farm has resulted in lower interest in the employment sector.

### Projected Employment

Trends highlighted in past employment trends are projected through 2025. Taliaferro County will experience most of its job growth in services and state & local governments. Together, these sectors will account for 91 of the 105 net new jobs through 2025. This is in line with significant statewide growth rates across service sectors; the growth in state and local government is out of sequence with trends in the Georgia economy. The continuing projected decline in manufacturing (from 5.7% of total employment in 2000 to 5.1% in 2025) and increase in services (from 16.7% in 2000 to 22.1% in 2025) in Taliaferro County highlights slow but steady convergence with the statewide economy. Less than 13% of the Georgia population is employed in manufacturing, a sector that will account for no more than 10% of statewide employment in 2025.

### Earnings

Sector earnings paint a different picture of the Taliaferro County economy. Unlike sector employment, earnings across most sectors have increased since 1990 even though total employment numbers have dropped, in some cases significantly. In 2000, state and local government earnings accounted for 31.6% of total earnings, 7% more than the sector's share of total employment. Retail Trade earnings, on the other hand, accounted for 8.4%, approximately 8% below its share of total employment. The most dramatic difference is seen in manufacturing where the sector accounts for 5.7% of total employment but 11% of total earnings.

Current statewide averages, by contrast, show earnings that are more in line with employment rates. Manufacturing, for example, accounted for 14.6% of earnings and 12.6% of total employment. Similarly, services accounted for 26.7% of earnings and 28.6% of total employment.



The earnings-employment imbalance occurring in Taliaferro County suggests that the job losses in some sectors are not adequately balanced by jobs created in others. That is, the county is losing higher-paying manufacturing jobs while gaining lower-paying service jobs. Given that the service sector is projected to grow faster than all other sectors combined, total employment growth rates are masking a potential downside in Taliaferro County's overall economic health.

### **Wages**

In 1999, the average weekly wage paid in Taliaferro County was \$294, below neighboring Warren (\$483) and Wilkes (\$414) Counties and lower than the state average of \$629. Since 1990, wages in Taliaferro County have risen at a slower pace (14.9%) than neighboring Warren (43%) and Wilkes (25.8%), and the statewide average (48.3%). Within sectors, wages are rising at different paces within the Taliaferro County and state economies. In retail trade, Taliaferro County wages rose 17.2% while statewide wages declined. In services, Taliaferro County wages increased 46% while the statewide wages increased a more modest 12.3%. The largest local-statewide wage gaps are found in wholesale trade and FIRE, where statewide wages are significantly above Taliaferro County averages.

Assuming that projected wage earnings mirror per capita and average household income projections, wages will continue to remain significantly below the state average. The lower cost of living in Taliaferro County is always a factor. Current median property values and rents are 57.1% and 60% less in Taliaferro County and the municipalities than the state average. Since 1990, housing median property values have slightly outpaced wage increases. The median property of a home rose 33.8% while wages rose 14.9%. Taliaferro County wages across sectors are 53.2% below the state average.

Various types of training are required for higher paying positions. State government employment, associated almost exclusively with the Taliaferro County school system, requires college education. All teaching and most administrative staff requires an appropriate degree prior to commencing employment and continuing education to meet state licensing requirements. Augusta State University and Georgia College and State University are the primary avenues for this type of training. Certain government jobs require vocational or technical school training, available from technical colleges in neighboring McDuffie, Washington, and Richmond Counties.

### **Personal Income**

Approximately 30% of personal income in Taliaferro County is transfer payments, a rate nearly three times the state average. Since 1990, transfer payments have outpaced all other sources of personal income. In 2000, wages accounted for 11.6% of all income, significantly below the state average of 61.1%. This reflects two key demographics in the county. First, Taliaferro County has an above-average older population. In 2000, 18.9% of the Taliaferro County population was 60+ years old, significantly higher than the state average of 13%. By 2025, 19.8% of Taliaferro County residents will be over the age of 65. Second, the poverty rate among Taliaferro County households is over 16.8% above the state average.

A relatively high rate of transfer payments means that many residents are on fixed-incomes and affected disproportionately by increases in housing. Transfer payments are typically indexed to



inflation. As such, Taliaferro County residents on transfer payments have been able to afford rents, but it is doubtful that transfer payments have kept pace with home values that have increased by over 33.8% in the past decade alone.

Dependence on transfer payment will increase by 7.41% through 2025 and over one third of Taliaferro County residents will be dependent on transfer payments. Furthermore, household size is projected to decrease while the county's total population will increase, indicating that demand for new units. Unless housing unit increases keep pace with these demographic shifts, residents dependent on transfer payments will be vulnerable.

### **Major Economic Activities**

Dependency on a single industry increases the potential of boom-bust cycles, which can harm Taliaferro County's relatively small economic base. The Taliaferro economy is slowly diversifying and converging with the state economy. In order to fully stabilize the economic base, the county will need to encourage and promote other employment sectors to ensure a variety of job types.

Taliaferro County and the municipalities recognize the need to diversify the local economy but also understand the need to match employment opportunities with the skill level of the population. Skills and education data highlight two extremes found in Taliaferro County. While over 43% of Taliaferro County residents have not completed high school, post-secondary attendance rates have approached state average levels. Future economic development policy will therefore need to adhere to a 2-prong strategy: continue to recruit and expand the local economy's manufacturing base while nurturing sectors that are higher wage and higher skilled.

Manufacturing benefits two distinct groups of workers: low-skilled workers (manual labor) and high skilled technology workers, whose ranks within the sector continue to rise statewide. This highlights the important role manufacturing can play in the local economy. It can at once provide relatively high wage employment opportunities for low skilled residents that are otherwise unemployable or employable only in the low wage service sector, while simultaneously providing opportunities for higher skilled and paid technology graduates. For this reason, Taliaferro County should continue to expand its manufacturing base.

Diversifying the economic base will require focusing on sectors that are growing and the ability to match required skills with the local population. TCP and FIRE are projected to remain static in employment growth through 2025. There are primarily two reasons why these sectors should be encouraged to grow. First, are the disproportionately high wages and sector earnings they provide the local community. Second, the skill level of the population matches the sector. The supply of graduates is therefore available for these jobs. Taliaferro County should nourish these sectors by working with existing businesses to expand to the base and promoting Warren as a viable location for TCP and FIRE.

The Taliaferro County economy, of course, is not isolated from its surroundings but part of a larger regional economy. Commuting patterns indicate that close to 62% of county residents work outside the economy of Taliaferro County. The metro Augusta economies are much more diverse than the local economy. In McDuffie County, the predominant industries are retail trade (18.4%), services



(19.4%) and manufacturing (17.4%). In Richmond County, services (26.9), retail trade (18.3%) and state/local government (16.1%) account for most of the employment base. The diversity of employment opportunities provides Taliaferro County residents the opportunity to work near their place of residence and possible supplier opportunities through the manufacturing sector in surrounding counties.

### **Special and Unique Opportunities**

Throughout Georgia, tourism is the second most important industry and a viable economic development strategy for many rural communities. Taliaferro County and the municipalities are in the process of pursuing various strategies aimed at promoting tourism and stimulating to the local economy. These efforts include working with other community in establishing a Civil War Heritage Trail and participating in the Georgia Scenic Byways program. The purpose of both of these programs is to capitalize on unique historical and scenic qualities that offer Taliaferro County regional, state and national exposure. Participation in such programs should continue and more opportunities should be sought.

Aggressive marketing campaigns have succeeded in small communities throughout the state. Taliaferro County and the municipalities are well positioned to capitalize on tourism. In addition to the Ogeechee River and numerous historical and recreation qualities provide good tourism opportunities.

Taliaferro County should to facilitate coordination among business groups to facilitate the opening of a motel or bed & breakfast. Movie productions are becoming a lucrative industry in certain parts of the state. The Atlanta area is one of the most actively used movie settings outside Hollywood, California. With its spectacular vistas and scenic areas, Taliaferro County can capture some of those movie shoots. A motel or bed & breakfast, providing accommodations to tourists and movie production crews, will need to be provided.

## **LABOR FORCE ASSESSMENT**

### **Employment by Occupation**

Employment occupation in Taliaferro County highlights variations with the state and national economy. The state and national economies are similar in their distribution of occupations and diverse. Occupational groupings in Taliaferro County demonstrate the potentially important role of manufacturing in the local economy. Over 11.2% county occupations are in precision production, craft & repair (PPR), a percentage that is on line with the state and national average. Similarly, other manufacturing-related occupations such as machine operators, assembly & inspectors (MOAI), and transportation & material moving (TMM) account for over 25% of occupations in Taliaferro County. State and nationwide, the occupations account for less than 17.4% and 15.5% respectively. By contrast, occupational groups associated with the a knowledge-based economy such executive, administration, professional and technical (EAPT), make up over a third of state and national employment but less than 20% in Taliaferro County and the municipalities.

PPR and TMM have become even more important to the Taliaferro County economy, more than doubling the number of workers since 1990. By contrast, the state and national economy has shifted



too less labor-intensive occupations. Statewide, EAPT occupations increased 8% since 1990 while nationally these same occupations increased 7%. As noted, the Taliaferro County economy is slowly converging with the state and national economies. Between 1990 and 2000, the number of Taliaferro County jobs in EAPT increased by 32.3%. Should these occupations keep growing at this pace locally, Taliaferro County and the municipalities should approximate state and national occupation percentages by 2025.

There are two education attainment statistics that are important in determining whether occupation requirements can be met: overall education attainment and higher education rates. The overall education attainment in Taliaferro County has continually improved in the past two decades. In 1980, 75.4% of residents did not have a high school diploma. By 2000, this rate dropped to 43.8% but will need to continue declining for residents to access these occupations. Current higher education attainments rates appear sufficient to accommodate the increase in higher skilled occupation groups. Over 20.2% of Taliaferro (Greene County School system students) County high school graduates attend Georgia public and technical colleges. Historically, this supply was far greater than the demand for high skilled occupations. As noted in the population element, the lack of appropriate opportunities is directly related to exodus of younger age groups. Should higher skilled occupations continue to increase at historic paces, the supply of skilled employees will be sufficient to meet the needs to higher skilled occupations.

In the past two decades, there has been a trend among higher paying occupations to require certification and continuing education. Currently, Taliaferro County residents in these occupations need to attend Augusta State University, Georgia College & State University, and the University of Georgia to meet these needs. This includes workers ranging from teachers to public administrators. Traditionally, local governments and private employers in these occupation groups have provided flexible work schedules to accommodate certification and continuing education. Given the small pool of such workers, this training is sufficient to meet local needs.

### **Employment Status**

Labor force participation in Taliaferro County and the municipalities is below the state average. In 2000, labor force participation in the county was 51.2%, slightly higher than Crawfordville (43.4%) and Sharon (36.9%). By contrast, state and national labor force participation rates are 66.1% and 63.9% respectively. Since 1990, the total number of residents in the labor force declined by 4.14% in Taliaferro County and 9.4% in Crawfordville and Sharon by 22.3%. State and national rates declined by less than 2% in that same period. On average, the county's various labor force participation indicators are ten percentage points below that of neighboring counties and the state and national averages. Low labor participation rates in Taliaferro County and the municipalities are not surprising given the relatively high dependence on transfer payments noted in the previous section.

### **Unemployment Rates**

Unemployment rates in Taliaferro County have been consistently higher than the state and national averages and somewhat comparable to neighboring counties. Over 5% of county residents are unemployed, compared to 9.5% in Hancock County, 7.2% in Warren County, 3.7% statewide, and 4% nationwide. However, the unemployment rate has improved by historic standards. As recently as 1998, 7% of Taliaferro County residents were unemployed.



Trends in Taliaferro County unemployment reveal similar patterns in neighboring jurisdictions. Between 1990 and 2000, unemployment rate spikes in Taliaferro County were reflected in Warren and Hancock Counties. By contrast, state and national unemployment rates declined continually in that same period. This highlights the regional nature of the economy. Plant closings in one county affect employment patterns in another.

### **Commuting Patterns**

A significant 70.6% of county residents commute to neighboring counties to work. The weak local economy has already been noted. There are simply not enough jobs for residents in the county. Furthermore, non-residents hold over one third Taliaferro County jobs, indicating a skills mismatch. While it is difficult to which population group is staying or leaving the county for work, a qualitative assessment supports the assertion that many higher skilled workers found in the county schools and board are non-residents.

Commuting pattern data from neighboring jurisdictions highlights how integrated the regional economy is. Over 27% of Taliaferro County residents work in Greene County while over to 13% of Warren County jobs are held by Wilkes County residents. Just fewer than 2.5% of Gwinnett County residents are employed in Taliaferro County. These commuting patterns demonstrate the importance of planning regionally for economic development and why regional support of a project like the East Georgia Regional Park in Warren County is important.

## **ECONOMIC DEVELOPMENT RESOURCES**

### **Economic Development Agencies**

The CSRA Unified Development Authority and Chamber of Commerce promote the county and municipalities for economic development purposes. Coordination with Georgia Power, Georgia Department of Industry, Trade & Tourism, and the CSRA Regional Development Center ensures that multiple agencies are assisting in those efforts. Existing support programs and tools are sufficient for the county's continued economic development. However, the county will need to pursue marketing and development efforts more aggressively. In particular, the county should supplement existing agencies assistance with its own programs. The regional agencies are responsible for multiple jurisdictions. As such, they are incapable of meeting all of Taliaferro County's development needs. More resources need to be made available to the Development Authority.

Taliaferro County residents have unprecedented access to education, job training and workforce development opportunities. In a rapidly changing economy where the opening or closing of a single plant can drastically change the community's economic base, local officials will need to monitor these programs more closely and coordinate extensively with area schools and technical colleges, as well as appropriate workforce development authorities.

In economic development planning, an important question is how much growth is desired. Not all residents agree on the definition of growth or even whether growth is a good idea. For some, Taliaferro County should strive to become the major trade center it was during the peak of the railroad in the 19<sup>th</sup> century. For others, keeping the small town charm is why they live in Taliaferro County and development should be limited. However, most agree that the Taliaferro economy is



under performing and needs to expand. Those who argue in favor of keeping Taliaferro County a small rural community acknowledge that the continued exodus of population and jobs will only hurt the county and themselves in the long run.

Taliaferro County's projected employment growth rate of 12.3% through 2025 is well below the state average of 41.7%. At this pace, the county will not be able to stem the tide of population loss. It is important to recognize that Woods & Poole population projections are tied to projected employment. If the county manages to outperform in the employment indicator, a corresponding increase in population will appear in future projections. The county and municipalities will need to grow at the state average rate in order to meet economic development goals. This translates into significantly more than the 105 jobs projected through 2025. The types of businesses and industries to be encouraged will be primarily in manufacturing, TCP and FIRE as they conform to community's development goals and are appropriate for the skill level of the population.

### **Economic Development Programs and Tools**

Economic Development programs and tools are used to recruit industries, strengthen businesses and stimulate the economy among others. For Taliaferro County and the municipalities, some programs are more effective than others. Job tax and investment credits, and manufacturing machinery sales tax exemptions are clearly effective as they relate directly to the types of industries in the community and provide incentives for existing industries to continue and expand their operations. These programs have been used effectively in the past and will continue to be used. The electricity exemption is less important as there are few industries in Taliaferro County where electricity accounts for 50% or more of all materials used in manufacturing products.

Incentives provided to industrial recruits through the Georgia Business Expansion Act provide good incentives for development but these incentives are offered statewide. As such, Taliaferro County and the municipalities enjoy no competitive advantage. Taliaferro County is already at a disadvantage as other, wealthier jurisdictions already have the sites, water and sewer infrastructure needed to attract prospects in place. The various One Georgia programs provide funding for site development and infrastructure, and are vital resources needed by the county to remain competitive in recruiting industry. The One Georgia programs have provided funding for the East Georgia Regional Park and the county will benefit from infrastructure improvements and proximity to its primary population base.

Programs and tools for economic development revolve around incentives offered to recruit industry. Tax abatement has become an important policy in rural economic development statewide. The local government forgoes either full or part of taxes for the benefit of having jobs in the community, which in turn supports related businesses and industries. This is an important tool that needs to be used. The sheer number of jurisdictions offering this incentive in other parts of the state means that Taliaferro County will have to offer it. In short, a combination of economic development tools and programs, along with local tax incentives and state funding for infrastructure will provide incentives to draw industry to Taliaferro County and the municipalities.

Community improvement districts, enterprise communities, tax increment financing, and development impact fees are all important and useful economic growth tools that cities in Taliaferro

County can use to develop or redevelop downtowns or city sectors. However, not all of these tools are effective. Development impact fees, for example, are useful when demand for development is high and local governments have the luxury of negotiating. In Taliaferro County and the municipalities, the current economic realities are not conducive to development impact fees. Similarly, community improvement districts are useful when businesses absorb the extra cost. The struggling Crawfordville downtown area would not benefit from this tool. To date, Crawfordville has relied on state and federal funds, and the efforts of private citizens and civic groups, to revitalize downtown areas. This approach has been highly successful and should continue.

### **Educational and Training Opportunities**

Education and training opportunities appear throughout the assessment (i.e. major economic activities, employment by occupation, etc.).

### ***Goals, Objectives and Policies***

All goals, objectives, and policies apply to Taliaferro County and the municipalities unless otherwise noted.

#### **Goal 1: Provide a climate conducive to business and industrial development.**

Policy 1-1: Preserving the small community “feel”.

Policy 1-2: Revitalize the downtowns of Crawfordville and Sharon.

Policy 1-3: Place portions of both cities on the National Register of Historic Places.

Policy 1-4: Investigate the possibility of a Chamber of Commerce or Development Authority

Policy 1-5: Enhance Taliaferro County’s visibility as a place for business to locate.

Policy 1-6: Participate more actively in regional economic planning entities such as the Unified Development Authority and the Unified Development Council.

#### **Goal 2: Attract new business and retain existing ones.**

Policy 2-1: Allocate commercial or industrial space on Highway 278 with easy access to Interstate 20. This would be ideal due to the location’s close proximity to both Natural Gas lines and train lines.

Policy 2-2: Facilitate a relationship between federal, state, and local governments with business and industry to promote economic development.

Policy 2-3: Apply for state and federal grants to support priority projects.

#### **Goal 3: Diversify the local economy.**

Policy 3-1: Encourage the film industry to continue to use Taliaferro County as a backdrop for films.

#### **Goal 4: Create employment opportunities for residents.**

Policy 4-1: Nurture sectors that provide high earnings and wages.

Policy 4-2: Encourage collaboration between employers, employees, and existing educational facilities to establish an educated, quality, and sustaining workforce.



**Goal 5: Promote Taliaferro County as a tourism attraction.**

Policy 5-1: This can be accomplished by historical preservation of the many landmarks located throughout the county

Policy 5-2: Attract tourist-oriented businesses and hotels and restaurants to help expand the tourism industry in Taliaferro County.

Policy 5-3: Attract industry and tourism to Taliaferro County to increase its tax base allowing the county to further develop.

Policy 5-4: Collaborate on a multi-jurisdictional level to promote tourism throughout the region.



*Vision Statement*

The county and cities will have adequate and affordable housing for all residents and support the preservation of historic homes and neighborhoods through sound management and regulatory practices.

### **Introduction**

The housing element is an important part of the overall comprehensive plan as housing accounts for a significant share of land use in Taliaferro County, and is vital to economic development efforts.

The purpose of the housing section is to inventory and assess the existing housing stock and to formulate a set of goals, objectives and policies to ensure adequate housing for future populations. The private sector has and will continue to play the primary role in providing housing. However, Taliaferro County and the municipalities can facilitate the process through their statutory authority and regulatory power.

The Governor's Office has formulated a set of statewide planning goals that include Quality Community Goals to coordinate local government planning through the state under each of the comprehensive plan elements. One of the goals directly relates to housing: "To ensure that residents of the state have access to adequate and affordable housing". In accordance with the overall goal, the state has developed a Quality Community Objective to help direct local governments in formulating local goals, policies and objectives. The statewide objective is: "Quality housing and 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".

Taliaferro County and the municipalities will work within the framework of the state initiative to support goals, objectives, and policies governing the future development of housing that meets the needs identified in the inventory and assessment components of this plan section.

### **Current Housing Stock**

Table H-1 identifies the existing local housing stock and includes historical data for comparison with state averages. Since 1980, the total number of housing units in Taliaferro County increased 25%, substantially less the state average of 63%. Approximately 59.1% of the current housing stock is stick built single-family units, with mobile homes or trailers accounting for 36.2%. The number of single-family units declined significantly in the past two decades. In 1980, single-family units accounted for 84.5% of the total housing stock, over 25% more than in 2000. The number of multi-family units declined from 4.8% to 3.6% in that same period.



The percentage of single-family units statewide has declined 8.7% since 1980. Multi-family unit levels in Taliaferro County have historically been low compared to the state average and that trend continues today. The lack of growth in multi-family units is not surprising considering that the unincorporated area does not have an abundance of infrastructure typically required for increased residential development densities.

The number of mobile home units in Taliaferro County has increased steadily in the past two decades, from 10.7% of total housing units in 1980 to 36.2% in 2000. By contrast, the number of mobile home units statewide has increased by less than 5% in that same period. In the past decade, neighboring jurisdictions have adopted strict mobile home ordinances that led many mobile home owners to locate in Taliaferro County. Because the county has not adopted any strict regulations limiting the size, age, type and location of mobile homes, this trend is projected to continue in the future.

The cities of Crawfordville and Sharon experienced similar housing trends since 1980. In all cases, the number and percentage of single-family units declined while the share of mobile home units increased. Neither municipality experienced any change in the number of multi-family units. Increases in mobile home rates mirrors those of the unincorporated areas.

	1980		1990		2000		1980 - 2000 % Change
	Total	%	Total	%	Total	%	
<b>Taliaferro County</b>							
Single-Family	733	84.5%	641	72.3%	642	59.1%	-12.4%
Multi-Family	42	4.8%	12	1.3%	40	3.6%	-4.8%
Mobile Home	93	10.7%	224	25.2%	393	36.2%	322.6%
Other	0	0%	9	1%	10	0.9%	10%
<b>Total</b>	<b>868</b>	<b>100%</b>	<b>886</b>	<b>100%</b>	<b>1085</b>	<b>100%</b>	
<b>Crawfordville</b>							
Single-Family	263	87.4%	207	81.5%	209	67.3%	-20.5%
Multi-Family	18	6%	2	0.8%	21	6.7%	14.2%
Mobile Home	20	6.6%	42	16.5%	81	26%	305%
Other	0	0%	3	1.2%	0	0%	0%
<b>Total</b>	<b>301</b>	<b>100%</b>	<b>254</b>	<b>100%</b>	<b>311</b>	<b>100%</b>	
<b>Sharon</b>							
Single-Family	51	78.5%	30	78.9%	42	76.4%	-17.6%
Multi-Family	0	0%	1	2.6%	0	0%	0%
Mobile Home	14	21.5%	7	18.4%	13	23.6%	7.1%
Other	0	0%	0	0%	0	0%	0%
<b>Total</b>	<b>65</b>	<b>100%</b>	<b>38</b>	<b>100%</b>	<b>55</b>	<b>100%</b>	
<b>Georgia</b>							
Single-Family	1,525,070	75.8%	1,712,259	64.9%	2,201,467	67.1%	144%
Multi-Family	334,622	16.6%	598,271	22.7%	681,019	20.8%	203%



Mobile Home	152,948	7.6%	327,888	12.4%	399,251	12.1%	261%
<b>Total</b>	<b>2,012,640</b>	<b>100%</b>	<b>2,638,418</b>	<b>100%</b>	<b>3,281,737</b>	<b>100%</b>	

Source: U.S. Bureau of the Census

## Age and Condition of Housing Supply

Table H-2 provides data on the age of the housing stock within Taliaferro County and the municipalities. Overall, the housing stock in Taliaferro County and the municipalities is older than the CSRA and state averages. Approximately 7.5% of CSRA homes and 5.9% of Georgia homes were built prior to 1939, compared to 22.9% in Taliaferro County, Crawfordville and Sharon. These communities have an abundance of historic structures that are actively preserved within both residential and commercial districts. Over 66.3% of Taliaferro County’s housing supply was constructed prior to 1980. The largest decade of housing construction in occurred between 1970 and 1989 where close to a third of housing units were built.

Year Structural Build	Taliaferro County				Georgia
	1990		2000		2000
	Number	Percent	Number	Percent	Percent
1990 to 2000	N/A	N/A	158	18.1%	27.8%
1980 to 1989	180	20.7%	132	15.1%	21.9%
1970 to 1979	151	17.4%	139	15.9%	18.5%
1960 to 1969	129	14.8%	115	13.2%	12.6%
1950 to 1959	102	11.7%	73	8.3%	8.6%
1940 to 1949	100	11.5%	53	6%	4.3%
1939 or Earlier	224	25.8%	200	22.9%	5.8%
<b>Total</b>	<b>866</b>	<b>100%</b>	<b>870</b>	<b>100%</b>	<b>100%</b>

Source: U.S. Bureau of the Census      N/A: Not Available

The availability of plumbing facilities and percentage of homes built prior to 1939 are often used as indicators of substandard housing. Overall, housing conditions throughout Taliaferro County and the municipalities is adequate and comparable to state levels (Table H-3). This represents a significant improvement, particularly for the county, which managed to cut the number of housing units without complete plumbing facilities substantially.

The higher percentage of pre-1939 units highlights increased usage of historic homes and buildings in the municipalities, particularly within Crawfordville. Given the number and importance of historic areas in Taliaferro County, date of construction is not an accurate indicator of housing conditions.



Table H-3: Condition of Housing Units, 1980-2000								
Taliaferro County							CSRA	Georgia
1980		1990		2000		2000	2000	
Facilities	Number	%	Number	%	Number	%	%	%
Complete Plumbing	N/A	N/A	788	88.9%	1,019	93.9%	98.4%	99.1%
Lacking Plumbing	198	N/A	98	11%	66	6%	1.5%	0.9%
Total			886	100%	1,085	100%	100%	100%
Crawfordville								
1980		1990		2000		CSRA %	Georgia %	
Facilities	Number	%	Number	%	Number	%	2000	2000
Complete Plumbing	248	82.6%	230	90.5%	307	98.7%	98.4%	99.1%
Lacking Plumbing	52	17.3%	24	9.4%	4	1.3%	2%	0.9%
Total	300	100%	254	100%	311	100%	100%	100%
Sharon								
1980		1990		2000		CSRA %	Georgia %	
Facilities	Number	%	Number	%	Number	%	2000	2000
Complete Plumbing	38	56.7%	28	73.6%	55	100%	98.4%	99.1%
Lacking Plumbing	29	43.2%	10	26.3%	0	0%	1.5%	0.9%
Total	67	100%	38	100%	55	100%	100%	100%

Source: U.S. Bureau of the Census      N/A: Not Available

### Occupancy and Tenure

Housing occupancy and tenure characteristics are important variables in determining the adequacy of the existing housing stock. Owner-occupied housing in Taliaferro County and the municipalities is significantly above the CSRA and state averages (Table H-4), reflecting traditionally higher rates of ownership in rural areas. Since 1980, the percentage of owner-occupied housing units has remained relatively stable across the jurisdictions.



# HOUSING

**Table H-4: Owner and Renter Units, 1980-2000**

	Taliaferro County						CSRA	Georgia
	1980		1990		2000		2000	2000
Housing Units	Number	%	Number	%	Number	%	%	%
TOTAL Households	754	100%	724	100%	865	100%	100%	100%
Vacant	NA	NA	159	21.9%	215	24.8%	12.4%	9.1%
Owner Occupied	555	76.6%	577	79.7%	671	77.5%	68.4%	67.4%
Renter Occupied	199	26.3%	150	20.7%	199	23%	31.5%	32.4%
Owner/Renter Ratio	N/A	N/A	N/A	N/A	5.5	N/A	1.1%	0.5%
Owner Vacancy Rate	N/A	N/A	N/A	N/A	N/A	3.1%	2.1%	2.2%
Renter Vacancy Rate	N/A	N/A	N/A	N/A	N/A	1.9%	7.9%	8.4%
	Crawfordville							
	1980		1990		2000		2000	2000
Housing Units	Number	%	Number	%	Number	%	%	%
TOTAL Households	261	100%	254	100%	312	100%	100%	100%
Vacant	N/A	N/A	30	11.8%	52	16.6%	12.4%	9.1%
Owner Occupied	175	67%	155	61%	149	47.7%	68.4%	67.4%
Renter Occupied	86	33%	69	39%	110	52.3%	31.5%	32.4%
Owner/Renter Ratio	N/A	N/A	N/A	N/A	2	N/A	1.1%	0.5%
Owner Vacancy Rate	N/A	N/A	N/A	N/A	2.61	N/A	2.1%	2.2%
Renter Vacancy Rate	N/A	N/A	N/A	N/A	1.79	N/A	7.9%	8.4%
	Sharon							
	1980		1990		2000		2000	2000
Housing Units	Number	%	Number	%	Number	%	%	%
TOTAL Households	58	100%	38	100%	53	100%	100%	100%
Vacant	N/A	N/A	8	21%	14	26.4%	12.4%	9.1%
Owner Occupied	41	70.7%	29	76.3%	35	66%	68.4%	67.4%
Renter Occupied	17	29.3%	9	23.7%	18	34%	31.5%	32.4%
Owner/Renter Ratio	N/A	N/A	N/A	N/A	N/A	N/A	1.1%	0.5%
Owner Vacancy Rate	N/A	N/A	N/A	N/A	N/A	N/A	2.1%	2.2%
Renter Vacancy Rate	N/A	N/A	N/A	N/A	N/A	N/A	7.9%	8.4%

Source: U.S. Census Bureau

N/A: Not Available



Vacant homes and apartment units are necessary to provide a choice of location and price for housing consumers. A healthy vacancy rate is approximately 5% and fluctuates according to the housing market. Too few vacant units drive up prices and limit housing choices, while too many reduces the demand for new units. Vacancy rates throughout Taliaferro County and the municipalities are above both the CSRA and state average. In 2000, the vacancy rate in Taliaferro County was 24.8% and ranges from 16.6% to 26.4% in the municipalities. In the past decade, vacancy rates increased across Taliaferro County jurisdictions. The CSRA and state averages dropped slightly in that same period.

The owner vacancy rate throughout Taliaferro County and the municipalities is 2.1%, in line with CSRA and state averages. Renter vacancy rate in the county is 7.9%, slightly below CSRA (7.9%) and state (8.4%) averages. Since a 5% vacancy is often cited as necessary for a healthy rental market, this suggests that the rental market is relatively healthy.

There are no known seasonal housing units in Taliaferro County and the municipalities.

**Cost of Housing**

The cost of housing in Taliaferro County and the municipalities has increased steadily since 1980 but remains significantly below CSRA and state median values (Table H-5). The median property value of a Taliaferro County home in 2000 was \$43,100, above both Crawfordville and Sharon. By contrast, the median value of a home in the CSRA is \$73,500 and \$100,600 statewide. Between 1980 and 2000, the median value of a home in Taliaferro County increased by 181.6% and more than doubled in Crawfordville and Sharon. Median property values in the CSRA and state average have increased fourfold since 1980.

Median monthly rent throughout Taliaferro County and the municipalities averages just over \$200, below the CSRA and state averages. This is primarily due to the lack of high-end apartment units for rent in the county and the high number of multi-family public housing units. The least expensive rents are in Crawfordville, where a cluster of affordable housing serves a majority of the low-income, unemployed, and low-wage retail and service sector labor force.

	1980		1990		2000	
	Median Property	Median Rent	Median Property	Median Rent	Median Property	Median Rent
<b>Crawfordville</b>	\$15,700	\$49	\$32,500	\$136	\$39,700	\$176
<b>Sharon</b>	\$12,200	\$49	\$27,500	\$225	\$33,100	\$275
<b>Taliaferro County</b>	15,300	\$50	\$28,500	\$159	\$43,100	\$202
<b>CSRA</b>	N/A	N/A	\$55,999	\$277	\$73,500	\$364
<b>Georgia</b>	\$23,100	\$153	\$71,278	\$365	\$100,600	\$505

Source: U.S Bureau of the Census      N/A: Not Available



## ASSESSMENT

### *Housing Stock*

In the past two decades, the total number of housing units in Taliaferro County and the municipalities has increased over 25%. While the housing growth rate was substantially below the state average of 63%, the statewide population increased along with new housing growth. During that same period, the local population increased by only 2.2% in Taliaferro County and the municipalities.

Approximately 58% of the current housing supply is stick built single-family units, with mobile homes or trailers accounting for 36.2%. Since 1980, there has been a shift in the county's housing types. Single family units that were the dominant form of housing in the 1980s, have continually declined both in absolute numbers and in their percentage of the total housing supply. In 1980, 83.9% of the housing stock in Taliaferro County was single-family units. By 2000, the rate dropped to less than 59%. A similar shift away from single-family units occurred in the municipalities. The most dramatic decline was in Crawfordville where the percentage of single-family units declined from 87.3% to 65.2%.

Overall, the total number of single-family units decreased by 98 in Taliaferro County and the municipalities. While the number of multi-family units decreased throughout Taliaferro County, no housing type kept pace with increases mobile home units. The growth of mobile home units has been explosive. Since 1980, over 300 new units were added to county's total housing supply and currently account for over 36.2% of the housing stock. Even in Crawfordville, where available infrastructure is conducive to stick-built housing developments, over 1 in 5 housing units are mobile homes.

A number of causes explain these housing trends. First, the decline of single family units mirrors population loss during the past two decades. Second, the increase in mobile home units is directly related to housing affordability. Over 96.6% of the mobile home supply is in Crawfordville and the unincorporated areas. While the median value of a home in Taliaferro County is \$43,100 and \$39,700 in Crawfordville, mobile homes values rarely exceed \$33,000. Countywide income levels highlight the increasing popularity of mobile housing. Close to 33% of the countywide population falls below the poverty line and per capita and average household incomes are significantly below the state average. Finally, over 22% of Taliaferro County households and 31% of Crawfordville households earn less than \$10,000 per year. In short, mobile home units are partly a response to housing affordability issues.

Related to population and income indicators are local government ordinances and regulations. In the past decade, neighboring jurisdictions, including Wilkes and Greene Counties, have adopted strict mobile home ordinances that led many mobile home owners to locate in Taliaferro County. While difficult to quantify, a qualitative assessment indicates that a significant segment of the commuting population to Wilkes and Greene Counties are Taliaferro County mobile home owners. Because the current county zoning regulations do not limit the size, age, type and location of mobile homes, and income levels are not projected to increase substantially over the next twenty years, the number of mobile home units is projected to increase through 2025.



For the local community, there are primarily two issues related to mobile home ownership. First, mobile homes do not provide sufficient revenue to offset the cost of infrastructure provided. Second, it is widely accepted that stick-built units encourage community stability because they limit mobility and increases a homeowner's financial stake in the community.

Overall, the range of local housing types is sufficiently diversified. There is no longer a dominant housing type as there was in the 1980s when single-family units accounted for in excess of 80% of the housing supply.

The existing supply of housing units in Taliaferro County and the municipalities meets the community's current needs. The number of households and total units has increased at a higher rate than the population. Between 1980 and 2000, the total number of households in Taliaferro County grew 12.6% while housing units increased by 20%.

### **Income and Housing Adequacy**

Increases in housing costs must generally correlate with increases in income to ensure that affordable housing options are available to the entire population (see section on housing costs below for more detailed information). The cost of living in Taliaferro County and the municipalities is significantly lower than the CSRA and state average because of the rural nature of the county and the absence of large-scale development. The wages and earnings of residents as a whole have continually risen since the 1980s. While local wages are low compared to the state average, the cost of purchasing a home or renting in Taliaferro County and the municipalities is well below the state average.

Housing affordability is a great concern within the low-to moderate income groups. Over 32% of Taliaferro County residents fall below the poverty line. The number of households earning less than \$29,999/year in household income far exceeds mid-income ranges. In Crawfordville alone, over 30% of households earn less than \$10,000/year. The presence of multi-family, subsidized housing units throughout Taliaferro County and Crawfordville currently house a large share of low-income residents. Low incomes are offset only by the lower cost of living.

The community's non-resident workforce's housing needs is more complicated to quantify because of the assumption that they wish to reside in Taliaferro County. The idea behind the statewide objective of "to make it possible for all who work in the community to also live in the community" relates primarily to communities in which the non-resident workforce commutes to areas where the cost of housing is unaffordable, not to rural jurisdictions where housing cost differentials are minimal from one county to the other

Over 13.2% of the county's nonresident population commutes from Wilkes County, a larger rural county adjacent to Taliaferro County where the median value of a home is 34.5% higher and more services are provided. Per capita incomes and household incomes in Wilkes County are substantially higher than in Taliaferro County.



### ***Housing Conditions***

In general, the housing stock in Taliaferro County and the municipalities is older than the CSRA and state averages. Less than 5.9% of Georgia homes were built prior to 1939, significantly less than Taliaferro County (22.9%), Crawfordville (25.7%), Sharon (50.9%).

Over 66% of Taliaferro County's housing supply was constructed prior to 1980, relatively higher than the 56.6% for the CSRA and 49.9% for the state. The largest decade of housing construction in the county and the municipalities occurred during the 1970s and 1980s, with over 30% of the housing units were built.

Overall, the condition of the housing stock is adequate throughout the county and the municipalities and very comparable to regional and state levels. Over twenty percent of Taliaferro County's housing units have been built in the past twenty-five years. The lack of complete plumbing facilities in the county has declined from 198 in 1980 to 66 in 2000 (6%), and is slightly higher than the CSRA (1.5%) and statewide (0.9%) averages. Rates in the municipalities are similar to the county average. Housing conditions have improved drastically since 1980, primarily because of the phasing out of older units and increased care by homeowners.

The municipal housing stock, while older, has been aided by the preservation efforts of homeowners. None of the historic districts or areas are at risk of dilapidated structures. There are no concentrated areas of substandard housing.

### ***Assessment of Occupied Units***

Homeownership trends vary throughout the region. In the CSRA, homeownership has increased gradually since 1980, from 65.1% to 68.4% in 2000. This mirrors a statewide trend towards increased homeownership. Statewide, homeownership increased from 60.4% to 67.5% in the last past two decades. In Taliaferro County and the municipalities, the home ownership rate has remained flat, increasing less than 1% since 1980.

Homeownership trends are reflected in the owner-to-renter ratio. In the CSRA, there are 2.17 owners for every renter, up from 1.91 since 1980. Statewide, the ratio is has increased from 1.89 to 2.17 in the past two decades. By contrast, the ratio in Taliaferro County has remained flat since 1980. The ratio in the unincorporated area is typical of rural communities where home ownerships rates are higher.

Vacancy rates throughout Taliaferro County are above both the CSRA and state average. In 2000, the vacancy rate in Taliaferro County was 24.9%, slightly above the 21.9% in 1990. The owner vacancy rate in Taliaferro County is approximately 2%, in line with CSRA and state averages. Renter vacancy rates in Taliaferro County and the municipalities is 1.9%. The renter vacancy rate is low compared to the CSRA (7.9%) and state (8.4%) averages. Since 5% is a desired rate for rental unit availability, this suggests more units will be needed in light of projected increases in new households through 2025.



### *Housing Costs*

The median property value in Taliaferro County is \$43,100, slightly higher than both the \$39,700 in Crawfordville and \$33,100 in Sharon. Median property values countywide are significantly below the CSRA average of \$73,500 and state average of \$100,600. Since 1980, the median value of a home in Taliaferro County increased by 118.8%, with most of the municipalities following suit. By contrast, median property values in the CSRA and statewide have increased fourfold in that same period. With owner vacancy rates at historic lows and below the state average, coupled with an increasing number of new households, median property value increases have been relatively small. This is primarily due to little demand in residing in Taliaferro County. The county will enjoy very limited population growth and the commuting population, primarily located in neighboring counties, is willing to commute reasonable distances to work.

Median monthly rents in Taliaferro County are \$202, in line with those of the municipalities, but well below median rents found in the CSRA (\$364) and statewide (\$505). The supply of affordable housing for the resident and nonresident commuting populations is readily available.

In general, housing costs are not impacted by special circumstances. During the peak of job losses and population decline of the 1980s and 1990s, median-housing values increased substantially. This indicates a pattern of reasonably strong demand for housing.

### *Future Demand*

The forecast of future housing demand is based primarily on the projected population and economic trends established in previous sections of this chapter and the plan. Currently, the majority of the county and municipalities' housing inventory is single-family units with a relatively small percentage of multi-family, and an increasing percentage of manufactured home units.

The owner vacancy rate in Taliaferro County and the municipalities (1.9%) is well below CSRA and state averages and highlight a future housing shortage. Both total population and the total number of households are projected to increase by approximately 15% through 2025. Furthermore, the fastest growing demographic during the planning period is the 45+ age groups. The number of younger age groups, particularly those of children-raising age, will continue to decline. This will result in even lower average household sizes through 2025. Given these demographic shifts, and assuming the owner-renter ratio remains constant over the planning period, the result will be a net shortage of rental units.

Employment base remains a significant consideration in planning for housing. The workforce is projected to increase by 24% through 2025, with most of the employment growth in services. Currently, close to a quarter of Taliaferro County jobs are held by non-residents. Most commuters are from adjacent counties but a significant portion commute longer distances. These workers tend to work in highly specialized public administration

# HOUSING

occupations. The county and cities need to view these workers as potential homeowners and support housing policies that will encourage commuters to reside in the county.

Median incomes will continue to rise in Taliaferro County and the municipalities. This rise is particularly evident in household income, which will reach \$36,354 by 2025. Current incomes are adequate to afford median-priced homes within the county and municipalities. While projections for household income distribution are unavailable, two trends suggest overall income increases in middle-income groups. First, median incomes are rising at relatively high rates. Second, sector earnings indicate that the fastest growing employment sectors in the local economy will also be the highest paid.

Table H-6 provides housing needs projections through 2025.

Table H-6: Taliaferro County and Municipalities Housing Needs Projections								
	Total Units	New Units	Single-Family	New Units	Multi-Family	New Units	Mobile-Home	New Units
<b>Taliaferro Co.</b>								
2000	1,077	N/A	642	N/A	42	N/A	393	N/A
2005	1,112	35	663	21	43	1	406	13
2010	1181	69	704	41	46	3	431	25
2015	1282	101	764	60	50	4	468	37
2020	1409	127	840	76	55	5	514	46
2025	1558	149	929	89	61	6	568	54
<b>Crawfordville</b>								
2000	311	N/A	209	N/A	21	N/A	81	N/A
2005	322	11	216	7	21	0	85	4
2010	344	22	229	13	22	1	93	8
2015	376	32	248	19	23	1	105	12
2020	416	40	272	24	24	1	120	15
2025	463	47	300	28	26	2	137	17
<b>Sharon</b>								
2000	55	N/A	42	N/A	0	N/A	13	N/A
2005	57	2	43	1	0	0	14	1
2010	61	4	46	3	0	0	15	1
2015	67	6	50	4	0	0	17	2
2020	74	7	54	4	0	0	20	3
2025	82	8	59	5	0	0	23	3

N/A: Not Applicable



## Goals, Objectives and Policies

All goals, objectives, and policies apply to Taliaferro County and the municipalities unless otherwise noted.

### **Goal 1: Provide housing choice, in a variety of price ranges, for both homeowners and renters.**

Policy 1-1: Encourage a wide range of housing types to support persons with special needs and to accommodate varying age groups, household sizes and work force needs throughout the community.

Policy 1-2: Ensure adequate supply of special needs and affordable housing for seniors and low and moderate-income households. (applies to Taliaferro County and the City of Crawfordville).

Policy 1-3: Preserve and rehabilitate the existing housing stock.

### **Goal 2: Encourage new housing development to locate in proximity to existing or planned infrastructure and near important community attractions.**

Policy 2-1: Encourage housing development to locate in areas convenient to shopping, recreation facilities, schools and other community activities.

Policy 3-1: Encourage infill-housing development, where appropriate, in suitable areas supported by necessary infrastructure.

### **Goal 3: Encourage the renovation of substandard or vacant units for use as affordable housing units for low-to-moderate income households.**

Policy 3-1: Seek state and federal funding assistance for housing rehabilitation and special needs housing assistance (applies to Taliaferro County and the City of Crawfordville).

Policy 3-2: Preserve and enhance historic homes.

Policy 3-3: Coordinate housing rehabilitation with downtown revitalization efforts (applies to Crawfordville).



***Vision Statement***

Taliaferro County, the City of Crawfordville, and the City of Sharon recognize the importance of community facilities in enhancing residents’ quality of life and economic development efforts, and will provide effective and efficient facilities as needed.

***Introduction***

The adequacy and availability of community facilities is a necessary part of the comprehensive planning process due to the importance of maintaining and attracting future residents, businesses and industries to the area. Growth needs to be managed in such a way as to not put an undue burden on existing community facilities, and thereby negatively affect the overall quality of life in the county and municipalities. It is important that the prioritizing, scheduling and construction of community facilities meet the needs of current and future populations, while at the same time guide and direct growth in an orderly and logical manner.

The Community Facilities Element inventories the various public and semi-private facilities and services available in Taliaferro County and the municipalities. It also assesses the quality and availability of these community facilities with respect to the impact of projected population and economic growth through 2025. This section utilized population estimates and projections as well as projections of economic growth as a basis for need assessment and the development of Level of Service (LOS) Standards, where appropriate.

The attached map provides a general overview of community facilities and will be referred to throughout this section. Since most community facilities are located within the City of Crawfordville, the figure also includes a separate map for Crawfordville to highlight the location of facilities.

***Transportation***

An efficient transportation network is a key element in determining Taliaferro County’s ability to develop. Adequate transportation facilities are necessary both for the transport of people and goods and services. The efficiency of the network has a direct impact on land use through its ability to disperse increased traffic levels as a function of residential, commercial, and industrial development.

**Existing Road Network**

Roadways are classified by the U.S. Department of Transportation based on their function within the local highway network. Each major classification category is defined as follows:

**1. *Principal Arterials:*** These roads, which include interstates and rural freeways, serve substantial regional, statewide or interstate trips; connect most urban areas of 25,000 or more and virtually all urban areas of 50,000 or more; and provide an integrated network without stub connections except where geography dictates otherwise.



**2. Minor Arterials:** These roads form a rural network that links other cities, larger towns, and other traffic generators, capable of attracting travel over similarly long distances; links all developed areas of the state; and serve corridors with trip lengths and travel density greater than those predominantly served by rural collector or local systems. Minor arterials constitute routes whose design should be expected to provide for relatively high overall travel speeds, with minimum interference to through movement.

**3. Major Collectors:** These roads primarily serve the county rather than regional or state traffic. Consequently, more moderate speeds are typical. They serve any county seat or larger town not on an arterial route, and other traffic generators of equivalent intra county importance; link the latter places with nearby larger towns or cities, arterials and freeways; and serve the more important intra county travel corridors.

**4. Minor Collectors:** These roads also serve county-wide traffic and collect traffic from local roads and bring all developed areas within a reasonable distance of a collector road; provide service to smaller communities; and link the locally important traffic with more significant generators.

Interstate 20 and GA highways 12, 22, 44, 47, and U.S. 278 all intersect a portion of the county and are the primary arterials in Taliaferro County. Most of the roadway network is rural, with only a handful of urban roads in Crawfordville.

Table C-1 identifies the total mileage and paved roadways of each local jurisdiction. Most of the network is in the unincorporated areas. Crawfordville includes smaller roadways most of which are paved. By contrast, less than half the county road network is paved.

**Table C-1: Taliaferro County and Municipalities Road Network**

	Mileage	Paved	%
<b>Taliaferro County</b>			
State Routes	94.41	94.41	100%
County Roads	316.02	147.09	47%
City Streets	21.36	20.34	95%
Total	431.79	261.84	61%
<b>Crawfordville</b>			
State Routes	5.54	5.54	100%
County Roads	2.29	2.05	90%
City Streets	15.14	15.0	99%
Total	22.97	22.59	98%
<b>Sharon</b>			
State Routes	1.73	1.73	100%



County Roads	1.86	1.86	100%
City Streets	0.75	0.19	25.3%
Total	4.34	3.78	87%

Source: Office of Transportation Data, Georgia Department of Transportation, 2002

### Level of Service

The quality of service provided by the road network requires quantitative and qualitative measures of operational efficiency. The primary method of analysis is to determine the Level of Service (LOS) of the major thoroughfares within the network. According to the Highway Capacity Manual, LOS is a measure describing operational conditions of a roadway in terms of average speed, travel time, maneuverability, and traffic interruptions. Table C-2 identifies six LOS categories, ranging from A to F, each describing the operating conditions associated with them.

Table C-2: Level of Service Classification

Level of Service	Operating Conditions
A	Free flow, minimum delay at signalized intersections.
B	Occasional short delays that may require waiting through one red light.
C	Stable flow with intermittent delays at signalized intersections (typical design level). Backups may develop behind turning vehicles.
D	Approaching unstable flow and may require waiting through two or more red lights.
E	Unstable flow. Roadway is operating at capacity with high levels of congestion that may result in lengthy delays.
F	Forced flow through jammed intersections. Excessive delays resulting in extremely high levels of congestion

The LOS indicates the roadway conditions during the peak hour of traffic. It is calculated by determining the ratio of traffic volume to roadway capacity for segments of individual roadways based on accumulated flow from collector roads within the traffic shed. The typical design level of a road represents an operational LOS C. This indicates that roads are designed to adequately handle 65% of the traffic capacity while maintaining a stable flow of traffic.

The entire traffic network in Taliaferro County is operating at a level of service of A. According to the latest traffic count data provided by the Georgia Department of Transportation (2002) the heaviest traveled road in the county (excluding I-20) is GA 22 (1,130 AADT). No other roadway exceeds 1,000 AADT. There are currently no major road projects within the Taliaferro County.

### Pedestrian and Bicycle Facilities

There is currently no comprehensive sidewalk inventory for Taliaferro County and the municipalities. There are no known sidewalks in the unincorporated areas. Crawfordville has a sidewalk network which includes both the downtown area and adjacent residential areas. The CSRA



RDC is in the process of conducting a region-wide inventory of pedestrian facilities, including sidewalks and curb ramps. When complete, the inventory will assist in future planning efforts.

There are no bicycle facilities in Taliaferro County and the municipalities. State Bicycle Route 85 passes near Taliaferro County, in neighboring McDuffie, but does not enter the county.

### **Signalization and Signage**

There is one signalized intersection in Taliaferro County, located at the intersection of U.S 278 and GA 12. Signalization at this intersection is essential for traffic safety.

### **Bridges**

There are several bridges in Taliaferro County. Two of the state maintained bridges are located on SR 22 and SR 47. One is located on SR 22 at South and North Forks over the Ogeechee River south of Crawfordville and one located on SR 47 at Harden Creek and Tributary, 8 miles northeast of Crawfordville. These bridges are maintained by the Georgia Department of Transportation. Bridges located along county roads are maintained by Taliaferro County. All bridges located along county roads are maintained by the county.

### **Public Transportation**

In addition to coordinated transportation through the Georgia Department of Human Resources, Taliaferro County Transit (TCT) provides transportation for senior citizens. There are two buses available and all transportation is done on appointment only.

### **Railroads**

CSX provides local rail service at Crawfordville. CSX and Norfolk Southern provide piggyback service at Atlanta (85 miles).

### **Port Facilities and Aviation**

Taliaferro County does not have any port or aviation facilities. The nearest local airport is 15 miles away in Green County while the nearest commercial air service is in Augusta, 50 miles away. Atlanta-Hartsfield International Airport, located in Atlanta approximately 105 miles from Crawfordville, provides major commercial airline service. The ports of Savannah (150 miles) and Charleston (220 miles) provide port facilities.

## ***Assessment***

### **Road Network and LOS**

Roadways have the potential to spur the Taliaferro County economy and should be considered significant as much for their economic development function as for local transport needs. At just over 53%, the county has an unacceptably high percentage of unpaved roads. Neither current nor future needs are being met with so many unpaved roads. While some roads in very low density areas have always been and will continue remain dirt roads, the county will need to implement projects prioritized through the years. Over 95% of roads within municipalities are paved. No major problem areas were identified current needs are being met. At current levels of service, future needs will also be met in the municipalities.



### **Pedestrian and Bicycle**

Overall, there is lack of pedestrian and bicycle facilities in the county and the municipalities. Most of the sidewalk system in Crawfordville is over 40 years old. The CSRA RDC is currently in the process of developing a bicycle and pedestrian plan for the 13-county CSRA area. A complete inventory and assessment as well as recommendations will be completed by 2005.

No bicycle routes have been identified within the county or the municipalities. The regional bicycle and pedestrian plan will include recommendations for bicycle routes, including facilities along the proposed scenic byway route. In addition to identifying an internal network, the plan will examine ways to link local bicycle networks with the state system, thus providing residents with alternative transportation modes.

### **Bridges and Signalization**

The adequacy of the overall road network is dependent on bridge maintenance and the adequacy of signalized intersections to maintain a steady traffic flow. The county continues to monitor the condition of bridges and repair them on an as needed basis. There are two planned improvements to GDOT maintained bridges identified in the GDOT State Transportation Improvement Program (for years 2004-2006). These improvements to the bridges will begin in 2005.

The level of service (LOS) of the signalized intersections is direct correlated to the level of service of the road segments that they control. Currently, all signalized intersections in Crawfordville are operating at a LOS A.

### **Public Transportation**

Public transportation is adequate for the senior population in Taliaferro County. As the aging population grows, the need for more buses should be considered. Until that time, the current buses are in good condition and are providing an excellent service.

TCT is currently able to meet demand for public transportation. With the projected growth of 86 in the seniors population group through 2025, TCT should not require additional vehicles to accommodate future demand. Like many public transit providers, however, the existing fleet is always an issue. Buses will eventually require replacing.

### **Railroads**

The railroad in Taliaferro County is very busy transporting goods. The railroad parallels the state highway that runs through Taliaferro County and provides a great economic development selling point to prospective businesses.

CSX currently provides an acceptable level of service and is expected to continue to do so. Even with the anticipated economic growth policy outlined in the Economic Development section, CSX has enough capacity to continue providing adequate service.



## Water Supply and Treatment

One of the most important issues throughout the state is the availability and quality of drinking water. The incredible growth rates experienced in the state's metropolitan areas have put tremendous pressure on public drinking water sources and have depleted numerous private wells as groundwater supplies continue to decline due to drought.

Taliaferro County does not operate a public water system. Most Taliaferro County residents rely on private wells for their water supply while some areas of the unincorporated portions of Taliaferro County are served by municipal water systems.

The City of Crawfordville operates an intake station at Water Tank Road. The city has a total permitted withdrawal capacity of 79,000 gallons per day with a treatment capacity of 1.0 mgd and a storage capacity of .90 mgd. The average daily demand is .45 mgd and peak demand is .55 mgd. The system was developed in 1938 and has recently been improved with all new 4" water lines. The Crawfordville system provides water to approximately 300 customers and is adequate for the fire protection needs within the city.

### *Assessment*

Based on population projections, community facilities and services must be assessed to determine their levels of service and ability to meet the demands of the existing and future population. A level of service analysis for the water systems must take a number of variables into consideration when determining the adequacy of the network to serve its users. Each of the municipal water systems must be assessed based on four adequacy measures. The first variable is the water source, which must be analyzed to determine whether or not the available water is adequate to supply existing and future demand. The second variable is the treatment capacity of the water system, which addresses the systems capability of providing potable water. The third variable deals with storage capacity and the ability to meet average daily demand. The final variable is the delivery system, to determine if the current network can adequately provide water to those areas designated for service.

Water demand forecasts are derived from population, housing, and employment forecasts based on existing average use levels. These forecasts are based on minimal expansion of the network service area and would increase accordingly if water service were extended further into the unincorporated area.

In order for Taliaferro County to continue to attract commercial and industrial development and take full economic advantage of its Interstate 20 interchange, water and sewer services need to be developed. Development cannot and will not occur unless these services are available. The provision of a comprehensive water and wastewater system is a requirement to support desired new development. Areas targeted for future industrial and commercial development will require adequate water service to attract higher density development and support more intensive land uses. The city continually monitors the delivery system to identify inadequate pipe segments, which are too small or in disrepair. The city conducts periodic repairs to the delivery system and will mitigate additional problems as they arise.



## Sewerage System and Wastewater Treatment

Another major issue concerning the development of Taliaferro County is the presence of a public sewerage system within the municipalities. Taliaferro County residents rely on individual septic systems as the county does not operate a public sewerage system in the unincorporated areas. The City of Sharon also relies on septic tanks for sewage disposal and does not provide public sewerage system for the residents.

The City of Crawfordville provides sewer to most areas of the City. The sewer system was constructed in 1964 and is approximately eight miles long. Sewage is disposed and treated on a 4-acre lagoon located south of Crawfordville. The maximum treatment capacity is 30,000 gallons of sewage. The lagoon is permitted for a demand of 20,000 gallons. Effluent is discharged into the Mile Branch of the Ogeechee River. The City's water pollution control plant is permitted to treat 30,000-gpd and is currently operating at capacity due to population increases. In addition, inflow and infiltration (I&I) has caused the plant to exceed its permitted capacity on several occasions following a rainfall event. The I&I has been diminished by utilizing FY1999 and FY2000 CDBG funds for collection system improvement projects by the City. However, the City is currently under a Consent Order for the treatment plant failure to meet the NPDES discharge permit requirements to Mile Branch of the Ogeechee River.

### *Assessment*

The County does not operate a public sewerage system and does not plan to provide countywide service. The development of a wastewater treatment facility at the I-20 interchange would facilitate economic development efforts.

Across the state, regional watershed studies and TMDL implementation plans have increasingly identified septic tanks as an increasing non-point source pollutant. The abundance of septic tanks in unincorporated areas has increased dramatically over the past twenty years as suburban development has outpaced urban development. The number and location of all of the septic tanks in the county is not precisely known, but the number of households not using a public sewerage system would indicate that there are approximately 874 individual septic systems (according to the number of households in Taliaferro County). This estimate illustrates the large number of unmonitored septic systems in the county, which should be cleaned out every 3-5 years to ensure proper operation. Currently there are no regulations in place to monitor the maintenance of septic systems so once a problem occurs, it is generally too late to prevent contaminants from entering the ground and surface water.

The City of Crawfordville obtained funding from USDA Rural Development and the Department of Community Affairs FY 2002 CDBG program totaling \$2,175,000. These funds will be used to abandon the existing oxidation pond and construct a 0.100-mgd Water Pollution Control Plant in order to meet the treatment and flow requirements. Also, these funds will be utilized to rehabilitate the downtown portion of the collection system. Construction is anticipated to begin for these improvements in June 2005.



## Solid Waste

Taliaferro County residents deposit their household waste into collection boxes at sixteen (16) sites within the County. Taliaferro County collects the solid waste from these sites and hauls it to the Wilkes County transfer station. It is subsequently transferred to the Oak Grove Landfill in Winder, Georgia with whom Wilkes County has an agreement. The county seat of Crawfordville contracts with a private collection company to provide curbside collection to its residents.

Unincorporated Taliaferro County and the City of Sharon are currently totally dependent on a green box collection system. This green box system is utilized by all residential, commercial, and industrial customers in Sharon and the unincorporated areas of the county. The county provides all of the collection service in the form of a single truck that services the 13 five cubic yard green boxes at sixteen separate sites throughout the county. The green boxes in use at the present time are the wheeled variety. The County owned vehicle hitches to these boxes individually, and pulls them to the landfill site for disposal of their contents.

Out of the 13 green boxes, two are located in the incorporated area of Crawfordville, and one is located in the incorporated area of Sharon. The remaining 11 are located systematically throughout the unincorporated area of the county at or near population nodes. Approximately half of the boxes are emptied every Monday, and the other half are emptied every Tuesday. On Fridays, the boxes are emptied on an “as needed” basis. The City of Crawfordville collects on basically the same schedule. Map 1, (attached) illustrates the locations of the green boxes in the county as well as the location of the Taliaferro County Landfill.

The city of Crawfordville contracts with a private collection company to provide curbside pickup of solid waste for its citizens as well as its commercial and industrial establishments. The city’s contractor collects waste once a week. The contract is re-bid every three years.

### *Assessment*

Considering the decrease in population projected through 2014, curbside pickup may continue to be impractical in Sharon and Unincorporated Taliaferro County. A green box system of some kind should continue to be the most viable option for Taliaferro County and Sharon. The green box system in Taliaferro County has proven to be quite adequate for the collection of solid waste. The number of boxes as well as the size of them meets the demands of the citizens of the county. The existing curbside collection service in Crawfordville should be adequate through the planning period. Likewise, the existing green box system should continue to be adequate for Sharon and Unincorporated Taliaferro County.

There are currently no source reduction programs in place in Taliaferro County. Implementation of such programs could significantly benefit Taliaferro County’s waste reduction efforts. As public awareness of source reduction options increases, citizens will then become more capable of using their buying power to influence the packaging decisions of manufacturers of the products they use. Benefits of this “educated purchasing” will be evident in both the short and long term.



***General Government***

Taliaferro County currently operates under a three commissioner governing authority consisting of the Chairman of the Board of Commissioners and two additional commissioners elected to four-year terms.

The Taliaferro County Courthouse located in Crawfordville serves as the site for the Board of Commissioner’s Office, Probate Court, Magistrate Court, Tax Assessor’s Office, Tax Commissioner’s Office, Clerk of Superior Court, Superior Court Judge’s Office, Taliaferro County Sheriff’s Office, Superior Courtroom, and meeting rooms. The county employs thirty-three employees, ten of whom are part-time employees.

The City of Crawfordville operates under a Mayor and City Council-based system of government, with a Mayor and four council members. Crawfordville has four full-time and one part time city employees and city operations are run out of City Hall.

The City of Sharon operates under a Mayor and City Council-based system of government, with a Mayor and four council members.

***Assessment***

Government facilities are generally meeting county and municipality needs and are adequate through 2025. Population projections do not justify hiring additional government employees and the county does not intend to do so, with the possible exception of a code enforcement officer or other staff related to regulatory needs. Space shortages may develop with the addition of new staff members. The County has continually renovated the courthouse in the past two decades but will need to continue renovation efforts to other governmental buildings through the planning period.

**Public Safety**

Public safety includes sheriff services, E-911, emergency medical services, and fire protection. The Taliaferro County Sheriff’s Office provides general police protection and court services, as well as city and county dispatch service.

**Law Enforcement**

Three law enforcement offices serve Taliaferro County: the Taliaferro County Sheriff’s Department, the Crawfordville Police Department, and the Georgia State Patrol. The Taliaferro County Sheriffs Department provides police protection for unincorporated Taliaferro County. The Crawfordville Police Department provides services within the city limits. The Georgia State Patrol has jurisdiction over 10 miles of Interstate-20, but the Taliaferro County Sheriff’s Department responds to calls on I-20 as well.



### **Sheriff's Department**

Taliaferro County residents depend on the Taliaferro County Sheriff's Office for law enforcement including the serving of arrest warrants and civil papers. In 2002, the Sheriff's Department responded to approximately 250 calls per month with an average response time of twelve (12) to fifteen (15) minutes. In addition to the Sheriff, the office employs seven Deputies and is equipped with seven cruisers.

The Sheriff's Department is located in the Emergency Operations Center (EOC) in Crawfordville, which serves as the base of operation, records bureau, administration, and detention facility with one holding cell. The Taliaferro County EOC also houses Communications, E-911, Fire and Rescue, but does not have a jail. The County contracts with McDuffie and Lincoln Counties for jail facility space when necessary.

### **Crawfordville Police Department**

Crawfordville is served by its own Police Department, which is staffed by one police officer. The Police Department, located in City Hall in Crawfordville, is equipped with three police cruisers and has no detention area. The County Sheriff's Department patrols the city as well, and provides some manpower when needed in the city.

### **Emergency 9-1-1 Center**

9-1-1 is the official national emergency number in the United States and Canada. Dialing 9-1-1 quickly connects you to a Public Safety Answering Point (PSAP) dispatcher trained to route calls to local emergency medical, fire, and law enforcement agencies. Under a federal law enacted in 1999, 9-1-1 will replace all other emergency telephone numbers.

The Taliaferro County Sheriff's Office has five dispatchers that dispatch calls for the city, county, and EMS service. These dispatchers are housed in the same office along with the secretary and deputies of the Sheriff's Department.

### **Fire Protection**

An effective fire department is a vital link in the chain of regional development, affecting insurance costs and, thus, the willingness of people and industries to settle in a given area. Fire protection is directly affected by the quality of the water system and a lack of infrastructure can severely reduce the community's ability to provide adequate fire protection.

The availability and adequacy of a water system is a determining factor in the rating given a fire department by the Insurance Services Organization (ISO). Other factors include: the size and type of buildings in a community, the presence or absence of fire alarm systems, how calls are received and handled, whether fire fighters are paid or volunteer, whether there is a community water system, the size of water mains, and how long it takes a department to respond to an emergency call. This independent organization weighs all these factors to assign a department a rating between one and ten, where a rating of nine or ten indicates relatively little protection.



ISO ratings are not legal standards but recommendations that insurance companies can use to set fire insurance rates. However, because these ratings involve weighing several variables, comparing different communities is difficult. For instance, a rating of seven in two different communities does not mean that each is working with the same equipment under the same circumstances. Rather, one could have an adequate water system but inadequate personnel and equipment, the other, the reverse.

Taliaferro County has a 16 member volunteer fire department which is financially supported by the County and the Cities of Crawfordville and Sharon. Three fire stations are located in Crawfordville, Sharon, and Margaret's Grove. The department has nine fire trucks of various models and years, five of which are located in Crawfordville. The oldest fire truck is dated to 1962. The department also has three support vehicles. The fire station in Crawfordville has an insurance rating of 8 and the remaining stations have an insurance rating of 9.

Taliaferro County Fire and Rescue services operate from the fire department where there are three bays which house fire trucks and ambulances.

### **Emergency Medical Service**

Taliaferro County is served by the Wilkes County Emergency Medical Service, which is located on Marshal Street in Washington. The department has eight full-time employees including one emergency management technician (EMT) and seven paramedics. The department also has fifteen part-time employees, twelve of which are paramedics and three of which are EMT's. The department also has four Advanced Life Support Trucks dated 1986, 1987, 1989, and 1991.

### **Animal Control**

Animal control is contracted out with the Wilkes County Humane Society.

### ***Assessment***

#### ***Law Enforcement***

According to the Federal Bureau of Investigation Uniform Crime Report (UCR) of 2002, national averages of rural counties for the number of sworn officers per 1,000 residents was 2.5 sworn officers per 1,000 residents. According to the staff figures for the Taliaferro County Sheriff's Department, Taliaferro County averages are currently less than one sworn officers per 1,000 residents. Although the number of officers and personnel falls below the national average, the Sheriff's Department adequately serves the existing population. Crime rates are close to half the state average and the geographic size of the area is relatively small.

Population growth is projected to be minimal and the Sheriff's Department should continue to serve future populations. However, the county should support more clustered housing development as this can dramatically reduce the need for additional law enforcement.



The UCR states that the national law enforcement average for cities of less than 10,000 people was 4.1 sworn officers per 1,000 residents. According to the staff figures for the Crawfordville Police Department, the city currently averages .57 officers per 1,000 residents. Similar to the county, however, levels of service does not meet current needs, but with the addition of the Sheriff's Office providing additional coverage in the city, the city is well protected and will be in the future. The city just cannot afford more officers and the expenses of equipment and vehicles that go along with them.

Equipment needs will vary through the planning period but both Taliaferro County and the City of Crawfordville will need to invest in vehicles and other equipment on a periodic basis to ensure adequate levels of service.

### ***Emergency 9-1-1***

The dispatch center in the Sheriff's Office is efficient in the job it must perform, but is in need of more space.

### ***Fire Protection***

Overall, the county's level of fire protection is adequate and is expected to remain so. However, all fire stations will require renovations through the planning period.

Fire protection is directly affected by the quality of the water system and a lack of infrastructure can severely reduce the community's ability to provide adequate fire protection. The high ISO rating is an indication that water system infrastructure needs to be upgraded and improved to help lower the ISO rating. Upon completion of water system improvements, ISO ratings will begin to improve. The County should policies to expand the water system. Residents be better protected and industries will have more incentive to locate or expand operations in the County and municipalities.

Response time for fire protection averages between twelve (12) and fifteen (15) minutes, highlighting low-density development throughout the county. The county has strategically spread the fire and rescue departments around the county to better serve the residents and they continue to improve on their response times.

### ***Emergency Medical Services***

The existing level of service is adequate. There are two ambulances in the county, one on 24-hours a day duty and one back-up. To improve the level of service, investment in new equipment and staff must keep pace with population growth. The EMS Department has identified the need to replace one ambulance with a newer model in order to ensure they can continue to provide an adequate level of service.



### Recreation Facilities

Currently, there are no city or county owned recreational facilities in Taliaferro County. However, Taliaferro County residents are fortunate to be home to the A.H. Stephens State Historic Park which has both natural and historic resources for its visitors. Within the park is Liberty Hall, Stephens' home which has been renovated to its 1875 style, is fully furnished and open for tours. The park also features a Confederate museum with one of the finest collections of Civil War artifacts in Georgia, including uniforms and documents. The beautiful outdoor facilities include 1,177 acres, 25 tent, trailer and RV campsites, four cottages, three picnic shelters, a group shelter that seats 80, two fishing lakes (1 acre and 18 acres), a Junior Olympic swimming pool, group camp that sleeps 120, and pioneer campground. Popular activities at the park include fishing, boating, three miles of walking trails, one ADA accessible trail, horseback riding with 12 miles of trails, and educational programs. Special annual special events such as the Heritage Crafts Festival in April and the Christmas at Liberty Hall in December also take place for visitors.

#### *Assessment*

The National Recreation and Park Association has set a guideline level of service of 10 acres of park, recreation, or open space per 1,000 persons. Excluding the WMA, Taliaferro County and the municipalities far exceed this standard. Nevertheless, the County should identify areas critical for open space preservation and appropriate for park development to meet increasingly growing needs and set aside for future growth and development.

In the future, Taliaferro County hopes to establish a small ball park in Crawfordville to develop a little league and softball league. The County and City will be pursuing a Local Development Fund Grant to help finance this project. The City of Sharon has also expressed an interest in developing a playground facility and basketball court in the City.

### Hospitals and Other Public Health Facilities

The County's health care services and facilities are provided through a network of modern private hospitals and clinics, a coordinated system of public health clinics, and independent health care providers.

#### Hospitals and Health Centers

Taliaferro County residents are served by several hospitals in McDuffie County and the metro Augusta area, including McDuffie Regional Medical Center, Medical College of Georgia, and University Hospital.

The McDuffie County Regional Medical Center (MCRMC) is a 47 bed medical center that offers a full spectrum of medical and health services for residents of McDuffie County and surrounding communities. MCRMC has an Intensive Care Unit, and 24-hour services laboratory and radiology.



The Emergency Care Department provides immediate evaluation, treatment, and stabilization emergency care to more than 11,000 patients annually. Outpatient services reached more than 16,000 people in 2001. Surgical Services of McDuffie Regional Medical Center include 2 surgical teams, an Anesthesiologist with 8 surgeons specializing in surgical areas of general surgery, orthopedic, podiatry, ophthalmology, and gynecology.

University Hospital is the community hospital for the metro Augusta area. The 612-bed multi-service medical facility provides acute in-patient and outpatient emergency care, intensive care, trauma, and psychiatric care and operates two nursing homes. There are plans to completely renovate the emergency facilities in the next three to four years. In addition, the hospital addresses the specialized needs of women's healthcare issues with the W.G. Watson Women's Center.

The Medical College of Georgia Health Care System is comprised of the MCG Hospitals and Clinics, the MCG Children's Medical Center, and the doctors, nurses, pharmacists, therapists, staff and centers which combine to form the Medical College of Georgia (MCG) health system. MCG has state-of-the-art facilities and expert health care teams serving residents of Georgia, South Carolina and the Southeast. MCG Hospitals contain 632 licensed beds (520 Adult and 112 Child), 22 operating suites and are a Level I trauma center.

### **Public Health**

Primary health care services are provided by the Tri-County Family Medical Center, which services Warren, Glascock, Hancock, and Taliaferro Counties. The main office is located in Crawfordville and satellite offices are located in Gibson, Sparta, and Crawfordville. Since 1980, the Center has contracted the Department of Family Medicine at the Medical College of Georgia in Augusta to provide health care practitioners. The Crawfordville office is open five days a week and employs two physicians who work three days a week; one physician who works five days a week; one full-time nurse practitioner; one resident and one medical student from MCG. The Center treats approximately 12,500 patients a year. In response to the demand for medical services, the satellite centers have increased their medical services to four days.

### **Nursing Homes and Seniors Services**

The Crawfordville Health and Rehabilitation Center is located at 129 Norwood Road in Crawfordville. There are 110 available beds with an average occupancy rate of 97%. The nursing home is a private, for-profit nursing home. Residents at the home receive care, on average, 0.34 RN hours per day, 0.80 LPN hours per day, and 2.19 CNA hours per day, which total 3.33 nursing hours per day. The national average for total nursing hours per day is 3.83 hours per day.

Taliaferro County houses its Senior Citizens Center in the Community Services Building in Crawfordville. They currently offer activities such as exercise classes and quilting. The Senior Citizens Center provides twenty-two (22) meals per day in the Center and twenty-two (22) homebound meals per day. The Center hosts an annual seniors banquet and schedules regular outings.



**Assessment**

In general, current public facilities and private hospitals are adequate to meet the current and projected needs of Taliaferro County and the municipalities. The Augusta metro area contains more hospital beds and physicians per capita than most parts of the nation. However, as the closest hospital for emergencies, it is in the county’s interest to see it MCRMC expand as this is a regional hospital that serves numerous communities around McDuffie County. While population growth is projected to be minimal, the combined effects of population growth in neighboring counties and an aging population will put stress on the existing system.

The county will need to encourage the development of extended care facilities to meet the future needs of its aging population as well as continuing the support it offers senior to aid them in living independently. The Crawfordville Health and Rehabilitation Center has been operating at or near capacity for years and with the number of residents 65 years or age or higher projected to increase by 25%, additional facilities will be needed.

**Educational Facilities**

The Taliaferro County School System consists of one comprehensive school for grades Pre-K through 12. The school gained Charter status in school year 2001-2002 and has the smallest population in Georgia. The County school is extremely high tech with wireless access, integrated technology and several courses taught almost exclusively on computers. The Pre-K students begin the use of computers in the classroom as they work on character-building programs. The research-based curriculum includes Direct Instruction, Accelerated Reader, Learning Logic, and Integrated Science. The students have access to a variety of vocational courses, including Cisco training, in addition to college preparatory academics. The after school program enables the students to participate in scouts, 4-H, FFA, FBLA, sports and the arts as well as pursue additional courses.

Taliaferro County School Enrollment - 2004														
PK	KK	GR01	GR02	GR03	GR04	GR05	GR06	GR07	GR08	GR09	GR10	GR11	GR12	TOTAL
16	13	22	20	21	14	21	27	26	24	25	18	16	19	282

Source: GA Dept of Education

**Assessment**

Taliaferro County’s educational facilities meet the current needs for housing the students enrolled in the school system. The school is not operating at or beyond capacity. Population growth of younger school age children is projected to be minimal through the planning period, reducing the immediate need for additional facilities. The needs in the Taliaferro County school system appear to be related to the education of the students rather than basic facilities. It is agreed that broad based parental support is lacking in the school system.



Though population growth, including among lower age groups, is projected to be relatively small, future impacts on the public school system must be monitored as growth to determine the ability of existing facilities to accommodate any rise in enrollment above projected levels.

**Libraries and Other Cultural Facilities**

Wilkes and Taliaferro counties joined together on September 23, 1969 to form the Wilkes-Taliaferro Regional Library with the Mary Willis Library in Washington as the headquarters. The library moved from the John Holden building to a modern brick building half a block away in 1989. The library expanded in size from 1,280 sq ft. to 2500 sq ft. providing meeting space and computer capabilities.

The Taliaferro County Library is a 2,500 square foot building located on Askin Street in Crawfordville. The library has a total book and periodical collection of 11,511 with a circulation of 3,219. The library employs one part-time librarian and has an estimated 625 patrons. The library also acquired a computer for checking out books. The current operating budget is funded by the County, the City of Crawfordville, and the County Board of Education. The library also offers various programs for children including the Summer Reading Program, the Book Club Program, as well as various craft workshops throughout the year.

**Library Use Statistics (FY 2000)**

Reg. Borrowers	625
Visitors	2,591
Materials Loaned	3,219
Volumes Loaned*	2
Items Loaned**	5.3
Interlibrary Loans	N/A

\*per capita; \*\*per library user

**Library Materials Statistics (FY 2000)**

Volumes in System	11,511
Volumes Added*	151
Periodical Subscriptions	18
Non-print Materials	121
Internet/Computer Use	339

\*annually

Source: Taliaferro County Library

The Sharon Community Center is located within the city limits on Raytown Road. The City leases the property, which was once used as a school, to the Sharon/Raytown Garden Club. The Center offers a meeting room, kitchen facilities, an auditorium and stage. The Community Center is the site of an annual flower show held in November and the Wild Game Supper.

**Assessment**

The library possesses approximately 11,511 volumes, which is equal to 5.8 volumes per capita. The Georgia Public Library System has adopted standardized recommendations for libraries based on population size they are serving. For communities under 20,000 the basic level of service is 4 volumes per capita. Based on this standard, the Taliaferro County Library is operating well above acceptable standards.

The library facility itself is in excellent condition and is well maintained. The space available for various collections is adequate for the current population and the relatively small growth that is projected through the planning period.



***Goals and Policies***

All goals and policies apply to Taliaferro County and the municipalities unless otherwise noted.

**Transportation**

**Goal 1: Upgrade and expand existing transportation facilities, as needed, to accommodate future growth in the most efficient manner.**

- Policy 1-1: Request funds from GDOT to pave high priority roads.
- Policy 1-2: Citizens do not necessarily want widening of county roads because of damage to property values.
- Policy 1-3: There are only 2 busses in Taliaferro County and they are available by appointment only, therefore improve bus transportation in the county.

**Goal 2: Improve the mobility of pedestrians and bicyclists throughout the county.**

- Policy 2-1: Encourage sidewalks as part of new development.
- Policy 2-2: Encourage GDOT to add bike lanes and sidewalks as part of resurfacing or new construction in appropriate areas along state highways.

**Water Supply and Treatment**

**Goal 1: Provide service to citizens in the most efficient and cost effective manner possible.**

- Policy 1-1: Invest in new infrastructure as needed to ensure the continued provision of an adequate level of service.
- Policy 1-2: Upgrade water infrastructure.
- Policy 1-3: Upgrade and expand the Crawfordville Water Plant (applies to Crawfordville)

**Goal 2: Continue to upgrade water service to areas of the city (Crawfordville).**

- Policy 2-1: Loop water lines for customers who are on dead end lines to enable flushing.
- Policy 2-3: Drain and refurbish water tank.
- Policy 2-4: Research and improve water billing. (Only 2/3 of water supplied in Taliaferro County is billed for.)
- Policy 2-5: Capacity of two wells is at a maximum capacity, other wells could be reactivated in order to alleviate the problem.

**Goal 3: Coordinate new development with the availability of adequate water service.**

- Policy 3-1: Maximize the use of existing infrastructure for water service.
- Policy 3-2: Within 10 years, extend water out to Interstate 20 for community development.

**Sewerage System and Wastewater Treatment**

**Goal 1: Provide service to citizens in the most efficient and cost effective manner possible.**

- Policy 1-1: Maximize the use of existing infrastructure for sanitary sewer service.



Policy 1-2: Build a sewage treatment plant and have it operational within 18 months since pond is inadequate.

Policy 1-3: The sewer lines in downtown that are not upgraded are to be included in with the new sewer treatment plant.

**Goal 2: Provide sewer service to areas of the County.**

Policy 1-1: Consider expanding sewer service to I-20 with a lift station.

**Goal 3: Consider developing monitoring and maintenance regulations for septic tank systems.**

**Solid Waste Management**

**Goal 1: Provide service to citizens in the most efficient and cost effective manner possible.**

Policy 1-1: Develop necessary steps to prevent and discourage out-of-county dumpers from disposing of waste at the county's collection points.

Policy 1-2: Continue to maintain and purchase solid waste equipment needed to properly operate solid waste collection efforts.

**Goal 2: Ensure that disposal facilities in the county meet regulatory requirements and can continue to support and facilitate effective solid waste handling programs.**

Policy 2-1: Prepare a ten-year capital improvement schedule for solid waste purposes.

Policy 2-2: Evaluate collection efforts periodically to determine if changes are needed or if new collection mechanisms are feasible.

Policy 2-3: Research existing green box system and determine if changes are needed.

Policy 2-4: Consider collecting yard trimmings or even providing an area for yard trimmings drop off.

**General Government**

**Goal 1: Provide adequate space, equipment, and technology to elected officials and staff.**

**Public Safety**

**Goal 1: Continue investing in the public safety agencies to maintain an adequate level of service.**

Policy 1-1: Expand city police protection.

Policy 1-2: Formalize an agreement on integration of police and sheriff.

Policy 1-3: Consider a new building for the Sheriff's Department and public safety functions.

**Goal 2: Provide services to citizens in the most efficient and cost effective manner possible.**

Policy 2-1: Consider consolidation services to better serve the public.



Policy 2-2: Coordinate water and transportation infrastructure improvements with fire protection agencies to ensure that adequate fire protection can be maintained in all new developments.

### Recreation Facilities

**Goal 1: Provide services to citizens in the most efficient and cost effective manner possible.**

Policy 1-1: Recreation field planned at the local school

Policy 1-2: Establish a small ballpark in Crawfordville.

### Hospitals and Other Public Health Facilities

**Goal 1: Continue to support public and private health care providers ensuring that all of the county's needs are capably met, including all special needs communities**

### Educational Facilities

**Goal 1: Coordinate facility expansion based on future population projections and local land use planning.**

Policy 1-1: Facilitate school board participation in the development review process to ensure that adequate educational facilities exist to accommodate future growth.

Policy 1-2: Coordinate the location of future school sites with local governments ensuring the compatibility of adjacent land uses.

**Goal 2: Maximize the use of existing school facilities.**

Policy 2-1: Pursue dual enrollment classes for the technical schools and Taliaferro County High School.

### Libraries and Other Cultural Facilities

**Goal 1: Continued support of the public library system and other cultural facilities to ensure adequate service is provided to existing and future populations.**

Policy 1-1: Continue to provide financial and human resource support to the Taliaferro County Library to meet identified needs.

**Goal 2: Continue to support the preservation and enhancement of cultural facilities throughout the county.**

Policy 2-1: Restore the rail depot due to Historical value.



## INTRODUCTION

The natural and cultural resources element of the comprehensive plan provides local governments the opportunity to inventory their natural, environmentally sensitive, historic, archeological and cultural resources; to assess current and future needs to manage these resources; and to develop goals, policies and strategies for their appropriate use, preservation and protection.

Respect for the environment is one of the most important objectives of any planning effort. While growth and development offer economic advantages, the amount of land, water, and air placed on the earth is finite. Unplanned growth not only causes traffic congestion, non-compatible land uses, and places undue burden upon government services, but endangers the air quality, water quality, parks and open space, sensitive farmland, and historical sites. The impacts of land use decisions upon the environment must be carefully evaluated.

### Location

Taliaferro County covers an area of 195 square miles and is accessible by U.S. Interstate 20, U.S. Highway 278, and State routes 22, 44, and 47. Crawfordville, the county seat, is located 59 miles east of Augusta. Taliaferro County is bordered to the north by Wilkes County, to the south by Hancock County, to east by Warren County, and to the west by Greene County.

### Geology

The geology of Taliaferro County is a mixture of Blue Ridge and Piedmont Crystalline Rocks. The largest two rock classifications found in the County are granite and granite gneiss; and biotite gneiss and schist. Mica Schist can also be found in the most southern tip of the County.

### Land Resource Area

The State of Georgia is divided into eight land resource areas which are based on soil profiles. A soil profile is a “succession of soil layers or horizons of varying thicknesses and physical and chemical properties.” (Georgia Atlas, p. 36) Taliaferro County lies within the Southern Piedmont Land Resource Area. These soils are classified as

“steep to gently rolling thin, well-drained red soils with sandy loam surface layers over sandy clay to clay subsoils. In some areas, a red clay subsoil is exposed caused by agricultural erosion. Small grains and pastures are better adapted where topsoil is gone. Soybeans and forages are grown where topsoil remains. Fair to good suitability for building foundations; fair to poor suitability for septic tanks”. (Georgia Atlas, p. 36)

The following inventory details the soil types found in this land resource area.

## SOIL ASSOCIATIONS

The U.S. Department of Agriculture, Soil Conservation Service prepared a soil suitability survey for Taliaferro County in October of 1967. Nine soil associations can be found in Taliaferro County. A soil association is a landscape that has a distinctive proportional pattern of ~soils. It usually consists of one or more major soil type for which it is named, and at least one minor soil. Soils in one association may occur in another, but in a different pattern. A general description of each soil type is as follows:



***Vance-Cecil-Wilkes***

This soil association makes up 35 percent of the County. This group can be characterized by narrow to fairly broad, very gently sloping to gently sloping ridgetops that have a brown surface layer. Approximately 55 percent of these soils have slopes of 6 to 10 percent. The remaining soils have slopes of less than 6 percent. These soils are also well draining.

***Georgeville-Davidson-Goldston***

These soils constitute 20 percent of the County. This association can be found on narrow to broad gently sloping ridgetops and sloping hillsides. These soils have a reddish-brown sandy loam surface and a red clay subsoil layer. These soils are strongly acid and the permeability is moderate to slow in the subsoil. The Georgeville soils make up the largest group in this classification and have slopes ranging from 2 to 10 percent.

***Wilkes-Pacolet-Louisburg***

This soil association comprises 15% of the County and is characterized by moderately steep to steep short slopes that have a sandy loam surface layer. It is dissected by many, narrow well defined drainageways. The majority of soils in this group have slopes of 10 to 25 percent.

Most of the association is slightly eroded to eroded. In a few areas, erosion has removed all or nearly all of the original surface layer and has exposed the subsoil or parent material. This association does not have a high agricultural potential and is poorly suited to many urban uses because of steep slopes and shallow droughty soils.

***Alluvial Land, Moderately Wet-Chewacla***

This association is characterized by areas of nearly level stream flood plains. It comprises about 8 percent of the area and it occurs on the Oconee River. The surface layers of these soils are fine sand to sandy loam, and have poorly developed subsoils of clay, sandy clay and sands that are stratified. The Alluvial Land areas are also subject to flooding once a year. Slopes range from 0 to 2 percent.

***Appling-Helena-Louisburg***

This soil association comprises 6 percent of the County and can be found on narrow to fairly broad gently sloping ridgetops and strongly sloping hillsides. The drainageways are well-defined, and many rock outcrops occur on the steep areas.

The usual slope ranges for the Appling soils are from 2 to 6 percent. Louisburg soils have slopes up to 25 percent. Because half of these soils are shallow, droughty or stony, this association does not have high potential for agriculture.

***Iredell-Mecklenburg-Lloyd-Wilkes***

This soil association only makes up 1 percent of the County and can be found on gently sloping ridges and moderately sloping valleys. These soils have a sandy loam surface layer over plastic clayey subsoils or thin subsoils over disintegrated rock.

The main use of these soils are in forests, pasture, and small grains. These soils have moderate to severe limitations for non— farm uses, such as building foundations, septic tanks, and intensive play areas because of the plastic and sticky subsoils.

***Cecil-Davidson***

This soil association comprises only 6 percent of the County and consists of deep, well drained soils with red clayey subsoils. They are located on long, broad, gently sloping ridgetops and moderately steep to steep valley slopes.



***Georgeville-Gwinnett-Goldston***

This association is located in 7 percent of the County and is characterized by short, moderately steep to steep side slopes, and many well drained drainageways.

Almost all of the association is eroded. Erosion has removed all of the original surface layer and has exposed the red or dark red subsoil. Most of the steep and very steep slopes are now in pines, or improved pastures. Some of the steepest slopes have never been cleared.

***Georgeville—Herndon—Goldston***

This association is located in the northern portion of the County on very gently sloping to gently sloping, broad ridgetops with brown to reddish brown silty clay loam surfaces. The majority of these soils have slopes between 6 and 10 percent, the remainder have slopes under 6 percent.

In addition to describing the properties of individual soil types, this soil survey also evaluated the suitability of each soil type based on land use. The land use categories include residential, industrial, commercial, transportation, recreation, and agriculture. To find the limitations for a particular area in Taliaferro County, check the soil associations map then refer to Table 34 to determine the development limitations of that soil association. A soil with a rating of “slight” indicates that few or no limitations for the selected use. A rating of “moderate” indicates that some planning and engineering practices are needed to overcome limitations. A rating of “severe” indicates that engineering practices and a large capital investment are probably necessary to overcome soil limitations.

**Assessment**

According to the soil survey, only 36% of the County has a slight to moderate rating for all land uses. These areas are located in the soil associations of Georgeville, Davidson, Goldston; Appling, Helena, Louisburg; and Cecil Davidson. However, the soil survey used in this analysis provides a general guideline for development and does not replace onsite testing and inspection. In addition, new construction and development in the County and incorporated Cities of Crawfordville and Sharon is not expected to grow significantly to warrant development restrictions based on soil type.

**EROSION**

The erosion of soil on farmlands can have detrimental affects on crop productivity and cause sedimentation of water bodies. The degree and extent of soil erosion depends on several factors including soil type, slope, vegetative cover, wind, rainfall intensity and duration, and development practices. Erosion due to increased development can be prevented or decreased by using several construction techniques, such as retention/detention ponds, vegetative cover, and sediment fencing.

Taliaferro County currently does not have severe erosion problems. Based on soil characteristics, Cecil is the only soil type in Taliaferro County potentially causing severe erosion. This soil only covers roughly 9 percent of the county.

The Georgia Erosion and Sedimentation Act encourages local governments to pass a comprehensive ordinance governing land disturbing activities. A land disturbing activity is defined as “any activity which may result in soil erosion from water or wind and the movement of sediments into state water or onto lands within the state, including, but not limited to, clearing, dredging, grading, excavating, transporting, and filling of land other than federal and state lands, except that



the term shall not include those activities exempted by Code Section 12-7-17” (Georgia Erosion and Sedimentation Act, 1985).

**Assessment**

Currently, the Georgia Department of Natural Resources is responsible for enforcing erosion control measures in Taliaferro County, Crawfordville, and Sharon as specified under the Erosion and Sedimentation Act. In the future, the City of Crawfordville plans to adopt their own ordinance to reduce drainage problems, protect water resources, and to minimize erosion.

If a local government passes such an ordinance, as in the case of Taliaferro County and the City of Crawfordville, it will have the authority to issue a permit for land disturbing activities. In these cases, the county engineer and the city clerk are the contact or coordinating persons. If a city does not enact an ordinance, as in the case of Sharon, the State Environmental Protection Division of the Department of Natural Resources is responsible for permit review. The main benefit of local versus state permitting is in the speed of issuance.

**WATER SUPPLY WATERSHEDS**

Water supply watersheds are defined by DNR as the areas of land upstream of a governmentally owned public drinking water intake. There are many different factors that determine the volume of water in a stream or other body of water. These factors include amount of precipitation, land cover, slope, soil type, and absorption rate. Any water that is not absorbed by the soil, detained on the surface by lakes or ponds, or used by vegetation, runs off of the land as overflow, or surface run-off. Water that is later released by the soil adds to this overflow to produce what is known as total run-off. As run-off flows to areas of lower elevation, it collects in drainage areas, the boundaries of which form watersheds. Run-off from these watersheds flows into streams which serve as outlets for water in the watersheds.

The removal of vegetation and the introduction of paving for roads, parking lots, and buildings increases the total run-off on a site. This increases erosion, flooding, and sedimentation of water sources. To protect drinking water supplies downstream, DNR has recommended buffer requirements and impervious surface limitations to be applied to certain watersheds. For watersheds with less than 100 square miles and including a reservoir, DNR recommends:

- A 150 foot buffer around the reservoir
- A 100 foot buffer on each side of perennial streams within a 7 mile radius from the reservoir boundary
- A 50 foot buffer on each side of the perennial streams outside the 7 mile radius
- A 150 foot setback on each side of the perennial stream within a 7 mile radius of the reservoir boundary
- A 75 foot setback on each side of the perennial stream outside the 7 mile radius
- Impervious surfaces may not cover more than 25% of the total land area in the watershed

**Assessment**

Taliaferro County, Crawfordville, and Sharon receive drinking water from groundwater sources rather than from a watershed. Also, no portion of another jurisdiction’s public water supply watershed lies within Taliaferro County. Protection criteria would not apply.



## GROUNDWATER RECHARGE AREAS

Recharge is the process by which precipitation infiltrates soil and rock to add to the volume of water stored in pores and other openings within them. Aquifers are soils or rocks that yield water to wells. Infiltration and recharge takes place in virtually all soils to some degree. The rate or amount of recharge varies, however, depending on geologic conditions of the area. Map 2 locates aquifer recharge areas in Taliaferro County.

The Georgia Department of Natural Resources has mapped all of the recharge areas in the State which are likely to have the greatest vulnerability to pollution from surface and near surface activities of man. This map is based on the DRASTIC system, which was developed by the Environmental Protection Agency. This map is a composite of seven parameters and rates each recharge area according to high, medium, or low pollution susceptibility. According to this map, all aquifer recharge areas in Taliaferro County have a low pollution susceptibility rating.

Nevertheless, the Department of Natural Resources suggest implementing protection criteria for all recharge areas. These preventive measures would help discourage groundwater contamination by hazardous or toxic substances. Once polluted, it is almost impossible for a groundwater source to be cleaned up. Table 35 provides groundwater recharge protection for areas of high, medium, and low pollution susceptibility.

### Assessment

Taliaferro County, Crawfordville, and Sharon currently does not have any industrial or other establishments that might contaminate the groundwater. In 1992, a poultry processing plant was considering relocating to Crawfordville. Although the City has three wells, this operation requires an abundant water supply and would require the drilling of two additional wells. Although the plant never relocated in the City, Crawfordville did adopt a Wellhead Protection Plan and Ordinance to protect their drinking water. The superintendent of public utilities is responsible for enforcement of the ordinance.

Also, Crawfordville is currently extending their sewer system which will prevent any contamination of effluent from residential septic tanks. The City also plans to expand and improve their oxidation pond for waste water treatment and to eventually upgrade the facility to a modern system.

## WETLANDS

Freshwater wetlands are defined by federal law as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Some examples of wetlands include marshes, swamps, bogs, and similar areas. Under natural conditions, wetlands help to maintain and enhance water quality by filtering out sediments and other non—point source pollutants from adjacent land uses. In addition to this, they store water and provide habitats for a variety of plants and animals. For these reasons, land uses in wetland areas should be limited to low impact uses such as timber production and harvesting, wildlife and fisheries management, wastewater treatment, and recreation.

Map 3 locates wetlands present in Taliaferro County. This map locates probable wetland areas based on satellite imagery and has a minimum accuracy level of 85%. Wetlands can be classified into three



classes: emergent, scrub/shrub, and forested. Emergent wetlands are characterized by marsh vegetation, emerging from open water or wet areas, without much woody vegetation. Where wetland pixels are found, other wetland types and open water are often in proximity. Scrub/shrub wetlands are areas of wooded or woody wetland vegetation less than 20 feet in height. This class contains areas in transition between emergent and forested wetlands. Forested wetlands are characteristic of tree canopies on high land overhanging river banks or edges of water bodies. As with other wetland classes, forested wetland pixels may or may not be wetlands.

Wetlands are protected by the federal government under Section 404 of the Federal Clean Water Act. Section 404 prohibits the discharge of dredging or fill material into the water bodies or wetlands of the United States unless a permit is granted. The U.S. Army Corps of Engineers administers this program. They determine if a Section 404 Permit should be issued by analyzing the project's impact on the wetland.

### **Assessment**

Wetlands have not been identified in either Crawfordville or Sharon although scrub/shrub and forested wetlands are scattered throughout the County. These wetlands can be located near various rivers, streams, and creeks. It is assumed that the U.S. Army Corps of Engineers will protect wetlands in the County.

### **STEEP SLOPES**

Please refer to the soil suitability chart for slope ranges for specific soil associations. In general, steep slopes have not posed a problem for development in the County and Cities.

### **FLOOD PLAINS**

Flooding is defined as the temporary covering of soil with water from overflowing streams and by run—off from adjacent slopes. Water left standing after a rainfall, however, is not considered flooding, nor is water in swamps. Flooding is characterized in terms which describe the frequency and duration of the flood and the time of year that the flood occurs.

Floodplains serve three major purposes: Natural water storage and conveyance, water quality maintenance, and groundwater recharge. These three purposes are greatly inhibited when floodplains are misused or abused through improper and unsuitable land development. For example, if floodplains are filled in order to construct a building, then valuable water storage areas and recharge areas are lost. This causes unnecessary flooding in previously dry areas. Therefore, floodplain development is usually discouraged with the exception of recreational facilities.

The Federal Emergency Management Agency (FEMA) maps flood-prone areas throughout the country and offers national flood insurance to communities that have instituted floodplain management practices. These practices include flood emergency preparedness plans and zoning to limit development in the floodplain.

Under FEMA's guidelines, development is restricted in the floodway. The "floodway is the channel of a stream plus any adjacent floodplain that must be kept free of encroachment in order that the 100 year flood can be carried without one foot maximum increase in flood heights. Development in the flood fringe must also be flood-proofed to the elevation of the 100 year flood. The flood fringe includes the area between the floodway and the 100 year floodplain."(Randolph, 27 Ch.6)



**Assessment**

The Ogeechee and Little Rivers as well as several creeks are located throughout Taliaferro County. (See Soil Association Map). However, neither the County, Crawfordville nor Sharon experience flooding to warrant participation in the National Flood Insurance Program.

**PRIME AGRICULTURAL AND FOREST LAND**

Prime farmland is defined as available land that is best suited for producing food and fiber. It has the soil quality, growing season, and moisture supply necessary to produce sustained yields of crops. In Georgia, almost 8 million acres are classified as prime. Because this land is often prime for urban development as well, approximately 25,000 acres are converted annually to nonagricultural uses.

**Assessment**

Although crop farming is no longer viable in Taliaferro County, forestry and cattle farming are profitable industries. Since 1990, the only sector significantly employing more County residents than farming is state and local government. Farming employed 17.6 percent of Taliaferro County residents in 2000.

Because of the lack of development in the County and Cities, this industry will not be threatened in the future. Therefore, Taliaferro County, Crawfordville, and Sharon do not intend to pass an ordinance or limit development to protect this resource.

**PARKS AND RECREATION**

Alexander Hamilton Stephens State Historic Park is named after the Vice President of the Confederacy and Governor of Georgia. A.H. Stephens State Historic Park offers both natural and historic resources for visitors. Within the Park is Liberty Hall, Stephens’ home built around 1875, and the Confederate Museum, which houses one of the finest collections of Confederate artifacts in Georgia. Much of the Park is located within Crawfordville’s city limits.

The Park encompasses approximately 1,189 acres and offers 25 tent and trailer sites, a nature trail, 2 picnic shelters, and a fishing lake among its major facilities. Popular activities include: legal fishing throughout the year, boat rental, and an audio—visual show about the Park. The Park also sponsors special events such as Stephens’ Homecoming in April and Gaslight Tours in the Fall. Additional park information is provided under the Historic Preservation Section of this Plan.

**Assessment**

The Georgia Department of Natural Resources is in the progress of improving park facilities. Liberty Hall and the Museum have been repainted their original color. Work was completed to modernize the pavilion, which serves as a family or group shelter. Pavilion renovations included: enclosing the room and installing air conditioning, heating, a commercial kitchen, and restrooms.

The State paved and flattened trails to allow for handicapped access. Efforts have also been made to provide trails for horses and a stable. Swing sets have been erected in the campground area and the junior Olympic swimming pool was reopened.



**SENSITIVE PLANT/ANIMAL HABITATS**

The Department of Natural Resources has not mapped any sensitive plant or animal habitats in Taliaferro County.

**SCENIC VIEWS AND SITES**

No scenic views or sites were identified in Taliaferro County.

**PROTECTED MOUNTAIN CORRIDORS**

This category does not apply to Taliaferro County and incorporated Cities.

**PROTECTED RIVER CORRIDORS**

There are no rivers requiring special protection in Taliaferro County and incorporated cities.

**GOALS & OBJECTIVES**

**Goal 1: The Little River (in the northwestern part of the county) crosses Highway 47 and enters into Thurmond Lake;** the state is investigating a new boat landing ramp.

Policy 1-1: Pursue the installation of a new landing ramp.

**Goal 2: Save the Ogeechee River corridor and natural resources associated with it.**

Policy 2-1: Register the river with the appropriate state corridors

Policy 2-2: Friends of the Ogeechee River, based in Louisville, encourages involvement and activities on the river.

**Goal 3: Encourage the preservation of downtown Crawfordville and Sharon.**

Policy 3-1: Place Crawfordville on the National Register of Historic Places



## CULTURAL RESOURCES

### Overview

Taliaferro County was named for Revolutionary War hero Colonel Benjamin Taliaferro and was established on December 26, 1825. Crawfordville was incorporated by an act of the Georgia legislature on December 20, 1826. The town was named for William Harris Crawford, a Georgia native and prominent statesman who ran for U.S. President in 1824.

The county town was originally laid out on a 50 acre tract of property by surveyor James Stewart. The Crawfordville town plan was drawn on February 25, 1826, and was recorded in Surveyor's Book A, page 1, on November 12, 1827. The town plan is a fine example of the "Washington" type of county seat plan, based on the layout of the nearby Wilkes County town that was laid out in 1783. Crawfordville's streets were originally named as follows: running north-south along the east side of the square was Washington Street (now known as Monument Street); and running east-west along the south side of the square was Augusta Street (now known as Broad Street). The first courthouse was constructed in 1828.

Important to the growth of Crawfordville during the late 1820s-1830s was Crawfordville Academy, established in 1826. The institution employed fine educators from the area, which in turn prompted rural families to send their children to school in Crawfordville. Richardson Malcolm Johnston went on to become a noted teacher, writer and statesman. The first courthouse was constructed in 1828.

In 1834, 22-year-old Taliaferro County native Alexander H. Stephens was admitted to the bar in Crawfordville and began a distinguished career in law, politics and statesmanship. Stephens attended the academy in nearby Washington and completed law studies at Franklin College (now UGA). Stephens practiced law in Crawfordville and in 1836 was elected six consecutive terms to the Georgia House of Representatives. He was elected to the U.S. House of Representatives in 1843 and served through 1859.

Stephens voted against secession in the Georgia Convention of 1861 but accepted his state's decision and served as a delegate to the Montgomery, Alabama convention at which the Confederacy was born. Subsequently elected vice-president of the Confederate States of America, Stephens frequently disagreed with Confederate President Jefferson Davis and thus had little voice in the conduct of the Civil War. After the Confederacy's collapse, Stephens was arrested and imprisoned for a short time, but in 1866 was elected to the U. S. Senate, but was refused a seat. Stephens was elected to the U.S. House of Representatives in 1873 and served until 1882 when he was elected Governor of Georgia, the office he held until his death in 1883. Stephens built Liberty Hall as a new home to look like his old home in 1875.

The railroad came to Crawfordville in 1843. A depot was constructed that eventually burned in 1889 when cotton on the platform caught fire. The present depot building is the third one and was constructed in 1902.

Crawfordville's greatest period of prosperity was from the 1880s through the 1920s until the boll weevil era. The first newspaper was established in 1877. The Advocate-Democrat was formed in 1893. Brick sidewalks were installed in 1881 and gas street lamps were erected in 1884. In 1882, the newspaper recorded a population of 800 and eight prosperous businesses. The March 1901 edition of the newspaper reported "Crawfordville On A Boom" and summarizes the local economy at the time. It gives information that hammer and saw can be heard, piles of brick and mortar seen, and handsome brick stores are in the course of erection. Several new residences are contracted for and the new courthouse and new hotel are under construction.



The present Taliaferro County Courthouse was constructed in 1901, the commissioners selected an architect from Augusta, Lewis F. Goodrich. It cost about \$15,000, and the main tower clock could be heard for 5-6 miles around. Its exterior appearance was one of the most beautiful seen in a county courthouse, according to the newspaper. The old courthouse was demolished for the improvements of the new one.

As the decade of the 1920s began, Crawfordville was experiencing the prosperity the town's residents had enjoyed since the 1880s. In the 1920s Crawfordville and all of Taliaferro County experienced the agricultural disaster brought by the boll weevil. Combined with low cotton prices, the boll weevil served to impoverish many farmers, and few recovered before general depression set in during the 1930s. Taliaferro County's population dropped from 8,841 residents in 1920 to 6,278 in 1940.

One of the first recovery efforts was the Civilian Conservation Corps (CCC) camp established in Crawfordville on the ground of the A.H. Stephens Memorial State Park north of downtown. Much work by young men involved terracing and road grading.

Entry into WWII meant the end of depression and sparked a construction boom across the country.

During the past half-century, the people of Crawfordville and Taliaferro County have struggled to regain a measure of prosperity. Economic development and tourism ventures have resulted in the county and cities slowly recovering.

As the 21<sup>st</sup> century begins, Taliaferro County, downtown Crawfordville, and Sharon express much of the historic character and charm of their heydays. Because of the economic downturn, the historic structures that have survived the past century have been largely uncompromised. Some of these buildings, however, may be lost if maintenance and improvements are not made.

## INVENTORY

### Historic Resources Survey

In 1976, the Georgia Office of Historic Preservation conducted an inventory of historic buildings built up to 1940 in Taliaferro County. All of the public road miles, both dirt and paved were driven. The total number of historic resources recorded was 305 with 107 in Crawfordville, 44 in Sharon, and 154 in the county.

The County has a fairly good variety of historic buildings ranging from circa 1800 log cabins through the plantation plain style, Greek Revival cottage, Queen Anne, and late 19th and early 20th century vernacular dwellings. The square four-room house is very common, with a central hall, a hip roof, and front and back porches, often with ells to the side or rear. The one and a half story vernacular dwelling is typical with a gable roof and end chimneys of stone up to the shoulder. Also typical is the two over two floor plan with ells added to the rear. These houses were built from the antebellum period up to the 1920s.

### National Register of Historic Places

The National Register of Historic Places (NRHP) is the nation's official list of historic buildings, structures, sites, objects, and districts worthy of preservation. To be eligible for the Register, a building must be 50 years old or older and possess integrity. Integrity is defined as a building(s) that



has maintained its location, design, setting, materials, workmanship, feeling and association. In short, would the original owner still recognize his historic building today. The building must meet with one or more of the following criteria: a) association with an event in history, b) association with the lives of persons significant in our past, c) represent a distinctive architectural style, or d) have yielded or be likely to yield information important in prehistory or history.

The National Register lists five historic properties: 1) Colonsay Plantation, house built in 1789, northeast of Crawfordville, 2) Alexander H. Stephens Memorial State Park, 3) Liberty Hall, located at A. H. Stephens Memorial State Park, circa 1875 home of Alexander H. Stephens, vice-president of the Confederacy and Governor of Georgia, also designated a National Historic Landmark, 4) Taliaferro County Courthouse, designed by L. F. Goodrich and built in 1902, 5) Chapman-Steed House in Crawfordville, built in the late 19<sup>th</sup> Century.

The Crawfordville Historic District, encompassing a citywide National Register nomination, was scheduled to be reviewed before the Georgia National Register Review Board in September 2004. It is anticipated that the district will be approved for National Register listing in 2005 by the National Park Service. The district will include all categories of historic building styles and types and include every eligible historic property.

There are many unusual and interesting buildings in the Crawfordville Historic District, such as the courthouse, two Masonic buildings (one as a residence), old post office, Holden Library, Farmer's & Merchants bank, railroad depot, all of the churches, and the variety of residences. African-American business owners had businesses along Commerce Street in the commercial area. The ASI brick school and wooden gymnasium are unique buildings. The Murden School is in a state of deterioration, built in the early 1950s, and is beloved as the comprehensive African-American school.

Other sites potentially eligible for the National Register of Historic Places will be listed in the following categories:

### Residential

- Entire town of Sharon as a small commercial, residential, institutional, industrial, and rural district:
  - Davidson-Brown House, Sharon
  - Rose of Sharon House, Sharon
  - Flynt House, Sharon
  - Kendrick-Moore House, Sharon
- Dave Moore House, in the eastern pocket of Taliaferro County. Greek Revival cottage, circa 1860. Outbuildings, a carriage house (torn down) and wheat storehouse
- John Peace Moore House, Moore's Mill Road, Raytown, circa 1854, Plantation Plain type. Outbuildings, wheat house, dry well, kitchen/dining room, and rock house (dairy)
- Mercer Brick House (called Grass Hill Farm), Sandy Cross, federal style, hall and parlor floor plan, two story. Brick, Flemish bond, first story, and weatherboard second story. Some original wainscotting and mantels on interior



- Fluker House, GA 22 at Carters Grove, log house, circa 1790, brick facade added in 1964, interior knotty pine added in 1964 over whitewashed logs.
- J.C. Fluker House, GA 22 North of Carter's Grove Church, Plantation Plain type, circa 1820, Outbuildings, good log crib, rural, residential
- Wynne House, Sparta Road in the Powellton area, two story vernacular, mid-19<sup>th</sup> century, weatherboard. Additions and alterations circa 1906. Outbuildings, several 20<sup>th</sup> century farm buildings
- P.G. Veazey House, Sparta Road, two story plantation plain style, circa 1867-1870
- Crawfordville Historic District, NR-pending
  - Lois Richards House, Crawfordville
  - Lucas House, 107 Alexander Street, in Crawfordville, Plantation Plain type, circa 1830, alterations in 1840s and mid-twentieth century

**Commercial**

Entire town of Sharon as a small commercial, residential, institutional, industrial, and rural district:

- Mercantile Store, Sharon
- Doctor's Office, circa 1880s, Sharon

Crawfordville Historic District, NR-pending

- Farmer's and Merchant's Bank (originally Bank of Crawfordville)
- T.C. Harrington Clothing
- Shoe Repair Shop, built 1932 (African-American owned)
- Lunceford's Warehouse, circa 1920
- AT&T building, now used as county Senior Center
- Moore's Store, Raytown

**Industrial**

none

**Transportation**

Georgia Railroad Depot, built 1902 (NR-pending Crawfordville Historic District)

**Institutional**

Alexander H. Stephens Memorial State Park, NR-listed, built by the Civilian Conservation Corps/Works Progress Administration as a Recreation/Demonstration area, roughly 1,200 acres, rural, historic, archaeological, and cultural site. Built for camping and recreation from 1933 though circa 1940. Includes bath house, spring house, water tower (1933), park office (1932), latrines, ponds, lakes, pool, and rural landscape. Best preserved CCC/WPA camp in Georgia. There is a Confederate Museum on the grounds, built 1952.

Included in Crawfordville Historic District, NR-pending:

- Old Alexander Stephens Institute, circa 1930s
- ASI Gymnasium, circa 1930s
- Murden School, 1953
- Holden Library, built 1914



- Old Post Office, circa 1860s
- Masonic Lodge, built 1921
- Railroad Depot, built 1902
- Taliaferro County Courthouse, built 1902, NR-listed
- Sharon-Raytown Community House, built 1926, Sharon (formerly school)
- Springfield School, 1920s, Springfield Road
- Churches in Taliaferro County pre-dating 1954:
- Antioch Baptist, Hwy. 22
- Carters Grove Baptist, Hwy. 22
- Church of the Lord Jesus Christ Apostle, Springfield Road
- Church of the Purification, Hwy 47, Sharon
- Crawfordville Baptist Church, built 1899, Crawfordville
- Crawfordville Methodist Church, built 1920, Crawfordville
- First Baptist Church, built 1899, Crawfordville
- Friendship Baptist Church, renovated 1956, Lexington St., Crawfordville
- Crawfordville Presbyterian Church, built 1926, Crawfordville
- Greater Level Hill Baptist Church, Sandy Cross Road
- House of God, Hwy 22
- Jennings Baptist, built 1893-1894, Hwy 47, Jennings Community
- Mt. Olive Baptist
- Mt. Olive Baptist, Hillman
- New Battery Baptist
- New Hope Baptist
- New Hope CME Church, Sharon
- Raytown Baptist
- Raytown Friendship CME
- Robinson Baptist, Robinson
- Sandy Cross Baptist, Sandy Cross
- Sandy Cross Methodist, Sandy Cross
- Sardis Baptist
- Sharon Methodist, Sharon
- South Liberty Presbyterian, Sharon
- Springfield Baptist, Carters Grove
- St. Paul Baptist, Hwy 47, Sharon

### Rural

The entire town of Sharon as a small commercial, residential, institutional, industrial, and rural district is a historic area.

Hillman Resort, between Sandy Cross and Sharon, home of the “shocking rocks” which supposedly had the curative power of nature. Historic photographs exist for this resort.

### Historic, Archaeological, and Cultural

Site of Level Hill Baptist Church, last Rosenwald School in county

Site of Fort Rogers, Revolutionary War site

Crawfordville Cemetery, established 1873 (some graves prior)

Locust Grove Cemetery, 1.4 miles southeast of Sharon, Oldest Roman Catholic cemetery in the state of Georgia, established 1790. Stone wall surrounds and archaeological remains of church included. NR nomination submitted to DNR, Historic Preservation Division.



The Georgia Department of Natural Resources, Parks, Recreation, and Historic Sites maintains 18 Georgia Historical Markers in Taliaferro County. Bronze markers at the following locations recognize buildings and sites of historical significance to the state:

- Taliaferro County, 131-1, at the Courthouse in Crawfordville
- Birthplace of Alexander Hamilton Stephens, 131-2, old Crawfordville-Sandy Cross Road about 3 miles northeast of Crawfordville
- Crawfordville Academy, Alexander Stephens Institute, 131-4, Opposite Liberty Hall in Crawfordville
- Church of the Purification, 131-5, GA 47 in Sharon
- Confederate Gun Shop, 131-6, US 278 (GA 12) at Robinson
- Old Tavern Site, 131-7, US 278 (GA 12) in Crawfordville
- Ray's Place-Now Raytown, 131-8, In Raytown, GA 47 north of Sharon
- The Common Road of the English Following Old Indian Trail, 131-9, at the Courthouse in Crawfordville
- Indian Mounds, 131—10, US 278 (GA 12) at Robinson
- Crawfordville Baptist Church, 131-11, opposite Liberty Hall in Crawfordville
- South Liberty Presbyterian Church, 131-12, GA 269 in Sharon
- Robert Grier, Astronomer, 131-13, Highway between Sharon and Raytown
- Grave of Gen. Aaron W. Grier, 131-14, Highway between Sharon and Raytown
- Site of Chivers Plantation and Store, 131-15, at Sandy Cross, about 5 miles northeast of Crawfordville
- Site of Childhood Home of Richard Malcolm Johnston, 131—16, opposite Liberty Hall in Crawfordville
- Roselle Mercier Montgomery, 131-17, in Crawfordville, Courthouse at Alexander and Commerce Streets
- Raytown Methodist Church, 131-19, in Raytown (church burned and is reconstructed)
- Crawfordville Methodist Church, 131-20, at Alexander and Moore Streets, in Crawfordville

The William Bartram Trail is both a historic and natural resource. As a regional effort, marking Bartram's path and providing historical information to tourists is an objective.

## **ASSESSMENT OF CURRENT PROGRAMS AND FUTURE CULTURAL RESOURCE NEEDS**

Taliaferro County has made progress with historic preservation programs available, but the city and county could take advantage of much more in order to promote historic properties for tourism and educate her citizens. This analysis will show what has been done and suggest ways to further assist citizens with preservation efforts.

### **Historic Resources Survey**

The 1976 Historic Resources Survey is a valuable asset. Based on the Georgia Historic Preservation Division's method of arriving at the estimated number of historic buildings, Taliaferro County has approximately 442 historic buildings. The 1976 Historic Resources Survey recorded 305 historic



buildings or about 70 percent. The average number of buildings surveyed is usually 40 to 60 percent.

The architectural and historical information in the Historic Resources Survey is very good for a survey done prior to the computer age. Floor plans are drawn in detail and additions and alterations are given. The Survey is valuable to the community since it locates where historic resources are in the county and cities for land use and protection considerations, and it documents the importance of resources to the area. The Historic Resources Survey program was professionally reorganized in 1988. Now, additional architectural information is recorded for each historic property. It would be of value to Taliaferro County to have an analysis of the styles and building types of historic properties that a preservation professional could provide with an updated Historic Resources Survey.

### **UGA Crawfordville Preservation Study**

In 1994, University of Georgia, School of the Environment, graduate historic preservation classes, gathered data for a Crawfordville Historic Preservation Study. In conjunction with the City, Historical Society, and other groups and citizens, a windshield survey was conducted of historic downtown commercial and residential buildings.

The study found 56 percent of all residential buildings and 87 percent of commercial buildings downtown were built prior to 1944. Potential threats to preservation include:

- Lack of preservation awareness
- Lack of historic preservation ordinances
- Movie industry modifications to historic structures
- New road construction
- Fire and natural disasters
- Demolition
- Relocation of historic structures
- Inappropriate remodeling of historic resources

In order to protect the rural small town qualities and cultural identity of Crawford, the study made the following recommendations:

- Increase awareness of historic resources by increasing public participation, promoting preservation activities at existing community festivals, and establishing preservation workshops
- Educate the public regarding the economic benefits of preservation (tax incentives)
- Implement a heritage education program in schools
- Nominate historic resources to the National Register of Historic Places
- Create preservation ordinances
- Designate local historic districts and adopt design guidelines
- Repair existing outdoor Coca-Cola murals

This illustrated report and recommendations were designed to advance preservation as a process within the community. This report should be carefully studied for consideration of future historic preservation projects.



### **National Register of Historic Places**

With the variety and quality of historic buildings in Taliaferro County, National Register listing would benefit Taliaferro County rural, Crawfordville (NR citywide district already pending listing for 2005), Sharon, and individual historic property owners. Benefits include eligibility for state and federal preservation grants for planning and rehabilitation, preservation tax incentives to rehabilitate NR-listed properties, preservation easements to nonprofit organizations, local property tax abatements, and fire and life safety code compliance alternatives.

Crawfordville Historic District, a citywide National Register nomination, is scheduled to be reviewed before the Georgia National Register Review Board in September 2004. It is anticipated that the district will be approved for National Register listing in 2005 by the National Park Service. The district will include all categories of historic building styles and types and include every eligible historic property.

### **Certified Local Government Program**

Many of the preservation needs that Taliaferro County and Crawfordville have could be met by participating in the Certified Local Government (CLG) program.

The CLG program extends the federal and state preservation partnership to the local level. It enhances the local government role in preservation by strengthening a community's preservation program and its link with the state historic preservation office.

Any city, town, or county which has enacted a historic preservation ordinance, enforces that ordinance through a local preservation commission, and has met requirements outlined in the Procedures for Georgia's Certified Local Government Program is eligible to become a CLG. Some benefits of becoming a CLG are:

1. Once certified, a local government becomes eligible to apply for federal historic preservation grant money that is available only to CLGs.
2. A CLG participates directly in the National Register of Historic Places Program.
3. Opportunities for technical assistance in historic preservation are available in the form of training sessions, information material, statewide meetings, workshops and conferences.

Taliaferro County and Crawfordville could adopt a joint historic preservation ordinance, so benefits could be placed anywhere in the county. The County/City would appoint a historic preservation commission and active meetings could begin. Locally designated districts and their required ordinances could be adopted to govern changes to historic properties, especially when the movie industry comes to town. Adopted Design Guidelines would educate citizens or developers of historic properties to the appropriate appearance of historic properties' exteriors.

### **Downtown Crawfordville Revitalization and Community Support**

The level of community support for downtown commercial revitalization in Crawfordville is high. A group of citizens, nominated by the Merchants Association, organized to revitalize downtown. The UGA Institute of Community and Area Development (ICAD) gave leadership for development ideas provided by local citizens, landscape issues, and developed computer-enhanced street and façade plans. For many years the Department of Economic Development has promoted the county's historic properties.

Crawfordville's commercial district has economic potential and tourism attraction because it has



remained virtually unchanged since the turn of the century. Because of Crawfordville's authentic historic character, the movie industry has filmed 11 movies and several television docudramas there. Movie makers continue to use the downtown. The most recent movie filmed in Crawfordville, Sweet Home Alabama, was a blockbuster. The movie industry can be a threat to the historic environment, because every film director requires a set which could require change and damage to storefronts and inappropriate signage creating a false sense of history. Overall, the movie industry is a valuable asset to the county because money is spent, people use the buildings, and tourism is boosted. Movies mean economic development and tourism for Taliaferro County.

One improvement the Downtown Steering Committee made is the installation of streetlights that replicate the 1940s. Most of the downtown buildings pre-date 1944.

Two buildings have their original metal awnings. Awning holes are still apparent in the brick storefronts of other historic buildings and should awnings added, like awnings would be appropriate. Two historic Coca-Cola signs are faded and could be repainted.

The community should be very careful about their valuable resource — the unchanged downtown building district — and should avoid any incompatible changes. At present, there are no ordinances to protect or manage the downtown except what local citizens and store owners dictate. The participation in the Certified Local Government program would protect the downtown. The Regional Historic Preservation Planner at the CSRA RDC, could assist local government with setting up this program.

The Taliaferro County Historical Society has provided much support for community historic preservation. They have preserved and operate two buildings on Main Street. The Society leases from the city the former Holden Library building (1914) and owns the old Post Office (1860), the oldest building downtown. The Library is the headquarters for the Taliaferro County Historical Society and is used as meeting space and for a museum/archives. The Post Office is a museum of the movies filmed in Taliaferro County, complete with artifacts. Both structures have been restored with Society funds.

The historical society held its first tour of homes and plans to coordinate this every other year for public heritage awareness. Other local preservation support groups include the United Daughters of the Confederacy, A.H. Stephens Chapter 328 and the Kettle Creek Chapter of the Daughters of the American Revolution. Funds have been given for markers and heritage education programs.

The Civil War Heritage Trail will go through Taliaferro County. Money has been pledged for a historic marker in Raytown by the county and historical society. The trail marks the path where Jefferson Davis entered Georgia and traveled until his time of capture.

Another extremely important historic resource is the railroad depot, now in private ownership. When the Crawfordville Historic District is NR-listed, tax incentives could be used by the owner to save money when preserving the structure.

Liberty Hall is designated as a National Historic Landmark and is listed individually in the National Register of Historic Places. In the early 1990s, the Georgia Department of Natural Resources, Parks, Recreation, and Historic Sites, re-interpreted and restored Liberty Hall, the A. H. Stephens house. The house was restored to 1875 when Stephens built his home. Liberty Hall received a 1992 Honor Award for Rehabilitation from the Georgia Trust for Historic Preservation. Although



maintaining Liberty Hall is the responsibility of DNR, it should be a priority, as tourism provides revenue for the state and Taliaferro County.

The A. H. Stephens Memorial State Park encompasses the former Civilian Conservation Corps and Works Progress Administration campground and recreation area. Of the 1,200 acres only 300 acres is actually used. Of that, roughly 50 percent was built by the CCC from 1933-1936. When they left, the WPA built the other part of the park called the Group Camp. The Park staff completed a substantial amount of research and restoration work to preserve the historic integrity of the buildings. For example, the Lily Pond had been closed for 40 years, and was restored with its concrete lining, fed by two cold water springs. The original 30 granite steps leading up a hill were uncovered and cleaned, and a granite bridge was restored. Six granite benches were replicated. The water tower and spring house which provided water to the camp have been restored. Three nature trails, formerly CCC built roads, have been restored as hiking and nature trails, one of them paved for handicap accessibility. The bath house has been restored, a replica of Franklin Delano Roosevelt's Little White House, and was touted at the time it was built as the "best bath house in the South."

The A. H. Stephens State Historic Park has received awards from DNR for its documentation and restoration work. Tourism is rising as the Park draws 40,000-50,000 tourists annually. The increase in tourism will also mean a better economy for Taliaferro County.

Historic government buildings owned by Taliaferro County include the Courthouse, the AT&T building, and the ASI Gymnasium. The courthouse is a significant state landmark, NR-listed, built in 1902 and designed by L. F. Goodrich. The county is working hard to preserve the building according to the Secretary of the Interior's Standards. They have installed a new roof and restored the two towers and four-sided clock to chime. On the interior, the courtroom has been uncovered from its 1970s renovation, and restored to its original appearance including restoration of stained glass windows. In 2004, a Feasibility Study with measured drawings was completed outlining the costs and phased plans for eventual full restoration of the courthouse. The AT&T building was rehabilitated in the early 1990s and is used as the county Senior Center. The ASI Gymnasium was recently purchased by the county for recreation use. This building is in need of restoration. The county has proven a good steward of its buildings.

The City of Crawfordville in 2001 moved into a historic downtown building as its City Hall. The City completed renovated the building for public use.

Another recent trend that has a positive economic impact in Taliaferro County is the purchase and rehabilitation of older homes. Native citizens who left the community during their working years are coming back to retire in the county. They are buying older houses to live in permanently and spending funds to rehabilitate them. Information should be given to the owners of historic properties about tax incentives for NR-listed homes.

### **Rural Taliaferro County**

In rural Taliaferro County, both the more refined and vernacular houses are protected at the discretion of individual property owners. Many buildings suffer from deterioration and demolition by neglect. Many of the vernacular houses have been abandoned for mobile homes -- with the historic house being used for storage. Conversely, there are many fine early houses in Taliaferro County dating from log construction and vernacular forms to Federal, Greek Revival, Victorian, and more modern styles that have been carefully preserved by their owners.



Locust Grove Cemetery, near Sharon, is the Oldest Roman Catholic cemetery in the state of Georgia. The earliest graves date to 1790. The Catholic Archdiocese of Atlanta received funds to complete a National Register nomination and preserve the cemetery. This resource is very important to tourism as a rural resource. The church needs to be encouraged to preserve and cemetery and continue to keep it open to the public.

The Springfield School is an African-American resource constructed in an L-shape of log construction built in the 1930s. An association of community residents has banded together to preserve the building. The UGA, School of the Environment, graduate preservation classes, have completed an historic structures report. This unique resource is important to the African-American community and should be preserved. Funding for this resource has been scarce.

### Goals and Policies

All goals and policies apply to Taliaferro County and its municipalities unless otherwise noted.

#### Goal: Preserve and protect natural and cultural resources.

To address these goals, Taliaferro County and the municipalities will need to:

- Update the Historic Resources Survey
- Nominate eligible districts and individual historic properties to the National Register
- Become a participant in the Certified Local Government program
- Conduct a preservation tax incentives seminar
- Prioritize historic resources for preservation and enhancement
- Preserve and enhance historic districts
- Create a driving tour brochure to promote tourism
- Partner efforts with preservation groups
- Offer financial incentives to rehabilitate facades of historic commercial buildings
- The addition of a new boat landing at Little River
- Save the Ogeechee River corridor and National Reserve associated with it
- Encourage preservation of the cities of Sharon and Crawfordville



## Introduction

Land use and development patterns are the result of interaction between demographic trends, economic circumstances and social attitudes. Technological changes in areas such as transportation and construction, and the availability and cost of land, water, and energy also influence existing development patterns.

The purpose of the Land Use element is to ensure that the distribution of land uses meets the future economic, social, physical and environmental needs of Taliaferro County and the municipalities. The Future Land Use map can assist local governments in making development decisions that complement long-term goals established throughout this plan and avoid the emergence of inefficient development patterns.

Since the adoption of the Joint Taliaferro County Comprehensive Plan in 1994, the county has experienced relatively no growth. Overall, the county remains a rural area and has not experienced the suburban growth seen elsewhere in the region. This chapter links other elements of the plan to create a vision for the future of Taliaferro County and the municipalities, and provide direction for managing anticipated growth.

## Existing Land Use

The current land use map was generated using information from the tax assessor's base maps in Taliaferro County. Most of the county is mapped by parcel, but because of the large forestry and agricultural categories, there are large portions of the county that are not divided into parcels. The information was taken from aerial photography and existing tax maps. These categories were not an exact match and all maps were reviewed and corrected manually as necessary. The following land use categories are used for the current and future land use maps:

**Residential.** The predominant use of land within the residential category is for single-family and multi-family dwelling unit organized into general categories of net densities.

**Commercial.** This category is for land dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities, organized into general categories of intensities. Commercial uses may be located as a single use on one building or grouped together in a shopping center or office building.

**Industrial.** This category is for land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses, organized into general categories of intensity.

**Public/Institutional.** This category includes certain state, federal or local government uses, and institutional land uses. Government uses include city halls and government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc. Examples of institutional land uses include colleges, churches, cemeteries, hospitals, etc.



**Transportation/Communication/Utilities.** This category includes such uses as major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, port facilities or other similar uses.

**Park/Recreation/Conservation.** This category is for land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers or similar uses.

**Agriculture.** This category is for land dedicated to agriculture, farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.) or other similar rural uses such as pastureland not in commercial use. This category also provides for very low density, non-suburban development in areas where intensive land development is not desired due to limited ability to provide public services and facilities.

**Forestry.** This category is for land dedicated to commercial timber or pulpwood harvesting or other similar rural uses such as woodlands not in commercial use.

Table L-1 displays current land uses in Taliaferro County, Crawfordville and Sharon provides percentage breakdowns for all current land use classifications. The current land use maps for the county and each of the municipalities are included.

**Table L-1: 2005 Current Land Use Acreage Totals**

CURRENT LAND USE Category	Taliaferro County		Crawfordville		Sharon	
	Acres	% of Total	Acres	% of Total	Acres	% of Total
Residential	567.21	0.44%	343.33	15.06%	72.22	11.38%
Commercial	18.09	0.01%	24.10	1.06%	1.60	0.25%
Industrial	0.00	0.00%	9.91	0.43%	2.53	0.40%
Public/Institutional	114.54	0.09%	75.98	3.33%	20.41	3.22%
Parks/Recreation/Conservation	1,136.10	0.88%	393.18	17.24%	0.00	0.00%
Transportation/Communication/Utilities	0.00	0.00%	16.60	0.73%	3.41	0.54%
Agricultural	10,049.73	7.83%	530.25	23.26%	198.64	31.30%
Forestry	116,522.40	90.74%	886.74	38.89%	335.84	52.92%
<b>Totals</b>	<b>128,408.07</b>	<b>100.00%</b>	<b>2,280.09</b>	<b>100.00%</b>	<b>634.65</b>	<b>100.00%</b>

Source: Taliaferro County Tax Assessor's Office; calculations by CSRA RDC

The county's predominant land use is forestry, which accounts for 90.74% of total land use. Agricultural land uses accounts for the second largest share of land use at 7.83%. County land use patterns have changed little since the last comprehensive plan update. In 1993, forestry and agriculture accounted for approximately the same share of land use. Parks, recreation and conservation account for .88% of land use. This land is dedicated to the A.H. Stephens State Park.



All other land uses in the county combine to account for less than 1% - this is mainly the residential category.

The municipalities have similar land use patterns. Forestry accounts for the majority of land use in both municipalities at 38.89% of land use in Crawfordville and 52.92% in Sharon. The next highest land use category is agriculture, for both Crawfordville and Sharon at 23.26% and 31.30% respectively. With the A.H. Stephens State Park being partially located in Crawfordville, this portion makes up 17.24% of land use in Crawfordville, with residential land use close behind at 15.06% of total land use. In Sharon, 11.38% of total land use is categorized as residential with the other uses totaling less than 4.5%.

### ***Assessment***

#### **Historical Factors**

Existing land use in Taliaferro County is impacted by past historical events. Crawfordville was conveniently developed along the railroad to transport cotton. As the city grew and developed, and as the transportation networks (rail and streets) were developed and improved, various land use patterns emerged. The county's proximity to Interstate 20 also served as a catalyst for small residential development along the commuting corridor but has not brought much commercial or industrial development at all to the county. For the most part, much of the county's residents traditionally traveled outside the county to take advantage of larger shopping and entertainment opportunities in the Athens-Clarke County and Augusta-Richmond County areas. As a result, major commercial and business development has not been focused in areas in or around Crawfordville.

Other factors have affected the existing land use in Taliaferro County, and these are outlined in the information below.

#### **Development and Location**

Existing development patterns can be attributed to the rural characteristics of Taliaferro County and the municipalities minimizing suburban type development in the rural areas. Housing has not been developed as there are a lack of jobs and commercial opportunity in the cities and county.

Taliaferro County's location near the Augusta/Aiken MSA is a major determining factor in the pace of development. Taliaferro County is strategically located between the Augusta/Aiken metropolitan statistical area and Athens-Clarke County as well as being just over an hour away from Atlanta, with just a short hop onto I-20. This is illustrated in the Economic Development chapter's discussion on commuting patterns.

#### **Infrastructure Availability**

Certain types of infrastructure, such as water, sewer, and transportation influence where and how much development occurs. Their impact is as follows:

### ***Transportation***

Transportation is one of the strongest influences on land use patterns. Travel behavior and the existence of roads have a direct impact on the location of new development. Taliaferro County has an abundance of state routes intersecting the rural areas and linking them with Crawfordville and around the county. Historically, development patterns in the unincorporated areas have occurred along, or within close proximity to these major road networks.

The improved efficiency of road networks has led to increased reliance on motorized travel, which is reflected in the way we develop our neighborhoods. The most prominent features of the county's residential land use are the large tracts of land with single family homes making low density development throughout the rural area. The increased mobility of the population and the large availability of land in the county and cities make no cause for more densely populated subdivisions or multi-family units.

It is unusual that there is not more development along the I-20 corridor and along the I-20 exits in Taliaferro County. The lack of infrastructure is a factor, as well as the new county school being located on a major thoroughfare in the county once exiting I-20. The school has been deemed a stopping point for commercial transportation companies locating in the county.

### ***Availability of Water and Sewer***

The lack of major infrastructure networks within the unincorporated regions of the county has led to this dispersed pattern, with little opportunity for clustered development. There is no extension of water and sewer networks outside city boundaries, which has not allowed commercial, industrial and residential development to occur at higher densities adjacent to the city.

The lack of water and sewer in the unincorporated areas of the county limits the economic development options outside of the infrastructure networks service areas and requires low-density single-family residential development.

The unavailability of sewer means that all new development outside of the city's service areas must rely on individual septic tanks to dispose of their wastewater. The environmentally sound use of septic systems relies on the ability of the soils to naturally absorb the septic treated wastewater and on individual homeowners to properly maintain their septic systems. The increased use of septic tanks not only increases the potential for raw waste leaks into groundwater sources, but also limits the ability to reuse treated wastewater.

### **Future Land Use**

The Future Land Use map is an important tool used in implementing the Comprehensive Plan. The map does not represent an exact pattern of development but identifies appropriate areas of opportunity for each land use category to accommodate the expected growth.

Throughout the planning horizon, real estate markets and the availability of infrastructure and services will determine the exact location and timing of development. The map is intended as a guideline for planning commissioners, staff, and elected officials to use in making development decisions. As local economics and demographics change over time, so too should the Future Land



## L A N D U S E

Use map. It requires periodic monitoring to ensure that development decisions are being made using the most accurate illustration of the desired future growth patterns.

To ensure that adequate land is dedicated to each land use according to future needs acreage must be projected throughout the planning period to ensure the future land use map reflects anticipated development and growth. Projected population growth is non-existent and therefore acreages for the various land use classifications are not expected to change. The future land use map is based on local government policies and priorities, which include maintaining the rural character and charm of the cities and county. There is no real desire or political will to grow the communities and invite development that may change the landscape of the county.

Table L-3 displays future land uses in Taliaferro County, Crawfordville and Sharon and provides percentage breakdowns for all future land use classifications. Future land use maps using the same classifications are provided as attachments.

**Table L-3: 2025 Land Use Projections**

FUTURE LAND USE Category	Taliaferro County		Crawfordville		Sharon	
	Acres	% of Total	Acres	% of Total	Acres	% of Total
Residential	567.21	0.44%	343.33	15.06%	72.22	11.38%
Commercial	18.09	0.01%	24.10	1.06%	1.60	0.25%
Industrial	0.00	0.00%	9.91	0.43%	2.53	0.40%
Public/Institutional	114.54	0.09%	75.98	3.33%	20.41	3.22%
Parks/Recreation/Conservation	1,136.10	0.88%	393.18	17.24%	0.00	0.00%
Transportation/Communication/Utilities	0.00	0.00%	16.60	0.73%	3.41	0.54%
Agricultural	10,049.73	7.83%	530.25	23.26%	198.64	31.30%
Forestry	116,522.40	90.74%	886.74	38.89%	335.84	52.92%
<b>Totals</b>	<b>128,408.07</b>	<b>100.00%</b>	<b>2,280.09</b>	<b>100.00%</b>	<b>634.65</b>	<b>100.00%</b>

Source: Calculations by CSRA RDC

### Future Land Use Narrative

#### *Taliaferro County*

The county has experienced very little growth over the past decade, and future forecasts project relatively slow growth patterns. Despite the slow growth forecasts the county intends to work closely with the cities to preemptively manage future growth.

The main areas of the county considered adequate for growth are those areas adjacent to Crawfordville. Any commercial, industrial and residential expansion that may come to the county is appropriate to this area because of its proximity to I-20 and the community facilities could effectively be extended from the city, if grant money was available. The cost of extending infrastructure is too great for the county and is not seen as growth likely to happen in the next ten or even twenty years.

Taliaferro County's rural character is illustrated by its abundance of natural resources. The lack of



development pressures in the county has contributed to the continued presence of these resources and with no development projected, these needs can be well managed without negatively impacting any environmentally sensitive area. Refer to the Natural Resources chapter for further discussion on the location and assessment of existing natural areas. The intent of the Future Land Use map is to coordinate growth with the presence of natural resources and to minimize the impacts of development through designating appropriate areas to accommodate growth. Any development that may occur within the designated areas on the map must adhere to environmental regulations to minimize all impacts on the natural resources identified in the Natural Resources Chapter.

Similarly, the county has an abundance of cultural resources. These are truly fragile resources that must be treated in the same fashion as natural features because of the local importance that they hold. Any future development would need to incorporate the preservation of locally significant historic resources as identified in that element of this plan.

Taliaferro County’s relative isolation from major urban markets decreases outside influences on local development patterns. As commuting patterns shift and urbanized areas continue to expand, Taliaferro County may develop a greater attraction to urban commuters as a suburban, “bedroom,” community.

The county has implemented zoning as a viable method of controlling future land use. Through the zoning ordinance, the county will be able to foster land use decisions that adequately address the community’s land use goals.

***City of Crawfordville***

Crawfordville represents most of development in the county. Crawfordville is the county seat and houses not only all of the city government offices, but also the majority of county facilities. Crawfordville’s location at the intersection of the county’s major thoroughfares contributes to its being the economic center of the county. The major thoroughfare corridors intersecting Crawfordville could be designated for commercial or industrial development because of their access to the road network, but are currently designated as agriculture or forestry because of the lack of development in the city.

There are no readily identifiable areas suitable for future annexation; however, the extension of water service outside of the city boundary will increase development adjacent to the city. Increased commercial and residential expansion outside of the city limits requires the expansion of city infrastructure networks.

The nature of the central business district provides opportunity for alternative land use development patterns. The downtown square and central business district houses a number of public uses and represents a soon-to-be historic district. There are a number of retail buildings and storefronts that are vacant, un-used or entirely run-down. The local government is going to attempt a revitalization and redevelopment project of the existing historic, residential and commercial structures within the district. The owners of the storefronts and buildings downtown are generally non-residents of the city and county, and do not and will not provide viable retail opportunities for themselves or for others. The buildings continue to age and deteriorate without anyone maintaining them. The city



would like to reverse the deterioration of the downtown and revitalize it to be a commercial attraction for park-goers, tourists, and residents.

Outside of the central area of the city, there are still many acres of undeveloped land available within the city limits. Land use patterns are not established within the city and could provide for a well-planned development patterns focusing economic activity along major transportation corridors and within the downtown with residential development radiating outwards from a central business district. This would provide for a better grasp of future growth downtown.

The city does not have a zoning ordinance to coordinate growth or favorable land uses. A zoning or land development ordinance would greatly help the city plan for a more viable, and active downtown which would attract businesses and residents to the area.

### **Natural Barriers to Growth**

#### **Annexation Issues**

There are no plans for annexation during the planning period. There is no existing annexation agreement between the cities and county should an annexation issue arise.

#### ***Assessment***

Overall, future land use changes will not occur in the cities or the county. Population projections highlight the relatively slow pace of growth in Taliaferro County and Crawfordville.

Residential acreage will remain the same. As families grow, the land that they own will continue to be subdivided but residential acreages as a whole are not seen to increase. Residential density may increase, but acreage will not.

As a result, commercial land use is not projected to increase either. Any commercial growth would occur on vacant or unused commercial properties that are redeveloped or already located near the I-20 interchange. Expansion of commercial acreage is not expected.

Other land uses are not projected to increase through the planning period. There are no community facilities projects planned that would require additional acreage in other land uses.

### **Other Issues**

#### **Economic Development**

An important issue in Taliaferro County is the development of a local tourism industry. Taliaferro County has an enormous tourism potential that has yet to be fully utilized. The abundance of natural and historic resources in the county and cities is an opportunity to attract visitors from outside the county, region, and state. This potential must be closely tied with future land use patterns to ensure that future development generated from increased tourism does not negatively impact the very resources that allowed it.

### ***Natural and Historic Resources***

Natural and cultural resources account for a significant portion of Taliaferro County's acreage. The need to protect these resources is paramount. Any development that may occur should be encouraged away from watersheds, groundwater recharge areas, wetlands, floodplains, and primary agricultural lands. There are significant land parcels outside these environmentally sensitive areas to develop. Population and housing growth rates are not projected to be significant. There are plenty of locations in proximity to the cities that do not impact environmentally sensitive areas.

As the Natural and Historic Resources element of this plan notes, Taliaferro County is ripe with historic resources and has an abundance of natural resources. Over the coming years, the implementation of the Department of Natural Resources Environmental Planning Criteria will help to preserve the natural environmental features of the county and enhance the residents' quality of life.

These initiatives must be fully adopted and regulated in order to ensure the preservation of the natural environment, particularly the Ogeechee River and the two tributaries of the South Fork river. This includes the preservation of historic resources. The county has a rich and illustrious history that is preserved in the abundance of historic resources throughout the county, particularly in the City of Crawfordville. It is important that the city and the county treat these resources as susceptible environmental areas to ensure that they are preserved for future generations to enjoy.

### ***Community Facilities, Services and Transportation***

The timing and location of facility and service expansion is a major contributor to the ability of the county and the cities to manage growth. Intergovernmental cooperation is a necessity in order to take full advantage of existing facilities and to help curb the unnecessary development of vacant land in the county. The ability to focus new developments into areas that can accommodate them with the necessary infrastructure is the key to the successfully managing growth. This is more applicable to the municipalities because of their existing infrastructure networks.

Sprawling patterns of development further decrease the economic feasibility of extending public infrastructure in the county and will further increase the costs associated with providing public services. The ability to develop in a compact fashion decreases the costs associated with providing the required infrastructure and creates population clusters that are easier to service for the school system, law enforcement, fire protection, and emergency medical services.

### ***Housing***

Suburban development creates a homogeneous environment dominated by single-family residential development. The dominance of a single type of housing limits housing options and segregates populations based on socioeconomic characteristics. The stigmas attached to mobile/manufactured homes prevent their inclusion in a typical subdivision, and this is generally true of multi-family dwellings as well.

The county and cities want to promote the development of various types of housing and focus any residential development in areas equipped with existing, or planned, supportive infrastructure to allow greater flexibility in the type of development that can occur.



It is important that the county and cities continue to monitor their housing and demographic conditions to identify potential deficiencies in the housing market that they may be able to help adjust through regulation.

### Goals and Policies

The following goals apply to Taliaferro County and the Cities of Crawfordville and Sharon unless otherwise noted:

Goal 1: Develop orderly and compatible land uses.

Policy 1-1: Accommodate additional residential, commercial, and industrial designated areas.

Policy 1-2: Encourage infill housing and the revitalization of older neighborhoods

Policy 1-3: Coordinate any new development with other elements in the Comprehensive Plan.

Goal 2: Minimize negative impacts associated with new development on environmentally sensitive areas.

Policy 2-1: Maintain water quality through the protection of environmentally sensitive lands.

Goal 3: Coordinate any new development with public facilities.

Policy 3-1: Invest in facilities construction and expansion and services in areas designated for growth.

Policy 3-2: Base project approval decisions on the ability of the existing or planned public facilities to accommodate increased use.

Goal 4: Redevelop the downtown commercial and residential areas.

Policy 4-1: Create a downtown redevelopment plan.

Policy 4-2: Consider developing a zoning ordinance for the City of Crawfordville.

## Introduction

Land use and development patterns are the result of interaction between demographic trends, economic circumstances and social attitudes. Technological changes in areas such as transportation and construction, and the availability and cost of land, water, and energy also influence existing development patterns.

The purpose of the Land Use element is to ensure that the distribution of land uses meets the future economic, social, physical and environmental needs of Taliaferro County and the municipalities. The Future Land Use map can assist local governments in making development decisions that complement long-term goals established throughout this plan and avoid the emergence of inefficient development patterns.

Since the adoption of the Joint Taliaferro County Comprehensive Plan in 1994, the county has experienced relatively no growth. Overall, the county remains a rural area and has not experienced the suburban growth seen elsewhere in the region. This chapter links other elements of the plan to create a vision for the future of Taliaferro County and the municipalities, and provide direction for managing anticipated growth.

## Existing Land Use

The current land use map was generated using information from the tax assessor's base maps in Taliaferro County. Most of the county is mapped by parcel, but because of the large forestry and agricultural categories, there are large portions of the county that are not divided into parcels. The information was taken from aerial photography and existing tax maps. These categories were not an exact match and all maps were reviewed and corrected manually as necessary. The following land use categories are used for the current and future land use maps:

**Residential.** The predominant use of land within the residential category is for single-family and multi-family dwelling unit organized into general categories of net densities.

**Commercial.** This category is for land dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities, organized into general categories of intensities. Commercial uses may be located as a single use on one building or grouped together in a shopping center or office building.

**Industrial.** This category is for land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses, organized into general categories of intensity.

**Public/Institutional.** This category includes certain state, federal or local government uses, and institutional land uses. Government uses include city halls and government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc. Examples of institutional land uses include colleges, churches, cemeteries, hospitals, etc.



**Transportation/Communication/Utilities.** This category includes such uses as major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, port facilities or other similar uses.

**Park/Recreation/Conservation.** This category is for land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers or similar uses.

**Agriculture.** This category is for land dedicated to agriculture, farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.) or other similar rural uses such as pastureland not in commercial use. This category also provides for very low density, non-suburban development in areas where intensive land development is not desired due to limited ability to provide public services and facilities.

**Forestry.** This category is for land dedicated to commercial timber or pulpwood harvesting or other similar rural uses such as woodlands not in commercial use.

Table L-1 displays current land uses in Taliaferro County, Crawfordville and Sharon provides percentage breakdowns for all current land use classifications. The current land use maps for the county and each of the municipalities are included.

**Table L-1: 2005 Current Land Use Acreage Totals**

CURRENT LAND USE Category	Taliaferro County		Crawfordville		Sharon	
	Acres	% of Total	Acres	% of Total	Acres	% of Total
Residential	567.21	0.44%	343.33	15.06%	72.22	11.38%
Commercial	18.09	0.01%	24.10	1.06%	1.60	0.25%
Industrial	0.00	0.00%	9.91	0.43%	2.53	0.40%
Public/Institutional	114.54	0.09%	75.98	3.33%	20.41	3.22%
Parks/Recreation/Conservation	1,136.10	0.88%	393.18	17.24%	0.00	0.00%
Transportation/Communication/Utilities	0.00	0.00%	16.60	0.73%	3.41	0.54%
Agricultural	10,049.73	7.83%	530.25	23.26%	198.64	31.30%
Forestry	116,522.40	90.74%	886.74	38.89%	335.84	52.92%
<b>Totals</b>	<b>128,408.07</b>	<b>100.00%</b>	<b>2,280.09</b>	<b>100.00%</b>	<b>634.65</b>	<b>100.00%</b>

Source: Taliaferro County Tax Assessor's Office; calculations by CSRA RDC

The county's predominant land use is forestry, which accounts for 90.74% of total land use. Agricultural land uses accounts for the second largest share of land use at 7.83%. County land use patterns have changed little since the last comprehensive plan update. In 1993, forestry and agriculture accounted for approximately the same share of land use. Parks, recreation and conservation account for .88% of land use. This land is dedicated to the A.H. Stephens State Park.



All other land uses in the county combine to account for less than 1% - this is mainly the residential category.

The municipalities have similar land use patterns. Forestry accounts for the majority of land use in both municipalities at 38.89% of land use in Crawfordville and 52.92% in Sharon. The next highest land use category is agriculture, for both Crawfordville and Sharon at 23.26% and 31.30% respectively. With the A.H. Stephens State Park being partially located in Crawfordville, this portion makes up 17.24% of land use in Crawfordville, with residential land use close behind at 15.06% of total land use. In Sharon, 11.38% of total land use is categorized as residential with the other uses totaling less than 4.5%.

### ***Assessment***

#### **Historical Factors**

Existing land use in Taliaferro County is impacted by past historical events. Crawfordville was conveniently developed along the railroad to transport cotton. As the city grew and developed, and as the transportation networks (rail and streets) were developed and improved, various land use patterns emerged. The county's proximity to Interstate 20 also served as a catalyst for small residential development along the commuting corridor but has not brought much commercial or industrial development at all to the county. For the most part, much of the county's residents traditionally traveled outside the county to take advantage of larger shopping and entertainment opportunities in the Athens-Clarke County and Augusta-Richmond County areas. As a result, major commercial and business development has not been focused in areas in or around Crawfordville.

Other factors have affected the existing land use in Taliaferro County, and these are outlined in the information below.

#### **Development and Location**

Existing development patterns can be attributed to the rural characteristics of Taliaferro County and the municipalities minimizing suburban type development in the rural areas. Housing has not been developed as there are a lack of jobs and commercial opportunity in the cities and county.

Taliaferro County's location near the Augusta/Aiken MSA is a major determining factor in the pace of development. Taliaferro County is strategically located between the Augusta/Aiken metropolitan statistical area and Athens-Clarke County as well as being just over an hour away from Atlanta, with just a short hop onto I-20. This is illustrated in the Economic Development chapter's discussion on commuting patterns.

#### **Infrastructure Availability**

Certain types of infrastructure, such as water, sewer, and transportation influence where and how much development occurs. Their impact is as follows:



### ***Transportation***

Transportation is one of the strongest influences on land use patterns. Travel behavior and the existence of roads have a direct impact on the location of new development. Taliaferro County has an abundance of state routes intersecting the rural areas and linking them with Crawfordville and around the county. Historically, development patterns in the unincorporated areas have occurred along, or within close proximity to these major road networks.

The improved efficiency of road networks has led to increased reliance on motorized travel, which is reflected in the way we develop our neighborhoods. The most prominent features of the county's residential land use are the large tracts of land with single family homes making low density development throughout the rural area. The increased mobility of the population and the large availability of land in the county and cities make no cause for more densely populated subdivisions or multi-family units.

It is unusual that there is not more development along the I-20 corridor and along the I-20 exits in Taliaferro County. The lack of infrastructure is a factor, as well as the new county school being located on a major thoroughfare in the county once exiting I-20. The school has been deemed a stopping point for commercial transportation companies locating in the county.

### ***Availability of Water and Sewer***

The lack of major infrastructure networks within the unincorporated regions of the county has led to this dispersed pattern, with little opportunity for clustered development. There is no extension of water and sewer networks outside city boundaries, which has not allowed commercial, industrial and residential development to occur at higher densities adjacent to the city.

The lack of water and sewer in the unincorporated areas of the county limits the economic development options outside of the infrastructure networks service areas and requires low-density single-family residential development.

The unavailability of sewer means that all new development outside of the city's service areas must rely on individual septic tanks to dispose of their wastewater. The environmentally sound use of septic systems relies on the ability of the soils to naturally absorb the septic treated wastewater and on individual homeowners to properly maintain their septic systems. The increased use of septic tanks not only increases the potential for raw waste leaks into groundwater sources, but also limits the ability to reuse treated wastewater.

### **Future Land Use**

The Future Land Use map is an important tool used in implementing the Comprehensive Plan. The map does not represent an exact pattern of development but identifies appropriate areas of opportunity for each land use category to accommodate the expected growth.

Throughout the planning horizon, real estate markets and the availability of infrastructure and services will determine the exact location and timing of development. The map is intended as a guideline for planning commissioners, staff, and elected officials to use in making development decisions. As local economics and demographics change over time, so too should the Future Land



## LAND USE

Use map. It requires periodic monitoring to ensure that development decisions are being made using the most accurate illustration of the desired future growth patterns.

To ensure that adequate land is dedicated to each land use according to future needs acreage must be projected throughout the planning period to ensure the future land use map reflects anticipated development and growth. Projected population growth is non-existent and therefore acreages for the various land use classifications are not expected to change. The future land use map is based on local government policies and priorities, which include maintaining the rural character and charm of the cities and county. There is no real desire or political will to grow the communities and invite development that may change the landscape of the county.

Table L-3 displays future land uses in Taliaferro County, Crawfordville and Sharon and provides percentage breakdowns for all future land use classifications. Future land use maps using the same classifications are provided as attachments.

**Table L-3: 2025 Land Use Projections**

FUTURE LAND USE Category	Taliaferro County		Crawfordville		Sharon	
	Acres	% of Total	Acres	% of Total	Acres	% of Total
Residential	567.21	0.44%	343.33	15.06%	72.22	11.38%
Commercial	18.09	0.01%	24.10	1.06%	1.60	0.25%
Industrial	0.00	0.00%	9.91	0.43%	2.53	0.40%
Public/Institutional	114.54	0.09%	75.98	3.33%	20.41	3.22%
Parks/Recreation/Conservation	1,136.10	0.88%	393.18	17.24%	0.00	0.00%
Transportation/Communication/Utilities	0.00	0.00%	16.60	0.73%	3.41	0.54%
Agricultural	10,049.73	7.83%	530.25	23.26%	198.64	31.30%
Forestry	116,522.40	90.74%	886.74	38.89%	335.84	52.92%
<b>Totals</b>	<b>128,408.07</b>	<b>100.00%</b>	<b>2,280.09</b>	<b>100.00%</b>	<b>634.65</b>	<b>100.00%</b>

Source: Calculations by CSRA RDC

### Future Land Use Narrative

#### *Taliaferro County*

The county has experienced very little growth over the past decade, and future forecasts project relatively slow growth patterns. Despite the slow growth forecasts the county intends to work closely with the cities to preemptively manage future growth.

The main areas of the county considered adequate for growth are those areas adjacent to Crawfordville. Any commercial, industrial and residential expansion that may come to the county is appropriate to this area because of its proximity to I-20 and the community facilities could effectively be extended from the city, if grant money was available. The cost of extending infrastructure is too great for the county and is not seen as growth likely to happen in the next ten or even twenty years.

Taliaferro County's rural character is illustrated by its abundance of natural resources. The lack of



development pressures in the county has contributed to the continued presence of these resources and with no development projected, these needs can be well managed without negatively impacting any environmentally sensitive area. Refer to the Natural Resources chapter for further discussion on the location and assessment of existing natural areas. The intent of the Future Land Use map is to coordinate growth with the presence of natural resources and to minimize the impacts of development through designating appropriate areas to accommodate growth. Any development that may occur within the designated areas on the map must adhere to environmental regulations to minimize all impacts on the natural resources identified in the Natural Resources Chapter.

Similarly, the county has an abundance of cultural resources. These are truly fragile resources that must be treated in the same fashion as natural features because of the local importance that they hold. Any future development would need to incorporate the preservation of locally significant historic resources as identified in that element of this plan.

Taliaferro County’s relative isolation from major urban markets decreases outside influences on local development patterns. As commuting patterns shift and urbanized areas continue to expand, Taliaferro County may develop a greater attraction to urban commuters as a suburban, “bedroom,” community.

The county has implemented zoning as a viable method of controlling future land use. Through the zoning ordinance, the county will be able to foster land use decisions that adequately address the community’s land use goals.

***City of Crawfordville***

Crawfordville represents most of development in the county. Crawfordville is the county seat and houses not only all of the city government offices, but also the majority of county facilities. Crawfordville’s location at the intersection of the county’s major thoroughfares contributes to its being the economic center of the county. The major thoroughfare corridors intersecting Crawfordville could be designated for commercial or industrial development because of their access to the road network, but are currently designated as agriculture or forestry because of the lack of development in the city.

There are no readily identifiable areas suitable for future annexation; however, the extension of water service outside of the city boundary will increase development adjacent to the city. Increased commercial and residential expansion outside of the city limits requires the expansion of city infrastructure networks.

The nature of the central business district provides opportunity for alternative land use development patterns. The downtown square and central business district houses a number of public uses and represents a soon-to-be historic district. There are a number of retail buildings and storefronts that are vacant, un-used or entirely run-down. The local government is going to attempt a revitalization and redevelopment project of the existing historic, residential and commercial structures within the district. The owners of the storefronts and buildings downtown are generally non-residents of the city and county, and do not and will not provide viable retail opportunities for themselves or for others. The buildings continue to age and deteriorate without anyone maintaining them. The city



would like to reverse the deterioration of the downtown and revitalize it to be a commercial attraction for park-goers, tourists, and residents.

Outside of the central area of the city, there are still many acres of undeveloped land available within the city limits. Land use patterns are not established within the city and could provide for a well-planned development patterns focusing economic activity along major transportation corridors and within the downtown with residential development radiating outwards from a central business district. This would provide for a better grasp of future growth downtown.

The city does not have a zoning ordinance to coordinate growth or favorable land uses. A zoning or land development ordinance would greatly help the city plan for a more viable, and active downtown which would attract businesses and residents to the area.

### **Natural Barriers to Growth**

#### **Annexation Issues**

There are no plans for annexation during the planning period. There is no existing annexation agreement between the cities and county should an annexation issue arise.

#### ***Assessment***

Overall, future land use changes will not occur in the cities or the county. Population projections highlight the relatively slow pace of growth in Taliaferro County and Crawfordville.

Residential acreage will remain the same. As families grow, the land that they own will continue to be subdivided but residential acreages as a whole are not seen to increase. Residential density may increase, but acreage will not.

As a result, commercial land use is not projected to increase either. Any commercial growth would occur on vacant or unused commercial properties that are redeveloped or already located near the I-20 interchange. Expansion of commercial acreage is not expected.

Other land uses are not projected to increase through the planning period. There are no community facilities projects planned that would require additional acreage in other land uses.

### **Other Issues**

#### **Economic Development**

An important issue in Taliaferro County is the development of a local tourism industry. Taliaferro County has an enormous tourism potential that has yet to be fully utilized. The abundance of natural and historic resources in the county and cities is an opportunity to attract visitors from outside the county, region, and state. This potential must be closely tied with future land use patterns to ensure that future development generated from increased tourism does not negatively impact the very resources that allowed it.



### ***Natural and Historic Resources***

Natural and cultural resources account for a significant portion of Taliaferro County's acreage. The need to protect these resources is paramount. Any development that may occur should be encouraged away from watersheds, groundwater recharge areas, wetlands, floodplains, and primary agricultural lands. There are significant land parcels outside these environmentally sensitive areas to develop. Population and housing growth rates are not projected to be significant. There are plenty of locations in proximity to the cities that do not impact environmentally sensitive areas.

As the Natural and Historic Resources element of this plan notes, Taliaferro County is ripe with historic resources and has an abundance of natural resources. Over the coming years, the implementation of the Department of Natural Resources Environmental Planning Criteria will help to preserve the natural environmental features of the county and enhance the residents' quality of life.

These initiatives must be fully adopted and regulated in order to ensure the preservation of the natural environment, particularly the Ogeechee River and the two tributaries of the South Fork river. This includes the preservation of historic resources. The county has a rich and illustrious history that is preserved in the abundance of historic resources throughout the county, particularly in the City of Crawfordville. It is important that the city and the county treat these resources as susceptible environmental areas to ensure that they are preserved for future generations to enjoy.

### ***Community Facilities, Services and Transportation***

The timing and location of facility and service expansion is a major contributor to the ability of the county and the cities to manage growth. Intergovernmental cooperation is a necessity in order to take full advantage of existing facilities and to help curb the unnecessary development of vacant land in the county. The ability to focus new developments into areas that can accommodate them with the necessary infrastructure is the key to the successfully managing growth. This is more applicable to the municipalities because of their existing infrastructure networks.

Sprawling patterns of development further decrease the economic feasibility of extending public infrastructure in the county and will further increase the costs associated with providing public services. The ability to develop in a compact fashion decreases the costs associated with providing the required infrastructure and creates population clusters that are easier to service for the school system, law enforcement, fire protection, and emergency medical services.

### ***Housing***

Suburban development creates a homogeneous environment dominated by single-family residential development. The dominance of a single type of housing limits housing options and segregates populations based on socioeconomic characteristics. The stigmas attached to mobile/manufactured homes prevent their inclusion in a typical subdivision, and this is generally true of multi-family dwellings as well.

The county and cities want to promote the development of various types of housing and focus any residential development in areas equipped with existing, or planned, supportive infrastructure to allow greater flexibility in the type of development that can occur.



It is important that the county and cities continue to monitor their housing and demographic conditions to identify potential deficiencies in the housing market that they may be able to help adjust through regulation.

### Goals and Policies

The following goals apply to Taliaferro County and the Cities of Crawfordville and Sharon unless otherwise noted:

Goal 1: Develop orderly and compatible land uses.

Policy 1-1: Accommodate additional residential, commercial, and industrial designated areas.

Policy 1-2: Encourage infill housing and the revitalization of older neighborhoods

Policy 1-3: Coordinate any new development with other elements in the Comprehensive Plan.

Goal 2: Minimize negative impacts associated with new development on environmentally sensitive areas.

Policy 2-1: Maintain water quality through the protection of environmentally sensitive lands.

Goal 3: Coordinate any new development with public facilities.

Policy 3-1: Invest in facilities construction and expansion and services in areas designated for growth.

Policy 3-2: Base project approval decisions on the ability of the existing or planned public facilities to accommodate increased use.

Goal 4: Redevelop the downtown commercial and residential areas.

Policy 4-1: Create a downtown redevelopment plan.

Policy 4-2: Consider developing a zoning ordinance for the City of Crawfordville.



## Introduction

The intergovernmental Coordination Element provides local governments an opportunity to inventory existing intergovernmental coordination mechanisms and processes with other local governments and governmental entities that can impact success implementation of the local comprehensive plan. This section also provides an assessment of the adequacy and suitability of existing coordination mechanisms to serve the current and future needs of the community, and to articulate goals and formulate a strategy for effective implementation of community policies and objectives.

## Adjacent Local Governments

*Relationship to the Comprehensive Plan:* Taliaferro County and the municipalities participated in and developed a joint comprehensive plan in 1994 and are continuing this tradition of cooperation in the 2004 joint comprehensive plan update. An advisory committee was established with representatives from the county, Crawfordville and Sharon. Public hearings were also held jointly with county representatives in attendance.

*Existing Coordination Mechanisms:* Taliaferro County and the municipalities do not have a formal SPLOST agreement outlining the use of tax revenues for each jurisdiction but coordinate to avoid duplication of projects. Other coordinated efforts include water services, tax collection, magistrate court, and tax assessor services. The county commission and city councils meet informally to discuss coordination efforts as needed.

## School Boards

*Relationship to the Comprehensive Plan:* A representative from the school board served on the comprehensive plan advisory committee. The school board consults the comprehensive plan for data and direction when applying for school funding grants.

*Existing Coordination Mechanisms:* Taliaferro County, Crawfordville and the Taliaferro County Board of Education jointly fund the Taliaferro County Library with the Bartram Trail Regional Library System. There is also an effort between Taliaferro County, Crawfordville and the Board of Education to plan for joint use of recreation facilities.

## Independent Special Districts

There are no independent special districts in Taliaferro County and the municipalities.

## Industrial Development Authorities

There are no development authorities in Taliaferro County and the municipalities. The Taliaferro County Board of Commission is responsible for pursuing industrial development opportunities. The Commission refers to the comprehensive plan, for data, guidance, and implementation purposes.

## Utility Companies

*Relationship to the Comprehensive Plan:* Gas service is provided by a private firm, and Georgia Power provides electric service to all jurisdictions within Taliaferro County. There are no



relationships between utility companies and the comprehensive plan.

*Existing Coordination Mechanisms:* Although no formal process for coordinating activities is in the place, the county and city clerks within their jurisdictions have primary responsibility for coordination.

**Service Delivery Strategy**

The Service Delivery Strategy identifies several agreements between local governments within Taliaferro County. Cooperation in carrying out these agreements is generally managed at the staff level on a day-to-day basis. They include agreements:

1. Between Taliaferro County, Crawfordville, Sharon and surrounding jurisdictions for fire services.
2. Between Taliaferro County and the City of Crawfordville to share the operations cost of the library.
3. Between Taliaferro County and the City of Crawfordville for the county to provide judicial and jail services.

**Governor’s Greenspace Program**

Taliaferro County and the municipalities do not qualify for Greenspace grants and therefore have not participated in the Governor’s Greenspace Program.

**Costal Management**

Taliaferro County and the municipalities are not located within a costal management zone.

**Appalachian Regional Commission**

Taliaferro County and the municipalities are not located within the Appalachian Regional Commission.

**Water Planning Districts**

Taliaferro County and the municipalities are not located within a state designated water-planning district.

**Transportation Requirements for Non-Attainment Areas**

Taliaferro County and the municipalities are not located within a non-attainment area.



## ASSESSMENT

### *Land Use Conflicts at Jurisdictional Borders*

Existing coordination mechanisms are important both regionally and within jurisdictions. Taliaferro County and neighboring counties do not have any land use conflicts at jurisdictional borders due to the lack of development at or near their respective boundaries. However, there are no formal mechanisms in place to ensure future conflicts can be resolved. Numerous highway widening projects, part of the Governor's Road Improvement Program (GRIP) to provide four-lane highway access to most Georgia communities, has the potential to alter traffic patterns given Taliaferro County's proximity to these major highway projects and Interstate 20. One of the primary purposes of GRIP is to encourage development in the state's smaller communities. Historically, major highway projects have encouraged development in scattered areas, primarily commercial development as a response to increases in traffic, that have the potential to conflict with Taliaferro County's agricultural land use patterns. The CSRA RDC currently serves as an ad hoc forum to resolve such issues but formal agreements among counties may be needed.

Projections for the county and municipalities highlight minimal population and household growth over the planning period. However, one of the economic development objectives pursued by the county and municipalities is to encourage tourism. Economic development planning is therefore partially tied to Crawfordville's infrastructure capacity. Since residential development is Crawfordville's primary need for land, this has the potential to cause land use conflicts in areas adjacent to the city's boundaries. Coordination between the county and Crawfordville will be needed to ensure that land use conflicts do not arise at jurisdictional borders.

One existing mechanism that helps identify land use conflicts at jurisdictional borders is the review of the local comprehensive plan by the CSRA RDC. The RDC reviews all local plans within its jurisdiction for internal consistency and for any conflicts with plans of local governments within the region, plans of contiguous local governments outside the region, and the RDC's regional plan. In the absence of a plan amendment, the RDC reviews such plans every 10-year period and the local government is under no obligation to alter its future land use map and policies to address or resolve a land use conflict with a neighboring community identified during the regional review process. This limitation becomes evident when considering that the community's economic development vision calls for significant levels of development in the context of a county policy with potential land use implications. An agreement to hold meetings between city councils and the county commission during the planning phase of a major development impacting jurisdictional land use should be formalized.

### **Lack of Information about Plans of Adjacent Communities**

Because of the regular meetings and coordinated efforts of all local governments within Taliaferro County, lack of information about plans, policies or other documents relating to the communities is not an issue. However, lack of information among neighboring counties and other affected parties is can be problematic. The RDC is required only to provide notice



of Taliaferro County's joint comprehensive plan to other local governments and is not required to send copies of the plan to these jurisdictions. Furthermore, this mechanism goes into affect after the local comprehensive plan is completed and regional review hearings are optional. Combined, these elements do not allow for meaningful input into the plan contents by contiguous or potentially affected local governments. Finally, the development of a countywide Service Delivery Strategy is a powerful tool to address issues arising within a county but does not address the problem of land use conflicts between two or more counties.

These limitations point to the need for additional coordinating mechanisms to address possible future issues. Beyond the obvious land use implications outlined in the preceding section, Taliaferro County has economic development objectives and policies that relate specifically to multi-jurisdictional issues. Furthermore, commuting patterns discussed in the economic development section highlight the regional nature of the CSRA economy. These are significant issues that require formal intergovernmental coordination mechanisms. The CSRA RDC should send copies of all planning documents, including Service Delivery Strategies, to all contiguous jurisdictions and to potentially affected jurisdictions identified by Taliaferro County. Moreover, the county and municipalities should use the RDC as a vehicle to encourage multi-jurisdictional consensus on individual SDRs.

#### **Service Provision Overlaps or Conflicts**

Minimal services are provided by municipalities, therefore service overlaps and conflicts with the county are not present. All local governments in Taliaferro County recognize the possibility for continued consolidation of services and are willing to examine options such as service coordination with adjacent counties as well as consolidation of governments within the county. The existing mechanism of informal coordination is currently adequate and will be adequate through the planning period.

#### **Annexation Issues Between Cities and Counties**

Taliaferro County and the municipalities do not have an annexation agreement in place. In light of the preceding discussion related to the possible impact of GRIP, the county and city should draft a formal annexation agreement.

#### **Conflicting Development Projections and Public Facility Sitting**

Due to existing coordination mechanisms, meetings and information sharing, there are no issues related to conflicting development projections and public facility sitting. All public entities currently use consistent population projections and the sitting of public facilities have been and continue to be coordinated through local governments.

#### **Issues Relating to Applicable State and Regional Programs**

While there is no formal agreed upon process ensuring that extraterritorial water and/or sewer extensions and improvements are consistent with the land use plan and ordinances of the receiving jurisdiction, there are several circumstances mitigating any conflicts. Unincorporated Taliaferro County would be the only potentially receiving jurisdiction because the county is the only large jurisdiction that does not provide public water and sewer. Therefore, there is no potential conflict in offering service outside incorporated



jurisdictions. Second, the comprehensive plan is a joint plan addressing current and future needs for infrastructure in each of the incorporated areas as well as the unincorporated county. Because all jurisdictions share the same comprehensive plan, there is no potential conflict for provision of services such as water and sewer that was not addressed during the planning process. Finally, each jurisdiction participated in developing future land use maps for both the county both and the unincorporated areas, and the most efficient method of providing services to areas that are intended to be developed was been identified and agreed upon during the planning process.

Taliaferro County and the municipalities are participating in developing a joint comprehensive plan that will ensure that their plans are compatible. During the development of this joint plan, land use regulations such as zoning and environmental protection ordinances in each of the jurisdictions were reviewed for consistency with the updated comprehensive plan ensuring compatibility. There is no formal process beyond this joint comprehensive planning effort to ensure compatibility between jurisdictions. However, this informal process has been successful and should continue to be so based on the minimal amount of development projected to occur throughout the planning period.

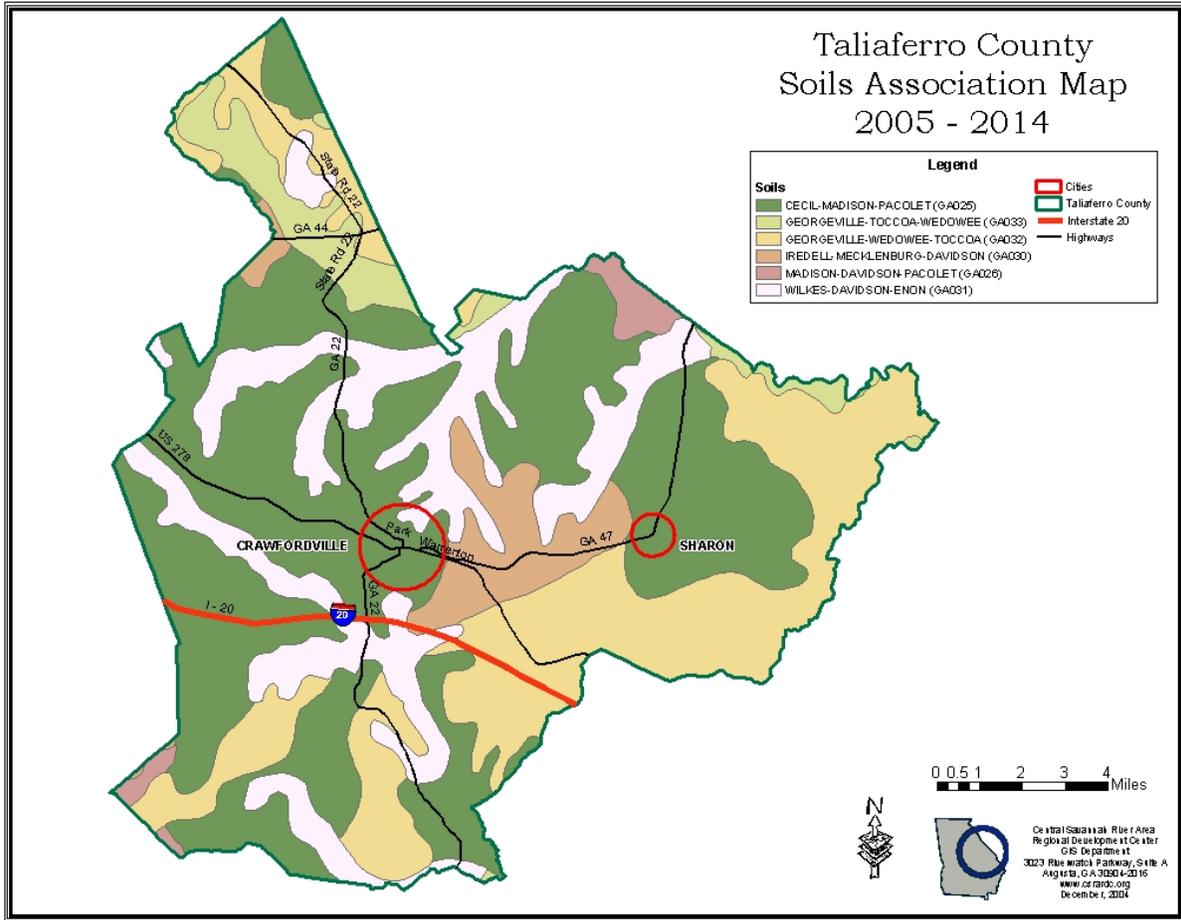
### **Goals**

The following goals apply to Taliaferro County and the municipalities:

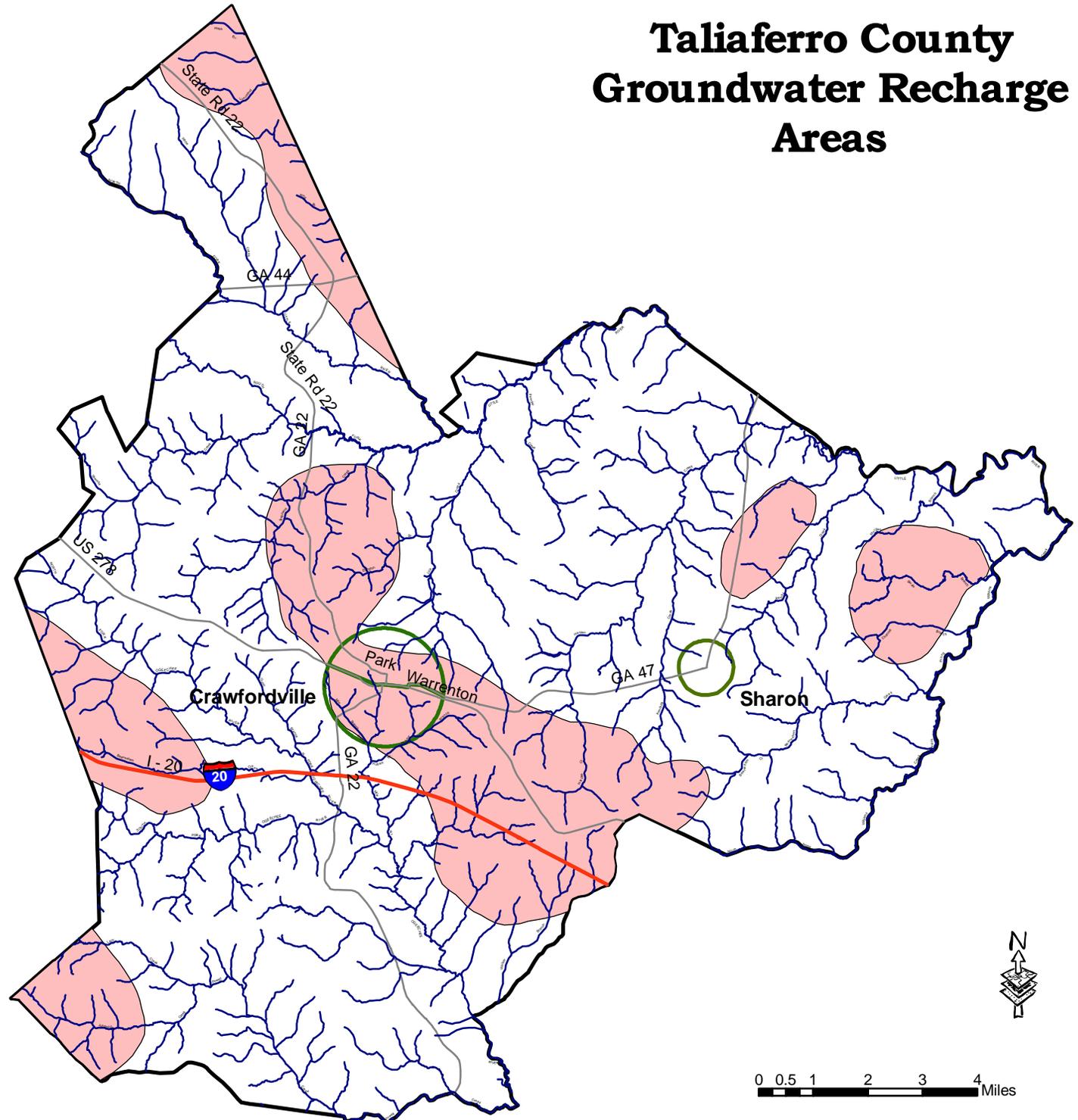
**Goal 1: Maintain existing formal and informal intergovernmental coordination mechanisms within county jurisdictions, among neighboring jurisdictions, and within regional organizations.**

**Goal 2: Encourage, where outlined, formal intergovernmental coordination mechanisms.**



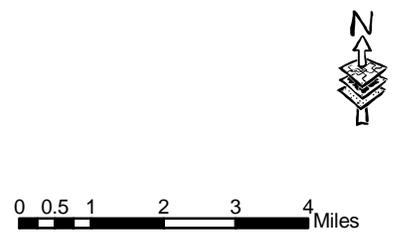


# Taliaferro County Groundwater Recharge Areas

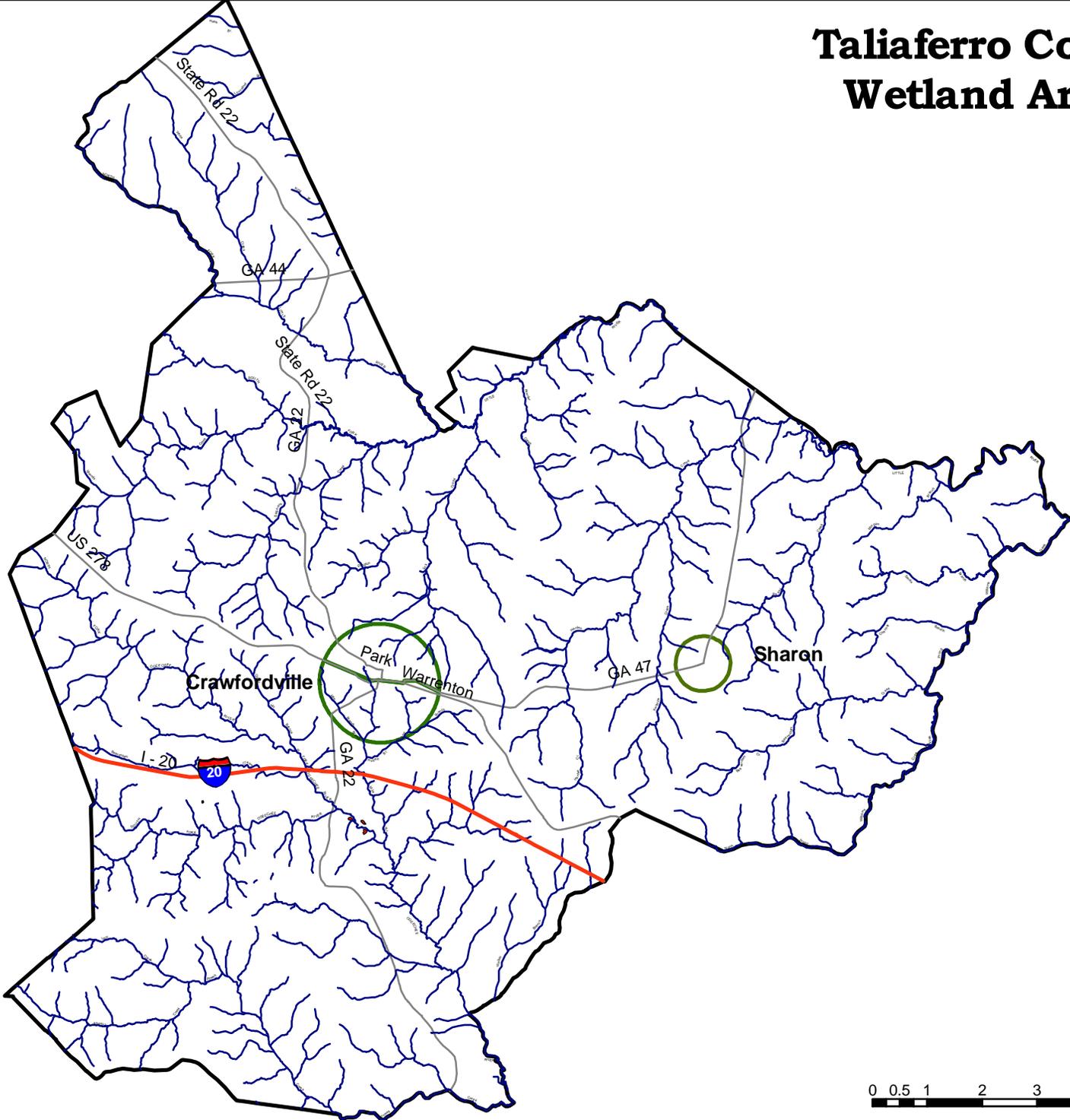


**Taliaferro County**

- Ground Water Recharge Area
- Taliaferro County
- Cities
- Rivers/Streams
- Highways
- Interstate 20



# Taliaferro County Wetland Areas



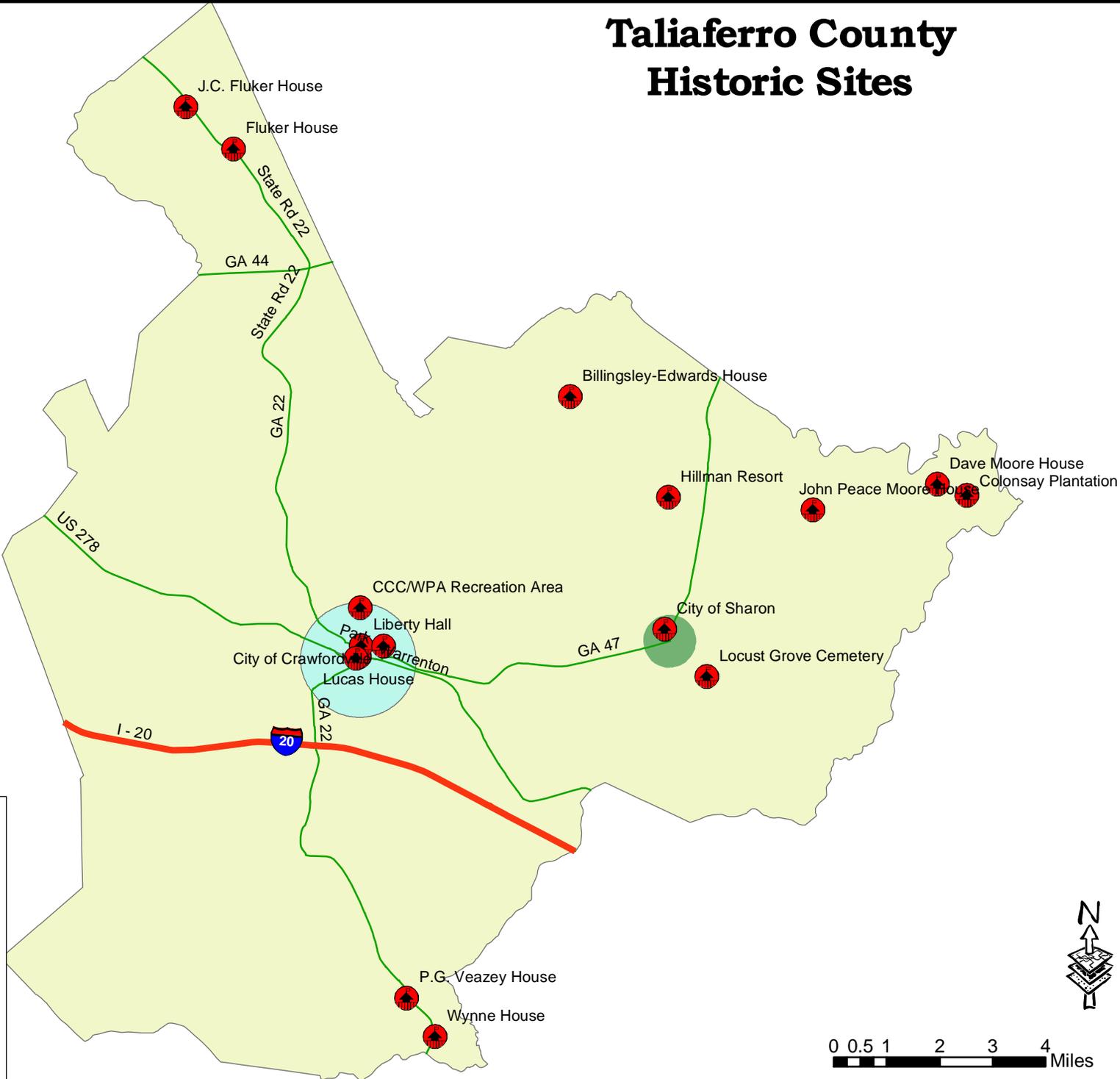
## Taliaferro County

-  Wetlands
-  Taliaferro County
-  Cities
-  Rivers/Streams
-  Highways
-  Interstate 20



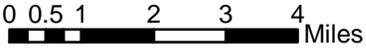
0 0.5 1 2 3 4 Miles

# Taliaferro County Historic Sites



## Taliaferro County

-  Historic Points
-  Crawfordville
-  Sharon
-  Taliaferro County
-  Interstate 20
-  Highways

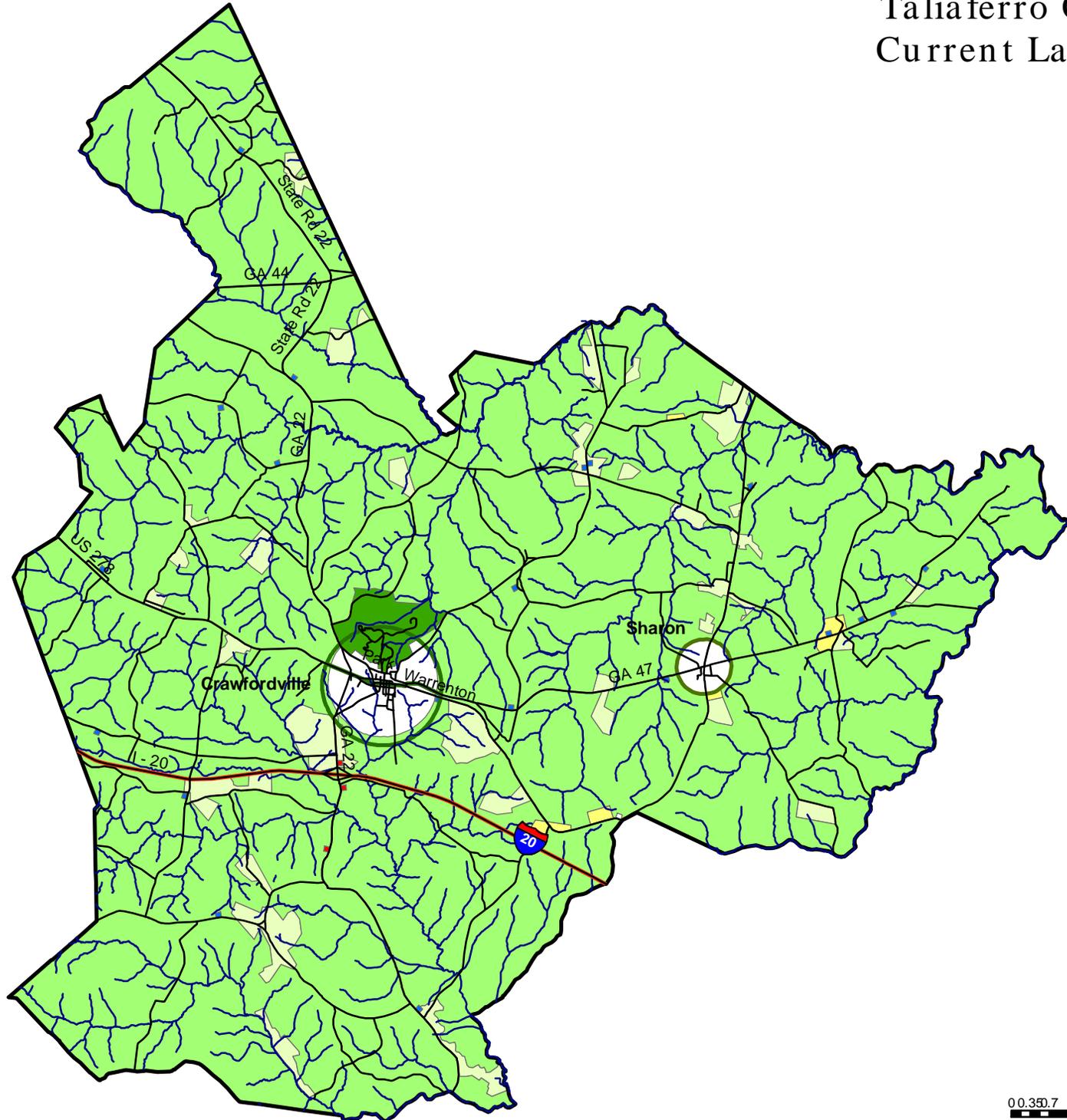


# Taliaferro County Current Land Use

## Legend

### Current Land Use

- Residential
- Commercial
- Public/Institutional
- Parks/Recreation/Conservation
- Agricultural
- Forestry
- Taliaferro County
- Cities
- Rivers/Streams
- Interstate 20
- Highways
- Roads

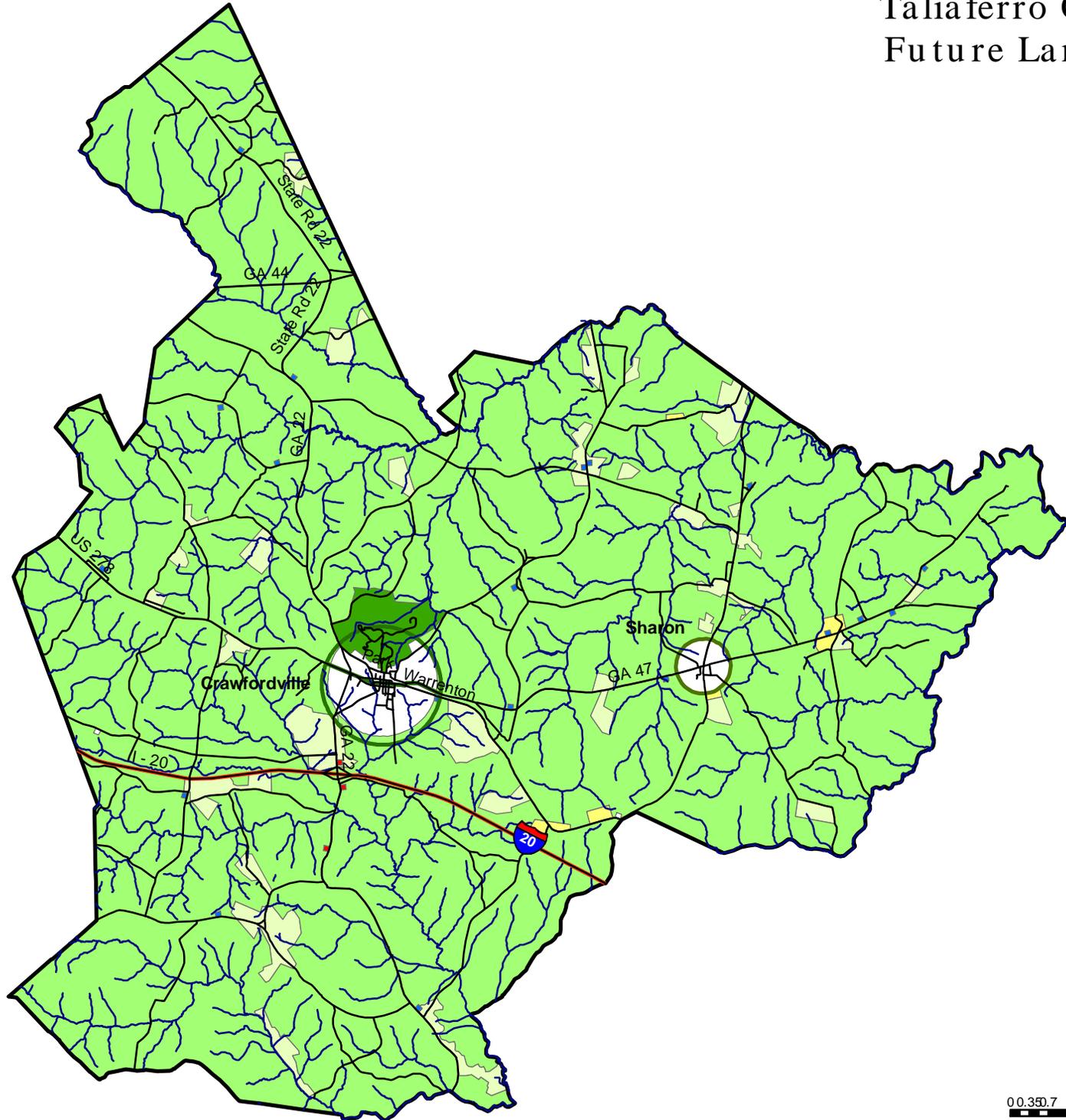


# Taliaferro County Future Land Use

## Legend

### Future Land Use

- Residential
- Commercial
- Public/Institutional
- Parks/Recreation/Conservation
- Agricultural
- Forestry
- Taliaferro County
- Cities
- Rivers/Streams
- Interstate 20
- Highways
- Roads



0 0.35 0.7 1.4 2.1 2.8 Miles

TALIAFERRO COUNTY FIVE-YEAR SHORT-TERM WORK PROGRAM 2005-2009									
ELEMENT		2005	2006	2007	2008	2009	Responsibility	Cost	Fund Source
<b>ECONOMIC DEVELOPMENT</b>									
1	Actively participate in regional economic planning entities (i.e. UDC)	x	x	x	x	x	County/RDC	n/a	
2	Attract tourism to the county	x	x	x	x	x	County/RDC	n/a	
3	Collaborate regionally to promote tourism	x	x	x	x	x	County/RDC/ neighboring counties / state agencies	n/a	
<b>NATURAL &amp; HISTORIC RESOURCES</b>									
1	Restore the rail depot	x	x	x			County/Historic Society / RDC	\$20,000	Grants/ General Fund
<b>LAND USE</b>									
1	Update zoning ordinance.		x		x		County/RDC	\$2,000	Grants/ General Fund
<b>HOUSING</b>									
1	Attract new housing development.	x	x	x	x	x	County		
2	Encourage restoration of historic homes.	x	x	x	x	x	County/Historic Society	n/a	
<b>COMMUNITY FACILITIES</b>									
1	Purchase additional bus for rural transportation		x		x		County	\$20,000	Grants/General Fund
2	Maintain current buses	x	x	x	x	x	County	\$5,000	General Fund
3	Consider developing monitoring and maintenance regulations for septic tank systems	x	x	x			County / Health Department	\$2,000	General Fund
4	Ensure effective solid waste handling in the county	x	x	x	x	x	County	n/a	
5	Consider expanding library services	x	x	x	x		County/Cities	\$5,000	General Fund
6	Maintain sheriff's vehicles and equipment and upgrade where needed.	x	x	x	x	x	County	\$5,000	General Fund

CITY OF CRAWFORDVILLE FIVE-YEAR SHORT TERM WORK PROGRAM 2005-2009										
ELEMENT	2005	2006	2007	2008	2009	Responsibility	Cost	Fund Source		
<b>ECONOMIC DEVELOPMENT</b>										
1	Encourage redevelopment of downtown	x	x	x	x	x	City	n/a		
2	Prepare redevelopment plan for downtown and surrounding area	x	x				City	\$ 3,000	Grants/ Local funds	
3	Encourage business development downtown	x	x	x	x	x	City	n/a		
4	Attract more visitors to the state park	x	x	x	x	x	City	n/a		
<b>NATURAL &amp; HISTORIC RESOURCES</b>										
1	Continue to protect natural resources	x	x	x	x	x	City			
2	Consider developing a historic preservation ordinance	x	x	x	x	x	City/Historic Society	\$2,000	Grants/Local funds	
<b>LAND USE</b>										
1	Consider adopting zoning	x	x	x	x	x	City	\$2,000	Local funds	
<b>HOUSING</b>										
1	Encourage redevelopment of deteriorating homes.	x	x	x	x	x	City	n/a		
2	Develop local building codes	x	x	x	x	x	City	n/a		
<b>COMMUNITY FACILITIES</b>										
1	Reactivate well #2	x	x				City	\$10,000	Grant	
2	Build sewage treatment plant	x	x				City	\$1.5 million	Grant	
3	Consider developing monitoring and maintenance regulations for septic tanks	x	x	x	x	x	City/Health Department	n/a		

CITY OF SHARON FIVE-YEAR SHORT TERM WORK PROGRAM 2005-2009									
ELEMENT	2005	2006	2007	2008	2009	Responsibility	Cost	Fund Source	
<b>ECONOMIC DEVELOPMENT</b>									
1 Encourage tourism	x	x	x	x	x	City	n/a		
<b>NATURAL &amp; HISTORIC RESOURCES</b>									
1 Consider developing historic preservation	x	x				City / Historic Preservation Commission	n/a		
2 Protect rural character of the town	x	x	x	x	x	City	n/a		
<b>LAND USE</b>									
1 Maintain current land use patterns	x	x	x	x	x	City	n/a		
<b>HOUSING</b>									
1 Encourage upgrade of deteriorating homes	x	x	x	x	x	City	n/a		
<b>COMMUNITY FACILITIES</b>									
1 Consider developing monitoring and maintenance regulations for septic tanks	x	x	x			City/Health Dept.	n/a		