

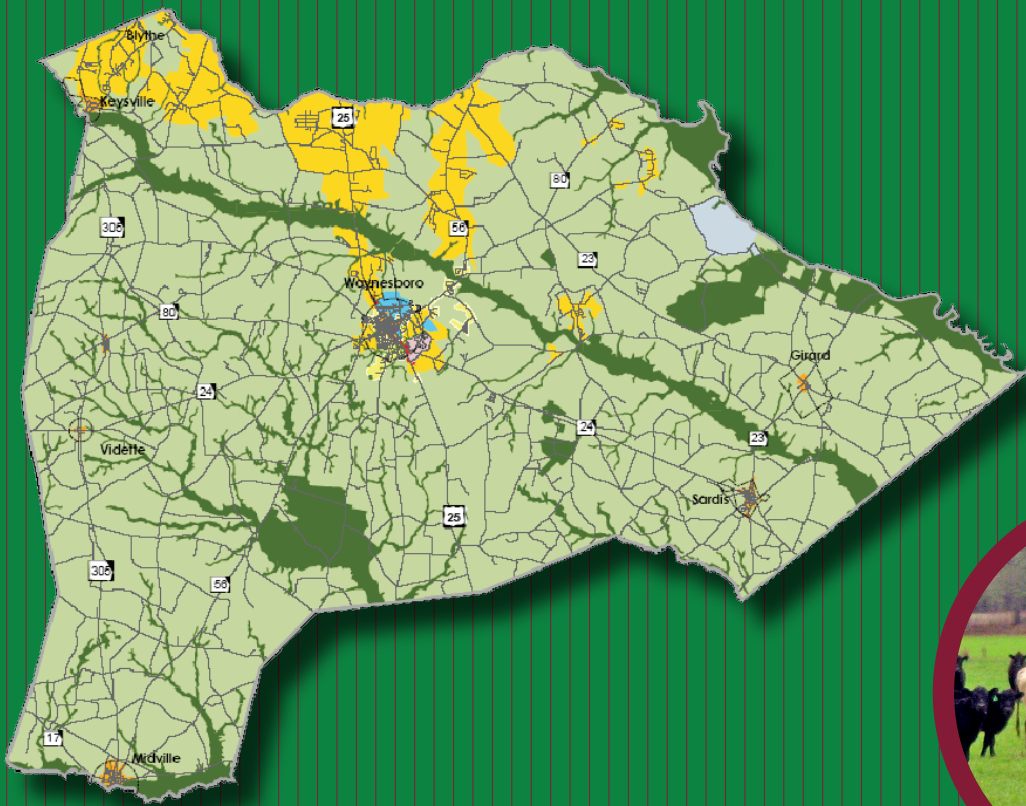
Burke County Comprehensive Plan

Joint Compressive Plan for Burke County and the municipalities of
Girard, Keyville, Midville, Sardis, Vidette, & Waynesboro

Part I

Community Assessment
Community Participation Program

2007 - 2027



Prepared By:



Prepared For:

Burke County



Burke County
Comprehensive Plan 2007-2027

PART I:

*COMMUNITY ASSESSMENT
COMMUNITY PARTICIPATION PROGRAM
ANALYSIS OF SUPPORTING DATA*



March 8, 2007



MACTEC Engineering and Consulting, Inc.
Atlanta, Georgia

Project 6311-06-0032

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COMMUNITY ASSESSMENT

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ANALYSIS OF SUPPORTING DATA.....



BURKE COUNTY

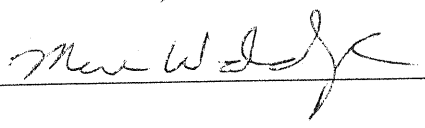
RESOLUTION TO TRANSMIT

WHEREAS, the Burke County Board of Commissioners, in cooperation with the cities of Girard, Keysville, Midville, Sardis, Vidette and Waynesboro, has completed the Community Participation and Community Assessment documents as part of the Burke County Comprehensive Plan 2007-2027.

WHEREAS, these documents were prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989, and the required public hearing was held on December 12, 2006.

BE IT THEREFORE RESOLVED, that the Burke County Board of Commissioners does hereby transmit the Community Assessment and the Community Participation Program portions of the Burke County Comprehensive Plan 2007-2027 to the Central Savannah River Area Regional Development Center and the Georgia Department of Community Affairs for official review.

BY:  _____

ATTEST:  _____


CITY OF WAYNESBORO, GEORGIA
RESOLUTION
RESOLUTION TO TRANSMIT

WHEREAS: the Burke County Board of Commissioners, in corporation with the cities of Girard, Keysville, Midville, Sardis, Vidette and Waynesboro, has completed the Community Participation and Community Assessment documents as part of the Burke County Comprehensive Plan 2007-2027, and

WHEREAS: these documents were prepared according to the Standards and Procedures for Local Comprehensive Plan effective May 1, 2005 and established by the Georgia Planning Act of 1989, and the required public hearing was held by the Burke County Board of Commissioners on December 12, 2006 and

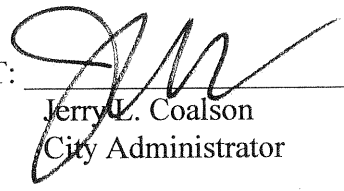
NOW, THEREFORE, BE IT RESOLVED: that the Waynesboro City Council does hereby transmit the Community Assessment and the Community Participation Program portions of the Burke County Comprehensive Plan 2007-2027 to the Central Savannah River Area Regional Development Center and the Georgia Department of Community Affairs for official review with recommended changes.

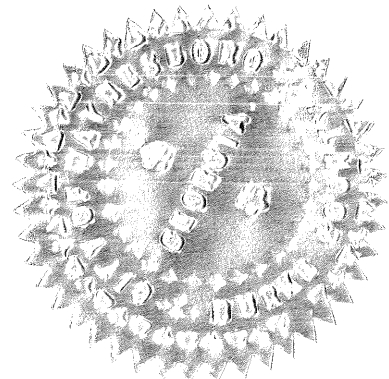
IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Waynesboro, Georgia, to be affixed this 19th day of February 2007.



Jesse C. Stone
Mayor

ATTEST: _____


Jerry L. Coalson
City Administrator



JESSE C. STONE
Mayor

JERRY L. COALSON
City Administrator

CHRISTOPHER DUBE
City Attorney

City of Waynesboro

628 Myrick Street ~ Waynesboro, Georgia 30830
Phone (706) 554-8000 ~ Fax (706) 554-8007

CITY COUNCIL
CURTIS L. BELL
RICHARD H. BYNE
JAMES JONES
NEAL C. LEONARD, SR.
BILL TINLEY
WILLIE R. WILLIAMS

PUBLIC HEARING AND REGULAR COUNCIL MEETING FEBRUARY 19, 2007

AGENDA

1. Order: Mayor Stone
2. Invocation: Council Member _____
3. Approval of Minutes
4. Comprehensive Plan Public Hearing
5. Pecan Grove Update
6. RITZ Instruments Fire Line Connection
7. Replacing Asphalt behind Capital City Bank (SPLOST) (See 2 Attached Bids)
8. Paving of N25 Well Road (Not SPLOST Eligible) (See Attached Bid)
9. Other
10. Adjourn _____

Dates to Remember

March 6-7, 2007

State Ethics Commission ~ Sandersville
9:00 am- 5:00pm

June 23-26, 2007

GMA 2007 Annual Convention ~ Savannah



CITY OF SARDIS

RESOLUTION TO TRANSMIT

WHEREAS, the Burke County Board of Commissioners, in cooperation with the cities of Girard, Keysville, Midville, Sardis, Vidette and Waynesboro, has completed the Community Participation and Community Assessment documents as part of the Burke County Comprehensive Plan 2007-2027.

WHEREAS, these documents were prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989, and the required public hearing was held on February 20, 2007.

BE IT THEREFORE RESOLVED, that the Sardis City Council does hereby transmit the Community Assessment and the Community Participation Program portions of the Burke County Comprehensive Plan 2007-2027 to the Central Savannah River Area Regional Development Center and the Georgia Department of Community Affairs for official review.

BY: John J Hamilton

ATTEST: [Signature]

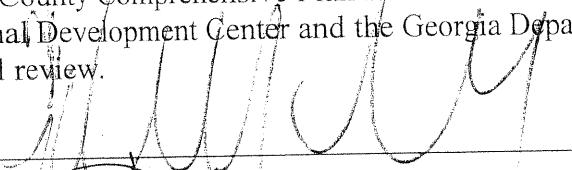
CITY OF GIRARD

RESOLUTION TO TRANSMIT

WHEREAS, the Burke County Board of Commissioners, in cooperation with the cities of Girard, Keysville, Midville, Sardis, Vidette and Waynesboro, has completed the Community Participation and Community Assessment documents as part of the Burke County Comprehensive Plan 2007-2027.

WHEREAS, these documents were prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989.

BE IT THEREFORE RESOLVED, that the Girard City Council does hereby transmit the Community Assessment and the Community Participation Program portions of the Burke County Comprehensive Plan 2007-2027 to the Central Savannah River Area Regional Development Center and the Georgia Department of Community Affairs for official review.

BY:  _____

ATTEST:  _____

CITY OF KEYSVILLE

RESOLUTION TO TRANSMIT

WHEREAS, the Burke County Board of Commissioners, in cooperation with the cities of Girard, Keysville, Midville, Sardis, Vidette and Waynesboro, has completed the Community Participation and Community Assessment documents as part of the Burke County Comprehensive Plan 2007-2027.

WHEREAS, these documents were prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989.

BE IT THEREFORE RESOLVED, that the Keysville City Council does hereby transmit the Community Assessment and the Community Participation Program portions of the Burke County Comprehensive Plan 2007-2027 to the Central Savannah River Area Regional Development Center and the Georgia Department of Community Affairs for official review.

CITY OF MIDVILLE

RESOLUTION TO TRANSMIT

WHEREAS, the Burke County Board of Commissioners, in cooperation with the cities of Girard, Keysville, Midville, Sardis, Vidette and Waynesboro, has completed the Community Participation and Community Assessment documents as part of the Burke County Comprehensive Plan 2007-2027.

WHEREAS, these documents were prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989.

BE IT THEREFORE RESOLVED, that the Midville City Council does hereby transmit the Community Assessment and the Community Participation Program portions of the Burke County Comprehensive Plan 2007-2027 to the Central Savannah River Area Regional Development Center and the Georgia Department of Community Affairs for official review.

BY: _____

ATTEST: _____

CITY OF VIDETTE

RESOLUTION TO TRANSMIT

WHEREAS, the Burke County Board of Commissioners, in cooperation with the cities of Girard, Keysville, Midville, Sardis, Vidette and Waynesboro, has completed the Community Participation and Community Assessment documents as part of the Burke County Comprehensive Plan 2007-2027.

WHEREAS, these documents were prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989.

BE IT THEREFORE RESOLVED, that the Vidette City Council does hereby transmit the Community Assessment and the Community Participation Program portions of the Burke County Comprehensive Plan 2007-2027 to the Central Savannah River Area Regional Development Center and the Georgia Department of Community Affairs for official review.

BY: Robert D. Peel III

ATTEST: Delia S. Peel

**Burke County
Comprehensive Plan 2007-2027**

Draft
***COMMUNITY
ASSESSMENT***



Prepared for:
Burke County
Waynesboro, Georgia

By:



MACTEC Engineering and Consulting, Inc.
Atlanta, Georgia
March 2007

Project 6311-06-0032

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1 Introduction

1.1 Purpose

The Community Assessment provides a factual and conceptual foundation for the remaining work involved in preparing the Burke County Comprehensive Plan. Production of the Community Assessment involved the collection and analysis of community data and information. This report represents the final product of that analysis and provides a concise, informative report that stakeholders will use to guide their decision making during the development of the Community Agenda portion of the plan.

The *Burke County Comprehensive Plan 2007-2027*, of which this assessment is a portion, updates the *Burke County Comprehensive Plan 2010* adopted in 1991 by the Burke County Board of Commissioners and the Girard, Keysville, Midville, Sardis, Vidette and Waynesboro City Councils. Like the 1991 plan, this update will serve as the Comprehensive Plan for Burke County and its municipalities, with the exception of Blythe. This is due to the majority of incorporated Blythe being located in Richmond County.



Burke County Courthouse in Waynesboro

The Community Assessment also serves the purpose of meeting the intent of the Georgia Department of Community Affairs' (DCA) "Standards and Procedures for Local Comprehensive Planning," as established on May 1, 2005. Preparation in accordance with these standards is an essential requirement in maintaining the county's status as a Qualified Local Government.

1.2 Scope

The Community Assessment includes the following information, as required by the DCA Standards:



Historic Westeria Hall in Waynesboro

- Listing of issues and opportunities that the community needs to address
- Analysis of existing development patterns
- Analysis of consistency with the Quality Community Objectives
- Supporting analysis of data and information

The Community Assessment includes an executive summary (Section 2) in order to provide an easy reference for stakeholders who will need to refer to the information throughout the planning process. Information referenced in Sections 2 and 3 of the report can be found in its entirety in the *Analysis of Supportive Data for the Community Assessment*, which is provided as an addendum to this report.

2 Issues and Opportunities

2.1 Introduction

The issues and opportunities described below have been identified from a review of the *Analysis of Supportive Data and Information* and from elected officials and government staff input received to date. This analysis included an examination of the Quality Community Objectives. The *Analysis of Supportive Data and Information* can be found as an addendum to this report. The report organizes the issues and opportunities by the major topics defined in the State of Georgia Department of Community Affairs (DCA) Local Planning Requirements. The assessment topics are:

- Population
- Economic Development
- Housing
- Natural and Cultural Resources
- Community Facilities and Services
- Transportation
- Intergovernmental Coordination
- Land Use

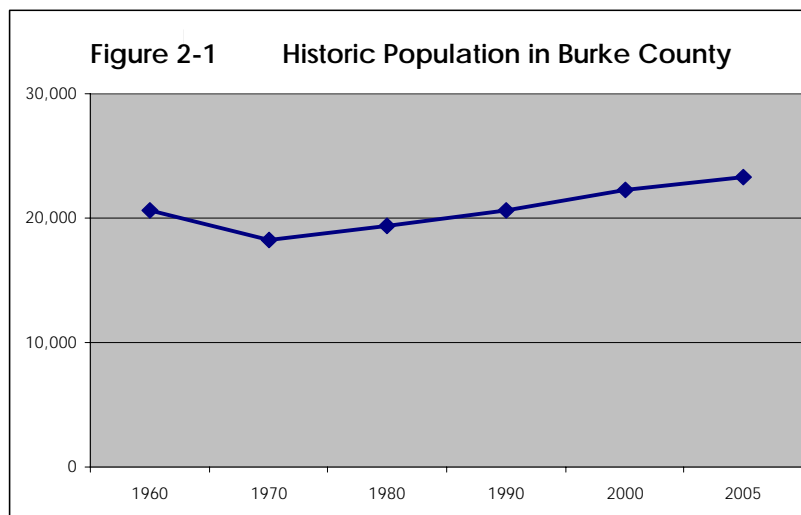


Tree-lined sidewalks in historic downtown Waverlyboro

2.2 Population

2.2.1 Issues

- Share of population for each age group is projected to remain constant; however national trends show an increasing senior population
- Historically slow growth, even declining population in some cities
- Augusta-area growth likely to impact Burke County
- High poverty levels for the County as a whole with concentrations of poverty taking place in the municipalities and some rural communities such as Gough.



Source: U.S. Census Bureau

2.3 Economic Development

2.3.1 Issues

- Promoting expansion of existing businesses and recruiting new industry
- Median income well below state and national averages; Weekly wages for all industries except Administrative and Support/ Waste Management and Remediation Services below state averages
- 6.2% unemployment rate higher than state and national rates of 4+% along with a decreasing number of jobs in the County since 2001
- Jobs-Employment imbalance, with more than 30% of jobs located in the county being held by non-Burke County residents and almost two times as many people in the labor force (those of working age who live in the County) as there are jobs in the County
- Need population growth to accompany job growth / industrial recruitment
- A need to train and educate the County labor force
- Businesses in Downtown Waynesboro may experience reduced visibility/traffic with the opening of two new US 25 Bypass/Liberty Street intersections (one north and one south of Waynesboro) that will direct traffic onto the Bypass (no longer requiring a turn off of Liberty Street to access the Bypass)
- Many longtime residents of Burke County area are accustomed to driving to Augusta for shopping, dining and other services that historically have not been available in the county
- Downtown Waynesboro generally closes for business at 6 p.m. and offers limited shopping, dining and service options
- Few shopping, dining and service offerings in Sardis, Midville, Girard, Keysville



Plant Vogtel in north east Burke County

2.3.2 Opportunities

- Plant Vogtel expansion provides opportunity for the county, the municipalities, the Chamber, the Development Authority and others to partner with Southern Company in efforts to market the County's residential options and overall quality of life to new professional-level employees at Plant Vogtel.
- Burke County Development Authority is proactive and has proven success securing grant monies (e.g. EDGE Grant from the state for property acquisition). In addition the active Chamber of Commerce supports the Development Authority's efforts
- Existing industrial park in Waynesboro has the infrastructure and space to accommodate new tenants, including more higher paying employers



Business in downtown Midville

- Increasing per capita incomes (between 1990 and 2003) along with significant growth in the number of households in the \$35,000+ income brackets in the County as a whole between 1990 and 2000
- School system can be incorporated into an overall recruitment strategy to attract prospective businesses
- Rising land costs in August-Richmond Co. and Columbia Co. make Burke more attractive
- “Bird Dog Capital of the World” and area’s history are tourist attractors
- Augusta Tech’s on-site job training program
- Planned expansion of airport runway



Wetlands located near Sardis

2.4 Natural and Cultural Resources

2.4.1 Issues

- Burke County Land Development Code allows one-acre lots in areas not served by public sewer throughout the county making no distinction between areas that should remain agricultural and areas that should over time develop with suburban residential subdivisions
- County depends on developers to offer greenspace and parkland within new subdivisions in order to provide these spaces near the homes of new residents. Burke County Land Development Code does not require developers to provide parkland or greenspace with new subdivisions
- Tree canopies along some roadways will be lost if road-widening projects are implemented as a result of growth (e.g. State Route 24)
- Retaining the individual identity of each city, which is largely shaped by local historic resources, is an important consideration as the area grows
- Some historic buildings are in disrepair and in jeopardy of being lost



Historic buildings in need of repair in Vidette

- The rural character and scenery may disappear in portions of the County with the development of existing farmland into suburban residential neighborhoods
- Absence of environmental, farmland and tree protection ordinances
- Potential expansion of Plant Vogtel, located on the Savannah River
- Heavy water use for agriculture, industry and power
- Potential impacts of Coastal Georgia Water and Wastewater Permitting Plan for Managing Saltwater Intrusion

2.4.2 Opportunities

- Abundance of wetland and floodplain in the county offer opportunities or greenspace preservation within new subdivisions
- An increase minimum lot sizes in agricultural areas with little demand for suburban residential development and within the Plant Vogtel evacuation area could help preserve large-lot agricultural and rural character
- Agricultural roots contribute to more than 200 years of the county's rich and diverse culture
- Active DDA and Historic Preservation Commission work to promote downtown revitalization efforts in downtown Waynesboro
- Sardis Development Authority solicits new industries
- Waynesboro's new Certified Local Government status will assist with funding and technical issues regarding historic preservation
- Designation of historic districts and sites can help protect resources and provide financial incentives to restore/enhance them (local designation and/or National Register designation)
- Ample agricultural land and open space exists
- State is purchasing land for a Wildlife Management Area
- Ogeechee-Canoochee Riverkeepers and Savannah Riverkeepers organizations actively work to protect local rivers
- Transportation Enhancement (TE) funds recently awarded to Sardis and Waynesboro, a portion of which will help with historic building restoration



Cotton fields along S.R. 56 between Wavnesboro and Midville



Waynesboro Primary School

2.5 Facilities and Services Issues

2.5.1 Issues

- Multiple public water and sewer service providers are costly to operate; smaller providers are in a financial struggle for survival due to small customer bases which makes expansion to new customers financially difficult.
- Expansion and modernization of existing water and sewer system needed to attract and provide for new growth, particularly in smaller cities and unincorporated North Burke County
- New development in unincorporated areas of (especially North Burke County) remain dependent upon the use of septic systems
- New residential development is hindered due to lack of water capacity (Vidette)

- Sardis development potential is limited due to poor condition of its sewer system, in spite of new water tanks and lines
- Aging road and drainage systems in need of improvements and modernization throughout developed areas of the County
- Recreation opportunities are limited in smaller jurisdictions
- Public schools' locations, especially elementary schools, are located far from most residential areas
- Absence of a county-wide recycling program
- Only animal shelter is in Waynesboro and is at capacity



Waynesboro public park near downtown

2.5.2 Opportunities

- A filtration plant located along Briar Creek at U.S. 25 could provide water for the northern part of the County and attract growth from Augusta-Richmond.
- Creation of a Water Authority and/or cooperative agreements between the cities and County regarding service provision and cost
- Several small systems rather than one large system due to the vast amount of agricultural land between the cities and County
- As services expand, opportunity exists to use the expansion as a way to direct growth to locations the county outlines in the land use plan and to manage the timing
- Anticipated development in north Burke will likely justify the construction of a new elementary school to serve the area
- Development of a county-wide Parks and Recreation Plan
- Expansion of County trash pick-up and adding recycling pick-up
- Expansion of Waynesboro Natural Gas with new development
- Planned construction of new classrooms at the County's middle and high schools

2.6 Housing

2.6.1 Issues

- Housing options are limited: no mid-level apartments exist and few available rental units in Waynesboro
- Lack of water and sewer capacity/service is an impediment to adding housing developments
- Restoration and occupation of substandard housing is needed
- Inadequate funding to pursue local initiatives such as housing upgrades and development of a senior housing community in Sardis and restoration projects in Girard
- High number of mobile homes
- Number of building permits for new construction appears to outpace slow-growth population projections
- Need for quality affordable/workforce housing
- High percentage of subsidized housing in Waynesboro
- Quality of life offered to residents of housing authority units over time has lessened



Substandard historic house standing in Girard

2.6.2 Opportunities

- Growing demand for new suburban housing development due to regional growth and Augusta transplants, most notably in the North Burke County
- Continued expansion of Plant Vogtel presents opportunities for workforce housing in Burke cities in unincorporated areas
- Pilot programs such as rental single-family detached subdivisions in Waynesboro promote home ownership as well as housing finance assistance from DCA, HUD, historic preservation resources and private sources
- Encourage a mixture of housing types in developing areas concentrating new higher-intensity housing types (e.g. condominiums, apartments, etc.) into mixed-use developments that make it easy for residents to walk and bike to stores and other services
- Infill development could enhance established neighborhoods and help revitalize economically distressed neighborhoods
- Downtown living could add needed round-the-clock activity to downtown Waynesboro



Historic two-story building located on South Liberty Street in downtown Waynesboro currently used for commercial uses. Similar buildings in Waynesboro could provide housing and add round-the-clock life to downtown.



Strip commercial development on South Liberty Street in Waynesboro

2.7 Land Use

2.7.1 Issues

- Existing commercial strip development pattern along sections of major corridors in Waynesboro lacks character and discourages walking
- Potential for new automobile-oriented, suburban commercial strip development adjacent to the US 25 Bypass both within the city limits of Waynesboro and unincorporated Burke County
- Some rural residential development of property within the Plant Vogtel evacuation zone

- Future land use for agricultural areas/open space
- Lack of zoning in every jurisdiction except Waynesboro
- Updated Waynesboro Zoning Ordinance is needed
- Residential land use conflicts in unincorporated areas (manufactured homes vs. stick built)

2.7.2 Opportunities

- New residential building permits in Burke County are primarily located within new subdivisions rather than on large, rural lots
- Development Authority ownership of property adjacent to the US 25 Bypass allows the city/county to steer appropriate development to the corridor
- Protecting floodplains, wetlands, protected river corridors and increasing the minimum lot size for properties within the Plant Vogtel evacuation zone provide opportunities to direct growth away from these areas and into areas better suited for development near existing services
- Keysville, Sardis and Vidette have adopted mobile home ordinances, a "first step" in regulating location
- Protect natural resources within developments (e.g. use of conservation subdivisions)



Single-family home near downtown Waynesboro

- A coordinated land use and infrastructure planning policy would encourage the concentration of new development in and around cities and north Burke County
- Encourage traditional neighborhood, pedestrian-friendly development patterns in growing areas that allow residents to live near and within mixed-use town and neighborhood centers that provide to live, work and play

2.8 Transportation

2.8.1 Issues

- Quality (and in some cases lack) of sidewalks along sections of major corridors lined with strip commercial in Waynesboro, Midville and Sardis create unsafe conditions for pedestrians
- Lack of connector street network and lack of connector street plan to guide the design of new subdivisions will create long-range traffic issues for areas currently developing in unincorporated North Burke County.
- Lack of direct roadway connection between Waynesboro and Plant Vogel
- No direct bridge between Burke County and South Carolina
- Perceived lack of parking in downtown areas
- High accident rate on the northeast segment of SR 56
- Heavy truck traffic and congestion:
 - Girard – SR 23
 - Keysville – SR 88
 - Sardis –SR 24/SR 23 intersection
 - Waynesboro and unincorporated Burke County – U.S. 25 (north of Waynesboro)
 - Waynesboro – SR 56 (northeast segment)
 - Waynesboro – U.S. 25 Bypass



Traffic in downtown Waynesboro showing a mix of private and commercial truck traffic driving east on SR 56

2.8.2 Opportunities

- Transportation Enhancement (TE) funds recently awarded to Sardis, with plans for a new foot path and sidewalks, curbs and gutters
- Development of a county-wide bike/pedestrian/greenways master plan
- Development of a county-wide connector street plan
- Burke County portion of the four-lane Savannah River Parkway, which will connect Savannah and Augusta, is open to traffic
- Planned Waynesboro greenway trail (GDOT 2007-2009 State Transportation Improvement Program, or STIP)
- Planned traffic signal upgrades at SR 4, SR23, SR 24, SR 56 and SR 121 (GDOT 2007-2009 STIP)
- Planned addition of passing lanes on SR 24 at four locations (GDOT 2007-2009 STIP)
- Planned bridge replacement on SR 56 over Ogeechee River (GDOT 2007-2009 STIP)
- GDOT traffic counts for SR 56 northeast of Waynesboro currently warrant widening the two-lane route to four-lanes between Waynesboro and Augusta-Richmond County

2.9 Intergovernmental Coordination

2.9.1 Issues

- Communication between jurisdictions and to the public regarding service delivery
- Need to update Service Delivery Strategy

2.9.2 Opportunities

- Shared building inspector
- Creation of an inter-jurisdictional Water Authority
- Increase number of meetings between jurisdictions to review and resolve issues
- Use regular meetings to review and streamline methods of addressing law enforcement, EMA, junk vehicles, road maintenance, animal control and building inspections



Rural market west of Waynesboro

3 Existing Development Patterns

3.1 Introduction

The purpose of this analysis is to understand the development conditions and growth patterns currently occurring on the ground in Burke County. The analysis allows the further exploration of issues and opportunities related to the physical environment. The following analysis considers three aspects of the existing development patterns: existing land use, areas requiring special attention and recommended character areas.

3.2 Existing Land Use

An existing land use map displays the development on the ground categorized into groups of similar types of development at a given point in time. The Existing Land Use Classifications are described in Figure 3-1.

Figure 3-1 Existing Land Use Classification Descriptions

<i>Existing Land Use Classification</i>	<i>Description</i>
Agriculture/ Forestry/Rural Residential	Properties devoted predominantly to agricultural production, private forest lands, rural residential (residential uses in excess of five acres)
Parks/ Recreation/ Conservation	Properties dedicated to uses that require significant amounts of open space such as public and private parks, golf courses, National Forests, and WMAs
Commercial	Properties dedicated to non-industrial business uses including retail sales, office, services and entertainment facilities; may be located as a single use in one building or grouped together in a shopping center or office park
Industrial	Land dedicated primarily to industrial land uses that include warehousing, wholesale trade and manufacturing facilities; also includes private landfills
Public/ Institutional	Properties that include state, federal or local government uses including city halls and government building complexes, police and fire stations, libraries, prisons, schools, etc. Facilities that are publicly owned, but would be classified more accurately in another land use category, are not included in this category. For example, publicly owned parks and/or recreation facilities are placed in the PRC category.
Residential – One and Two Family	Single-family and two-family dwellings including site-built, detached and attached single family homes and duplexes and manufactured homes located on single lots with an area of five acres or less.
Residential – Multi Family	Apartments, condominiums and attached single-family housing (more than two on lot); includes manufactured homes located manufactured home parks; includes privately owned apartment buildings as well as public housing authority properties
Transportation/ Communication/ Utilities	Includes such uses as public transit stations, power generation plants, radio towers, telephone switching stations, electric utility substations, airports and other similar uses.
Vacant/ Undeveloped	Land with no buildings or improvements not used for agricultural purposes that is less than five acres;
No Data Available	Parcels in this category did not have parcel information available

For purposes of this analysis, the Burke County Existing Land Use Maps 3-1, 3-2 and 3-3 show what is on the ground, as collected from the Burke County WinGAP tax data, in addition to field reconnaissance and aerial photographic interpretation. Figure 3-1 provides the percentage of existing land use by land use classification.

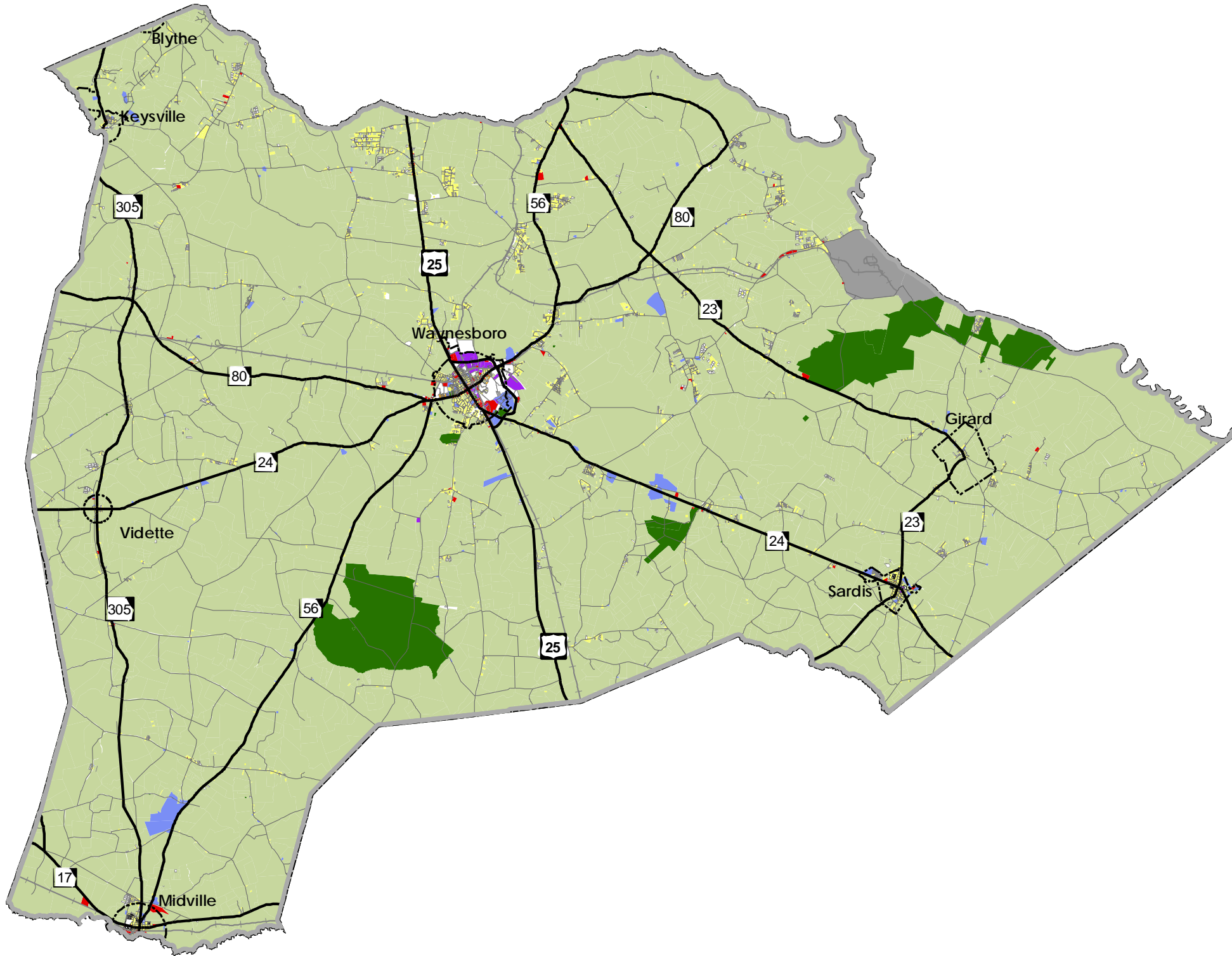
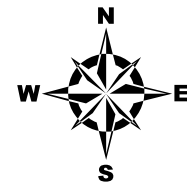
Figure 3-2 Existing Land Use Acreage for Burke County

Land Use ¹	Burke County		Waynesboro		Sardis	
	Acres	%	Acres	%	Acres	%
Agricultural / Forestry/Rural Residential	484,729.9	92.8%	666.4	20.4%	41.1	45.9%
Parks / Recreation / Conservation	17,062.9	3.3%	41.7	1.3%	0.2	0.2%
Residential (1 & 2 Family)	6,931.5	1.3%	627.8	19.3%	28.9	32.3%
Vacant/Undeveloped	4,841.0	0.9%	847.7	26.0%	9.4	10.5%
Transportation/ Communication/ Utilities	3,970.1	0.8%	11.6	0.4%	0.6	0.7%
Public / Institutional	2,954.6	0.6%	262.2	8.0%	6.3	7.0%
Commercial	996.7	0.2%	347.1	10.6%	2	2.2%
Industrial	545.2	0.1%	391.7	12.0%	1.1	1.2%
No Data	273.7	0.1%	17.8	0.5%	0	0.0%
Residential Multi-Family	45.8	0.0%	45.8	1.4%	0	0.0%
Total	522,351.4	100.0%	3,259.9	100.0%	89.6	100.0%

Source: MACTEC, Burke County Tax Assessor, Small Maps, Georgia Department of Revenue, WinGAP;

¹ Burke County is currently updating its GIS parcel database. The update process was not completed prior to the Comprehensive Plan Update. Calculations shown in Figure 3-2 were created with the updated data where it was available (roughly 95 percent of the county with holes for Keysville, Sardis, Midville and portions of NW Burke County). Where holes existed in the updated data, older parcel information was used for mapping purposes.





Map 3-1

Existing Land Use

Burke County

- Agriculture/Forestry/Rural Res.
- Commercial
- Park/Rec./Conservation
- Public/Institutional
- Industrial
- Residential Multi-Family
- Residential (1 & 2 Family)
- Trans/Comm/Utilities
- Vacant

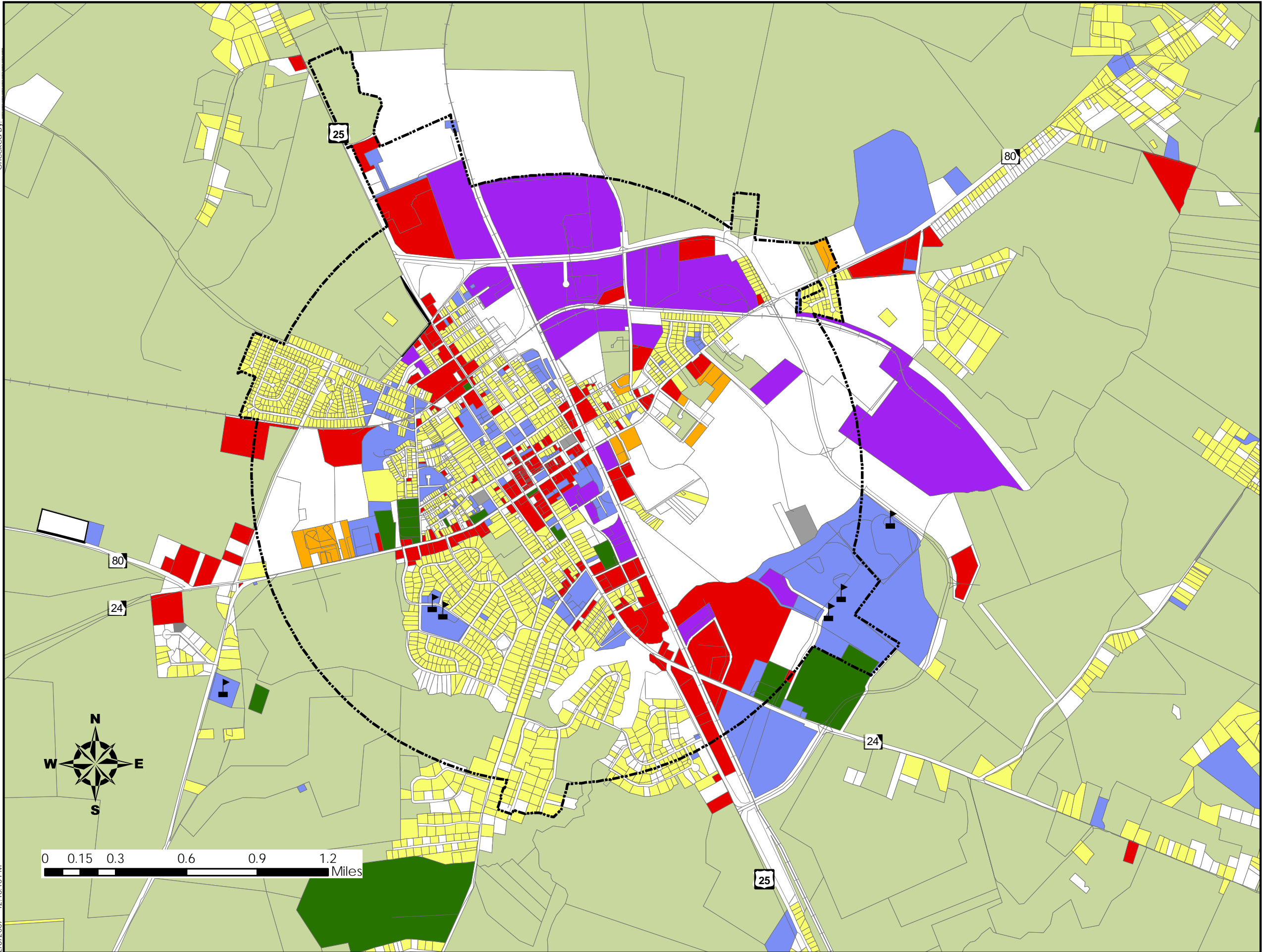


Burke County Comprehensive Plan



Prepared By:
Checked By:

Map Document: (P:\gis\Projects\2006\Burke\mxd\Maps\Waynesboro_ExistingLandUse11x17.mxd)
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Map 3-2

Existing Land Use

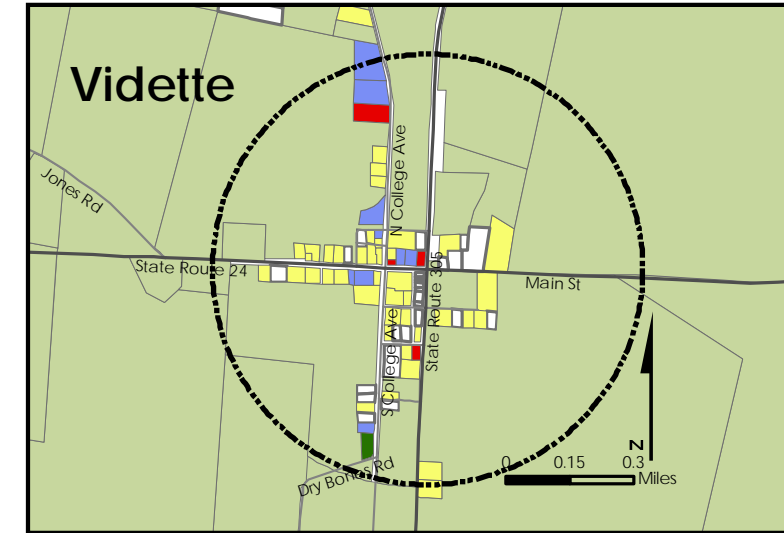
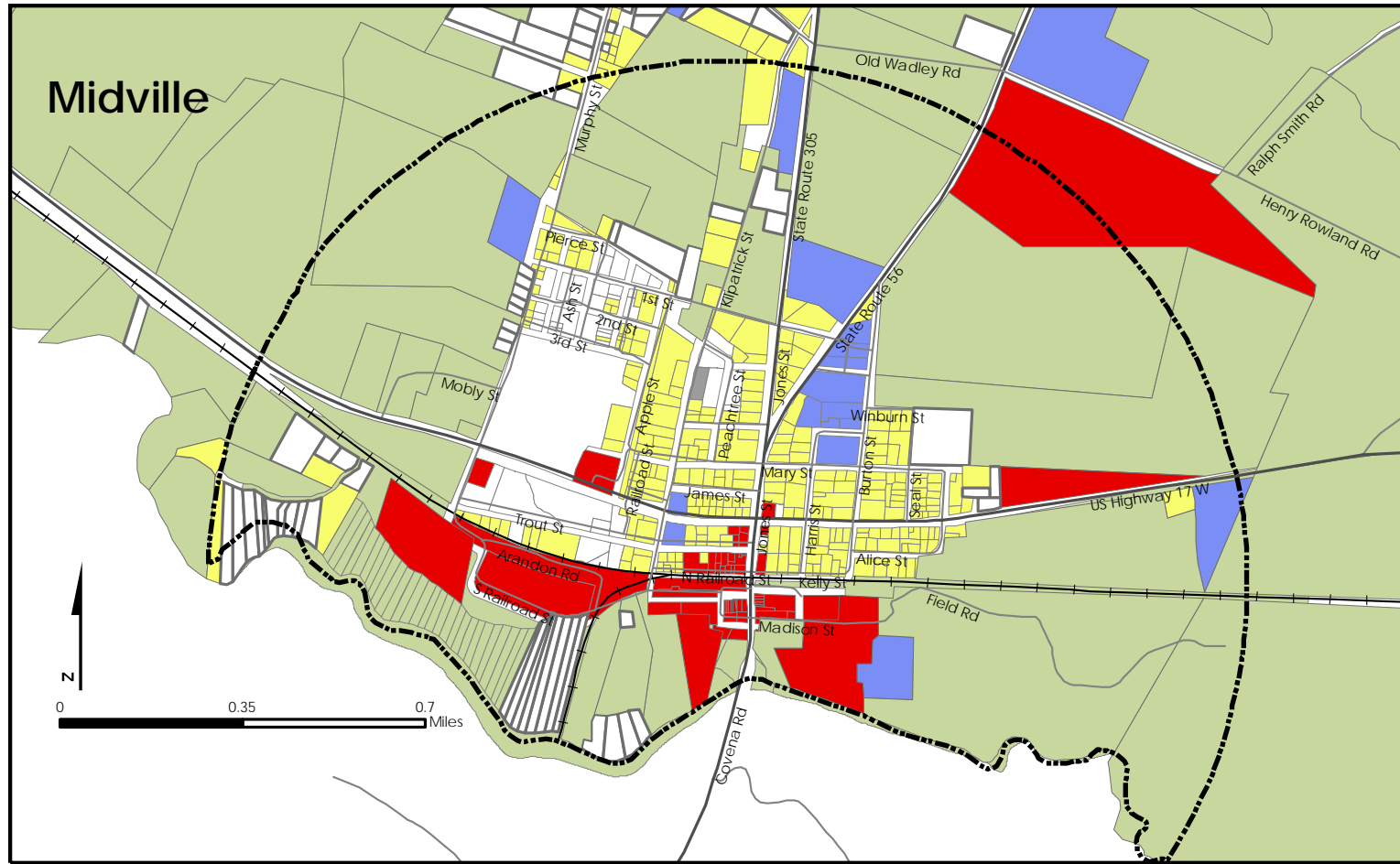
Waynesboro

- Agriculture/Forestry/Rural Res.
- Commercial
- Public/Institutional
- Industrial
- Park/Rec./Conservation
- Residential Multi-Family
- Residential (1 & 2 Family)
- Trans/Comm/Utilities
- Vacant
- Schools

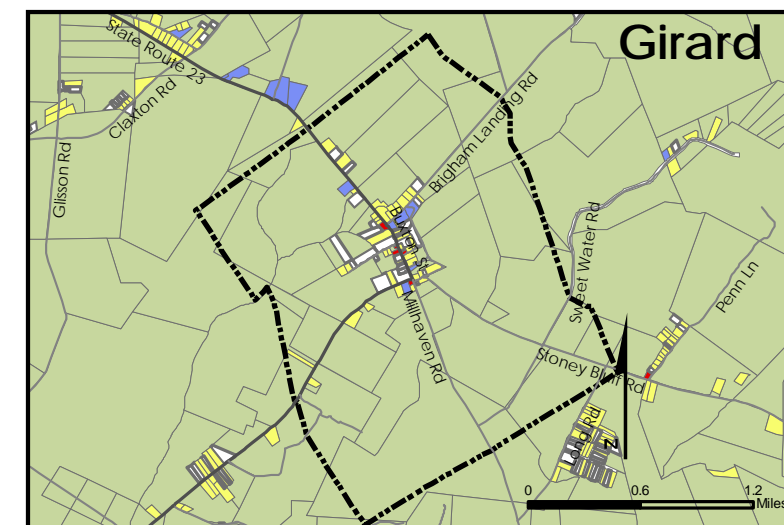
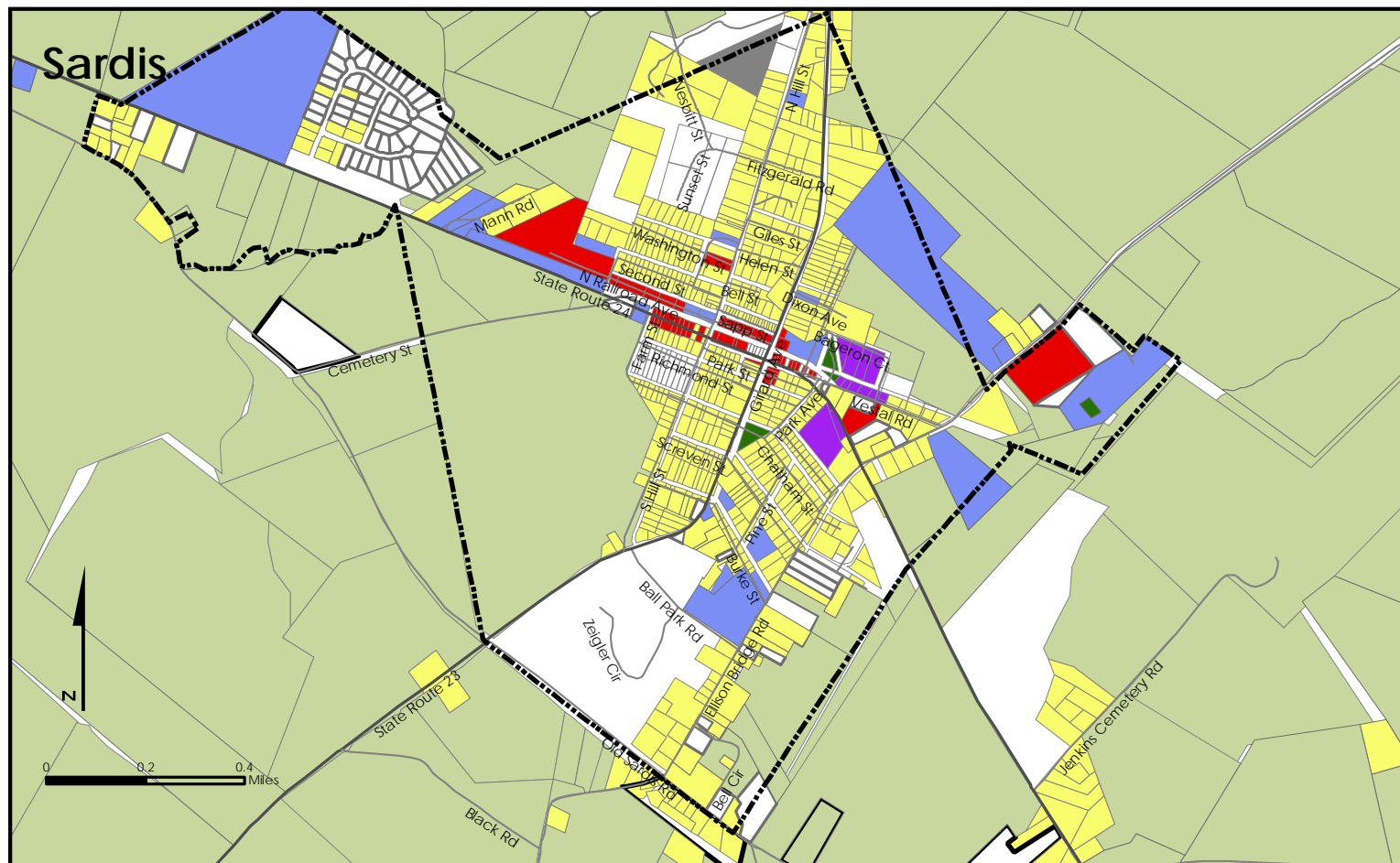
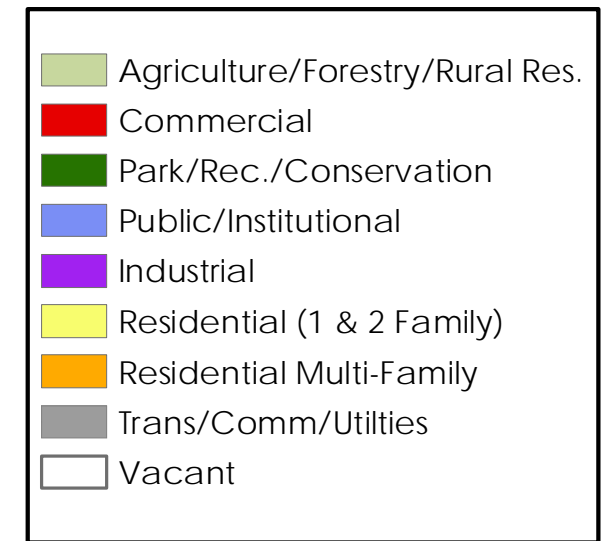
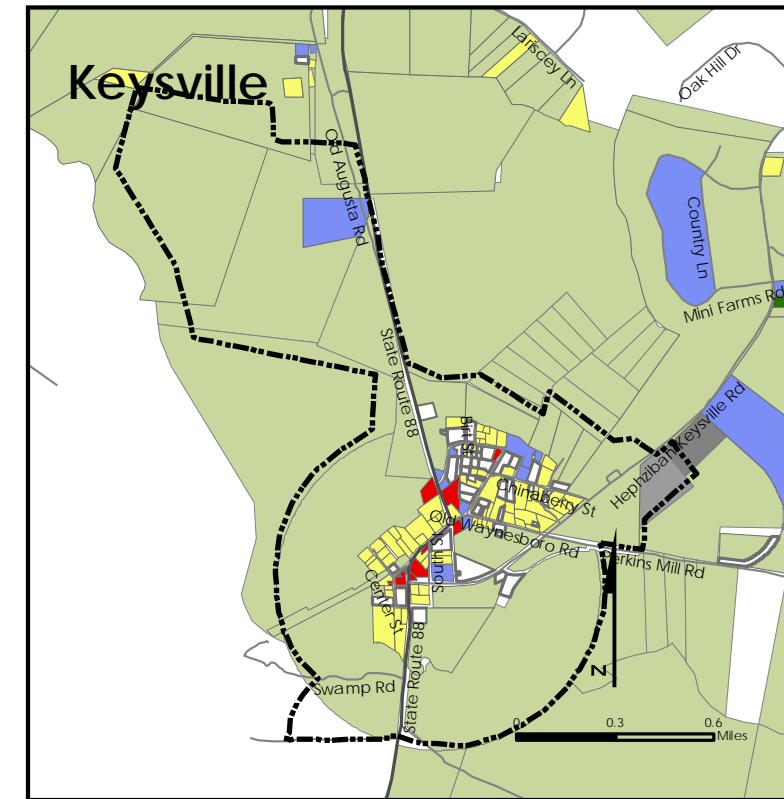


Burke County Comprehensive Plan





Map 3-3
**Existing
Land
Use**
Keysville, Girard,
Midville, Sardis &
Vidette




**Burke County
Comprehensive
Plan**



3.3 Areas Requiring Special Attention

As growth continues, there will inevitably be impacts to the existing natural and cultural environment as well as the community facilities, services and infrastructure that are required to service existing and future development. This section outlines areas where the real estate market has already shown signs that it will produce development that is dominated by single-function land uses, buildings that are not coordinated with adjacent buildings and isolated from other uses, and circulation systems that serve exclusively the automobile; where growth should be avoided due to the environmentally-sensitive nature of the land. In addition, the Plant Vogtel evacuation zone is considered an area of special concern.

Figure 3-3 Areas Requiring Special Attention Definitions

<i>Categories</i>	<i>Location</i>
Areas of significant natural resources	Floodplains located adjacent to the county's rivers and streams, especially the Savannah River, Briar Creek and Ogeechee River; Di Lane Plantation, Yuchi, Alexander and Meade Farm WMAs; Groundwater recharge areas in the Keysville/Northwest Burke area; wetlands dot the southwest Burke area farming communities
Areas where rapid development or change of land uses is likely to occur	Rural, agricultural land in North Burke County along U.S. 25 and S.R. 56 corridors as well as the Blythe/Keysville area in Northwest Burke will see pressure for scattered, leapfrog suburban and exurban residential subdivision development. Potential expansion of Plant Vogtel could create pressure for other new uses adjacent to the plant in West Burke.
Areas where the pace of development has and/or may outpace the availability of community facilities and services	U.S. 25 corridor has the potential to grow at a rapid pace as development moves from Augusta and Richmond County.
Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness	Some neighborhoods in each of the County's cities need redevelopment and other improvements.
Areas with significant infill development opportunities	Vacant lots in northwest Waynesboro have the potential for supporting new infill housing. Vacant lots in the County's other cities also have this potential for new housing on infill lots.
Areas of significant disinvestment, levels of poverty, and/or unemployment	Some neighborhoods in each of the County's cities need redevelopment and other improvements; in addition, the Gough community experiences high levels of poverty with little to no investment



3.4 Recommended Character Areas

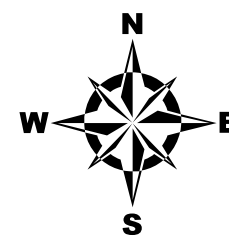
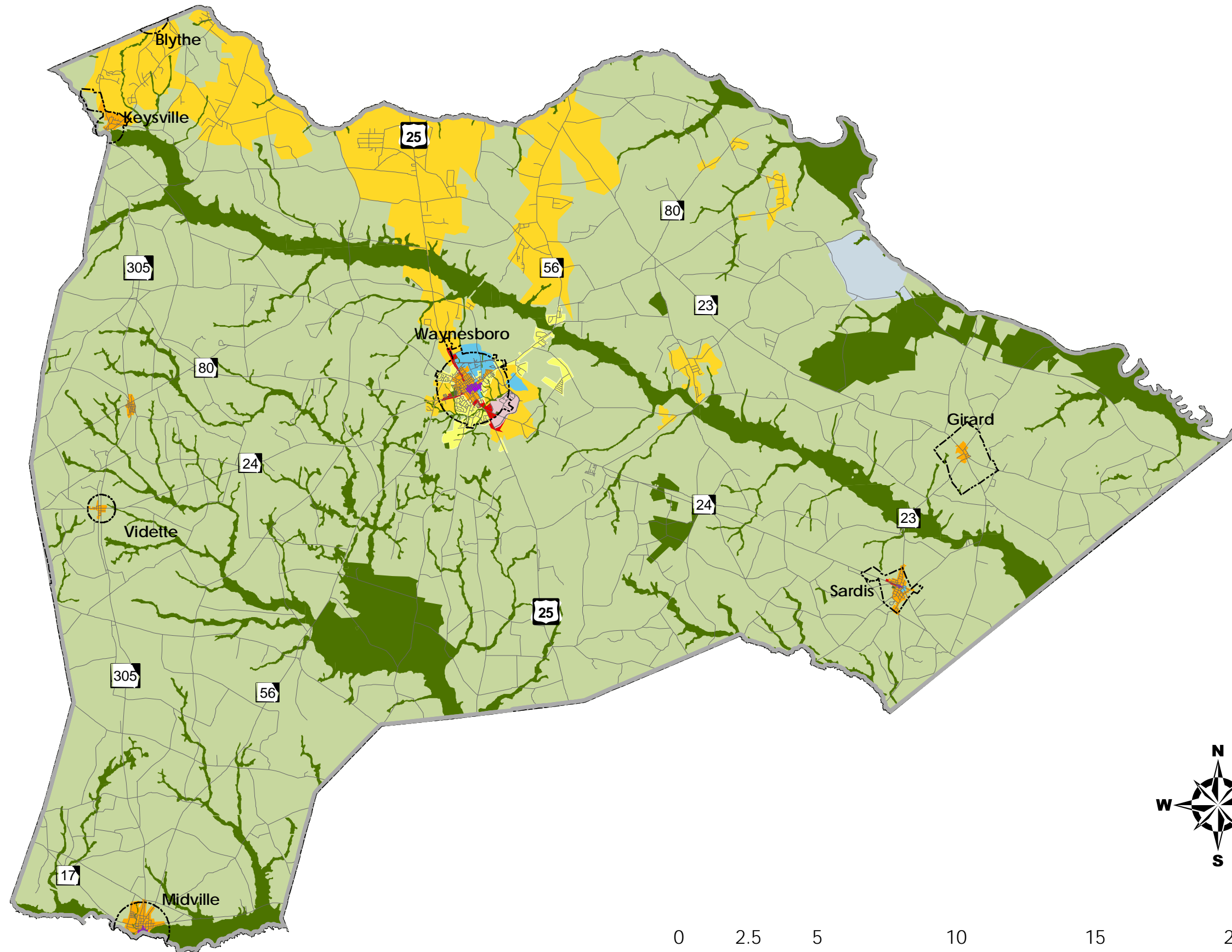
Character area planning focuses on the way an area looks and how it functions. Applying development strategies to character in Burke County can preserve existing areas and help others function better and become more attractive. They help guide future development through policies and implementation strategies that are tailored to each situation. Maps 3-2, 3-3 and 3-4 show character areas for Burke County. The character areas recommended for Burke County, defined and described in Figure 3-4, depict areas that:

- Presently have unique or special characteristics that need to be preserved.
- Have potential to evolve into unique areas.
- Require special attention because of unique development issues.

Figure 3-4 Recommended Character Area Descriptions

<i>Character Area</i>	<i>Description</i>
Preserve	Primarily undeveloped natural lands and environmentally sensitive areas not suitable for urban or suburban development. These areas include identified cemeteries, steep slopes, flood plains, wetlands, protected river corridors, wildlife management areas and other environmentally sensitive areas.
Rural Reserve/ Agricultural	Predominantly rural, undeveloped land likely to remain as is or develop for rural/residential and agricultural; or land that is primarily rural/residential or residential and agriculture. Rural residential lots included generally consist of more than five acres.
Developing Suburban and Exurban	Area where pressures for the typical types of suburban residential subdivision development area and associated strip commercial development along arterials is greatest. Without intervention, these areas are likely to evolve with low pedestrian orientation, larger lot sizes, high to moderate degree of building separation, predominantly residential with scattered civic buildings and varied street patterns (often curvilinear) that include cul-de-sacs
Suburban Town Neighborhood	Area where typical types of suburban residential subdivision development have occurred. Characterized by low pedestrian orientation, larger lot sizes, high to moderate degree of building separation, predominantly residential with scattered civic buildings and varied street patterns (often curvilinear) that include cul-de-sacs
Traditional Town Neighborhood	Predominantly residential area with high pedestrian orientation, with low degree of building separation, small, regular lots, buildings close to or at the front of property line and on-street parking, While predominantly residential, these areas include neighborhood-scale businesses scattered throughout the area
Corridor	Developed or undeveloped land on both sides of a high-volume arterial street or highway. Generally suburban, automobile oriented, single-use, one-story buildings separated from the street with on-site parking lots
Downtown/Town Center	Traditional central business district and immediately surrounding commercial, industrial or mixed use areas. Generally urban, pedestrian-friendly, a mix of single and multi-story buildings, on-street parking. Typically include public spaces and government buildings
Industrial and Employment Center	Large tracts of land, campus or unified development with high degree of access by vehicular traffic, on-site parking, low degree of open space, and can include manufacturing, wholesale trade, distribution, assembly and processing activities
Energy Production District	Special district that includes the nuclear power plant and associated uses. Located on large tracts of land
Public Institution / Recreation	Area of southeast Waynesboro that includes public schools, library, technical college campus, park and recreation center, the jail and other institutional uses. Public institutions such as schools and government buildings located on individual lots throughout the county are not part of this character area and are included within other character areas listed above.















Map 3-4

Recommended Character Areas

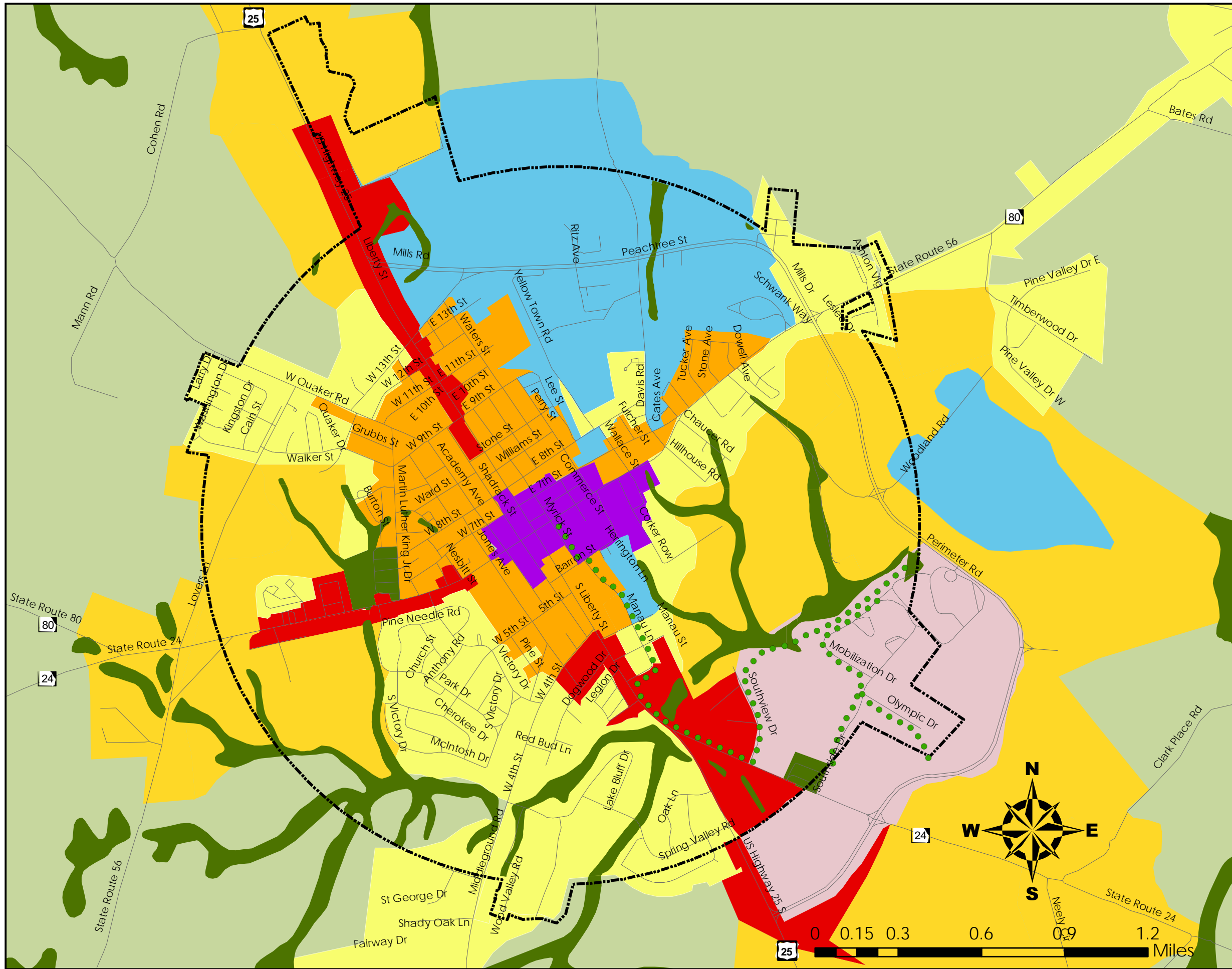
Burke County

-  Preserve
-  Rural Reserve/Ag.
-  Developing Suburban
-  Suburban Neighborhood
-  Town Neighborhood
-  Education Institution
-  Corridor
-  Downtown/Town Center
-  Energy Production District
-  Indust. & Employ. Center




Burke County Comprehensive Plan





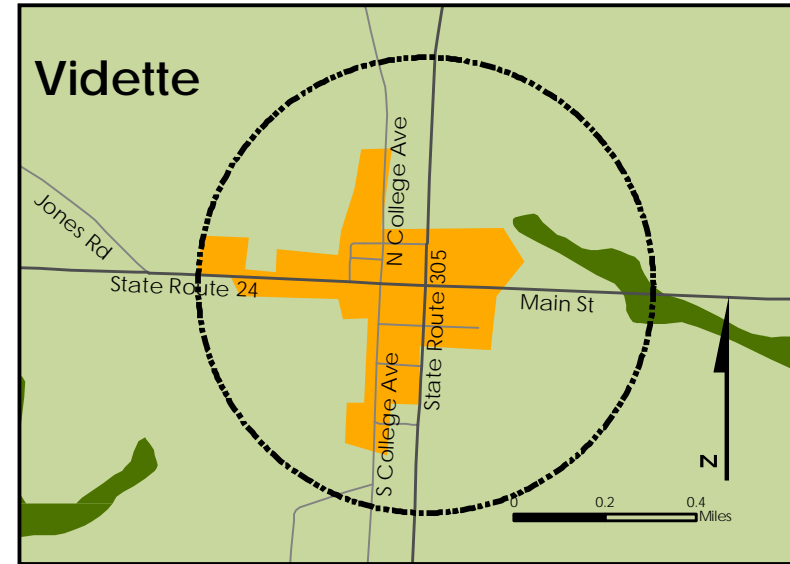
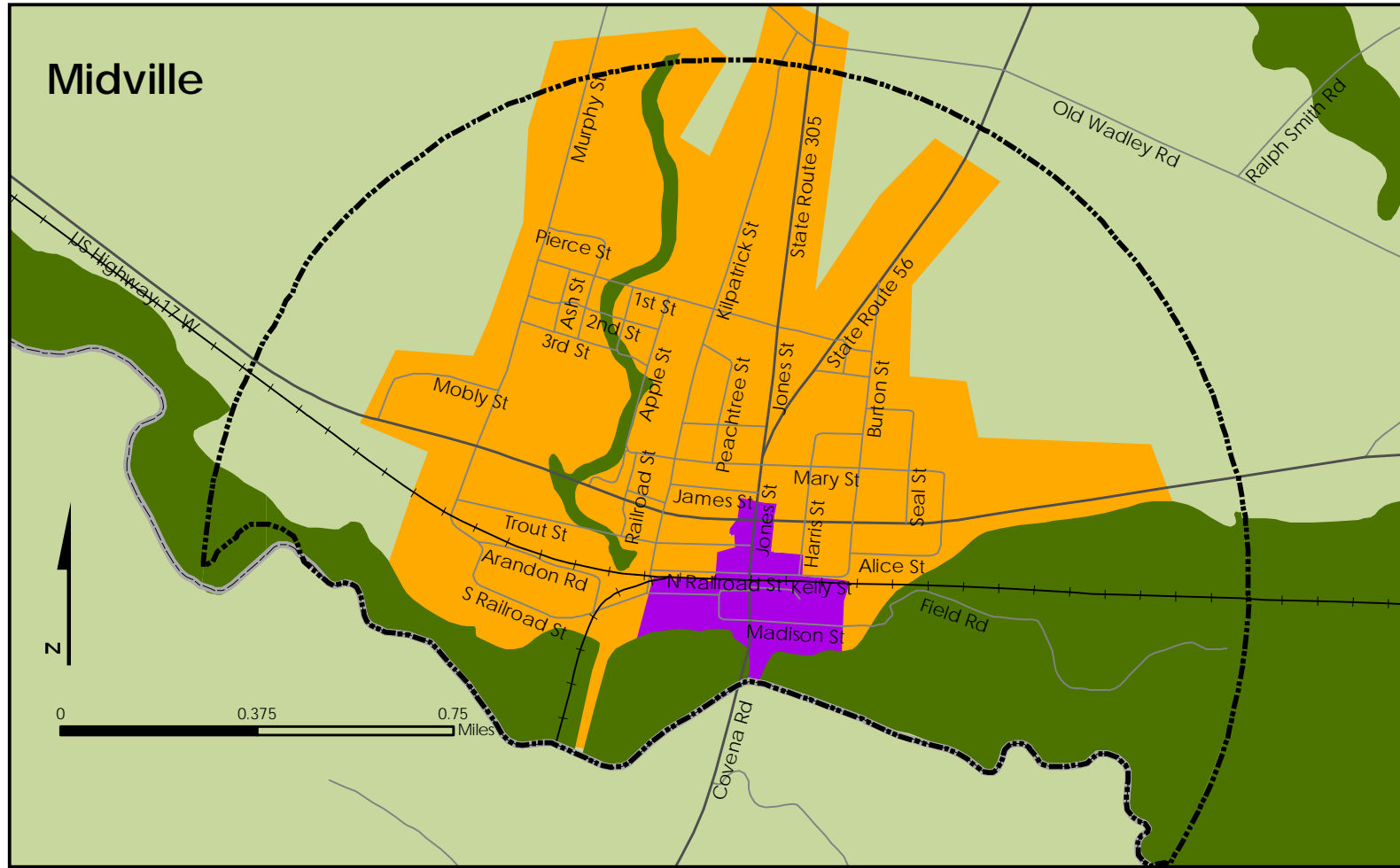
Map 3-5
**Recommended
Character
Areas**
Waynesboro

- Preserve
- Rural Reserve/Ag.
- Developing Suburban
- Suburban Neighborhood
- Town Neighborhood
- Education Institution
- Corridor
- Downtown/Town Center
- Energy Production District
- Indust. & Employ. Center



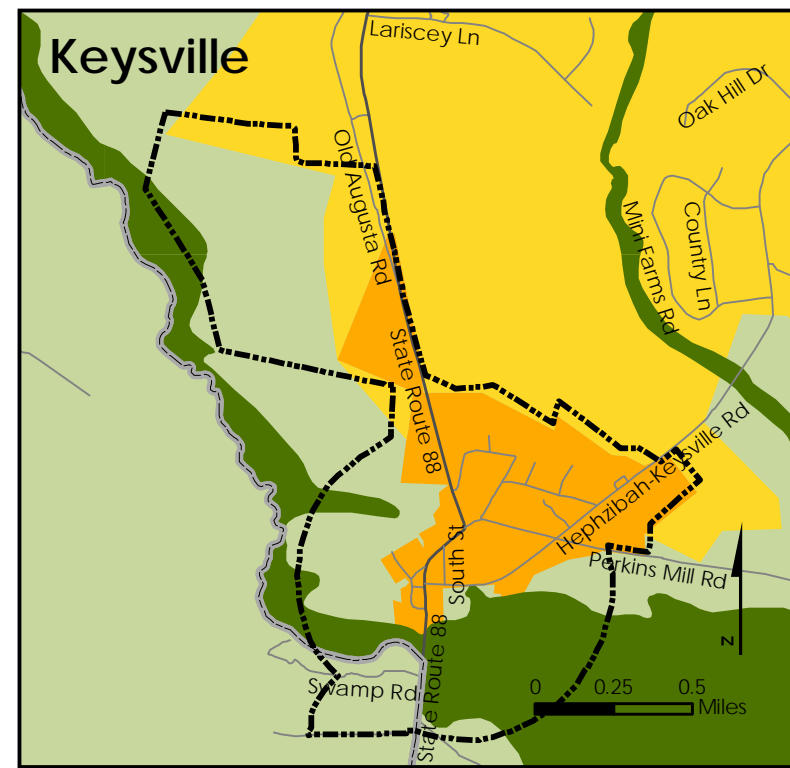
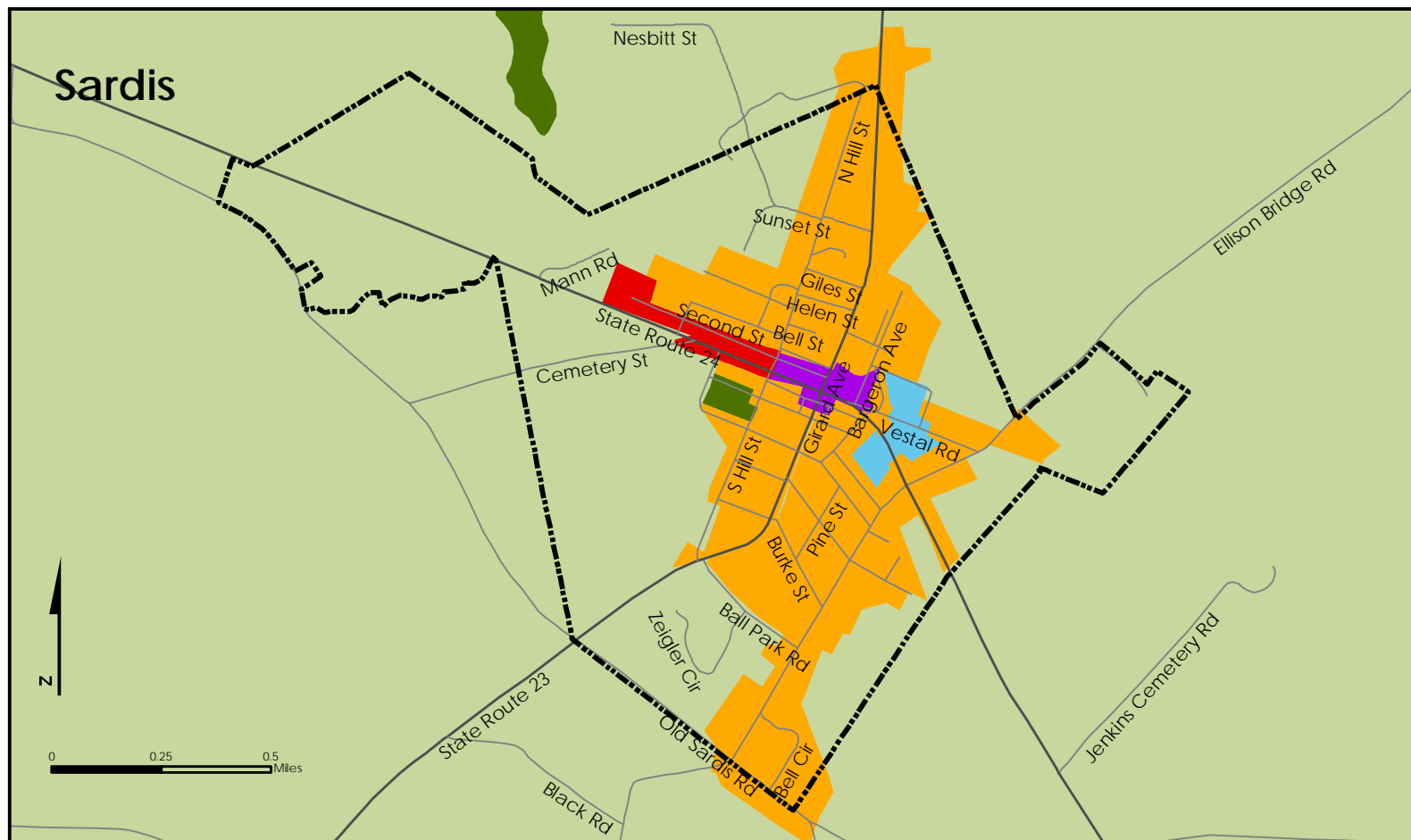
**Burke County
Comprehensive
Plan**






Map 3-6
**Recommended
Character Areas**

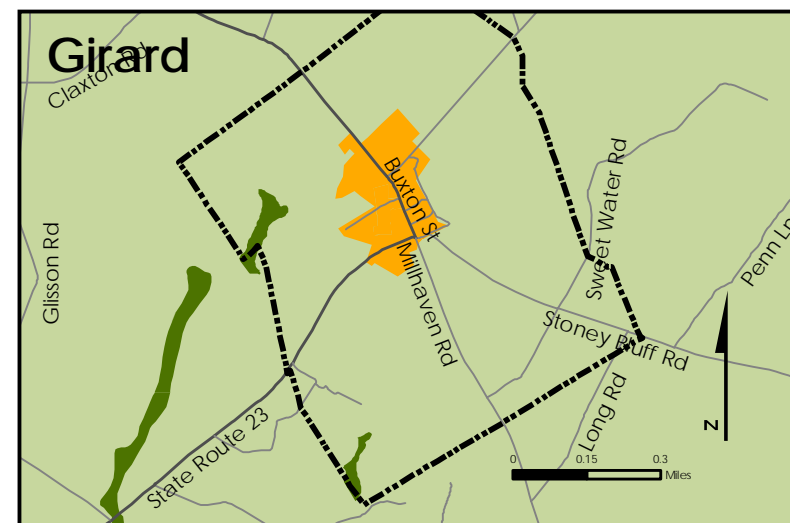
Keysville, Girard,
Midville, Sardis &
Vidette



- Preserve
- Rural Reserve/Ag.
- Developing Suburban
- Suburban Neighborhood
- Town Neighborhood
- Education Institution
- Corridor
- Downtown/Town Center
- Energy Production District
- Indust. & Employ. Center



**Burke County
Comprehensive
Plan**



4 Consistency with Quality Community Objectives

This section is intended to meet the Minimum Standards for Local Comprehensive Planning requirement that the Community Assessment include an evaluation of the community's current policies, activities and development patterns for consistency with the Quality Community Objectives contained in the State Planning Goals and Objectives. The Department of Community Affairs' Office of Planning and Quality Growth created the Quality Community Objectives Local Assessment to assist local governments in evaluating their progress towards sustainable and livable communities. The assessment is meant to give the community an idea of how it is progressing toward reaching these objectives.

<i>Traditional Neighborhoods</i>			
Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.			
	Yes	No	Comments
1. If we have a zoning code, it does not separate commercial, residential and retail uses in every district.	✓		CountyCode only includes subdivision regulations only (no zoning).
2. Our community has ordinances in place that allow neo-traditional development "by right" so that developers do not have to go through a long variance process.		✓	Variances required from setbacks and lot sizes.
3. We have a street tree ordinance that requires new development to plant shade-bearing trees appropriate to our climate.		✓	No tree ordinance.
4. Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in the summer.		✓	
5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.	✓		Downtown Waynesboro; Downtown Organization of Retailers; Downtown Development Authority.
6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	✓		Sidewalks in cities; not county.
7. In some areas several errands can be made on foot, if so desired.	✓		In cities.
8. Some of our children can and do walk to school safely.		✓	All children bussed to consolidated locations.
9. Some of our children can and do bike to school safely.		✓	All children bussed to consolidated locations.
10. Schools are located in or near neighborhoods in our community.		✓	All children bussed to consolidated locations.



<i>Infill Development</i>			
Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.			
	Yes	No	Comments
1. Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.	✓		Waynesboro DDA addresses this; County does not.
2. Our community is actively working to promote Brownfield redevelopment.		✓	No brownfields known of that are not active industries.
3. Our community is actively working to promote greyfield redevelopment.		✓	Only one potential greyfield site in Waynesboro.
4. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road).		✓	No coordinated plan for this.
5. Our community allows small lot development (5,000 square feet or less) for some uses.		✓	County 1 acre minimum; Waynesboro has 0.25 acre minimum.

<i>Sense of Place</i>			
Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.			
	Yes	No	Comments
1. If someone dropped from the sky into our community, he or she would know immediately where he or she was, based on our distinct characteristics.	✓		Cities have history and character, such as Waynesboro as the County seat and Midville's coordinated signage/banners.
2. We have delineated the areas of our community that are important to our history and heritage, and have taken steps to protect those areas.	✓		Waynesboro Historic District; need to identify others in plan.
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.	✓		Waynesboro Historic District façade regulations.
4. We have ordinances to regulate the size and type of signage in our community.	✓		County and Waynesboro have sign regulations.
5. We offer a development guidebook that illustrates the type of new development we want in our community.		✓	
6. If applicable, our community has a plan to protect designated farmland.		✓	Intent of county is to protect farmland, but no plans or ordinances in place.



<i>Transportation Alternatives</i>			
Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.			
	Yes	No	Comments
1. We have public transportation in our community.	✓		Burke Transit (rural transit system; on a call basis); School system provides transit for students.
2. We require that new development connects with existing development through a street network, not a single entry/exit.		✓	
3. We have a good network of sidewalks to allow people to walk to a variety of destinations.	✓		In cities.
4. We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.		✓	
5. We require that newly built sidewalks connect to existing sidewalks wherever possible.		✓	
6. We have a plan for bicycle routes through our community.		✓	State bike network comes through the County.
7. We allow commercial and retail development to share parking areas wherever possible.	✓		County regulations do not address parking.

<i>Regional Identity</i>			
Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.			
	Yes	No	Comments
1. Our community is characteristic of the region in terms of architectural styles and heritage.	✓		
2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.	✓		
3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal, etc.).	✓		
4. Our community participates in the Georgia Department of Economic Development's regional tourism partnership.	✓		
5. Our community promotes tourism opportunities based on the unique characteristics of our region.	✓		With limited opportunities and resources.
6. Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment and education.	✓		Draws on Augusta as regional center.



<i>Heritage Preservation</i>			
The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.			
	Yes	No	Comments
1. We have designated historic districts in our community.	✓		Waynesboro - more opportunities exist.
2. We have an active historic preservation commission.	✓		Waynesboro.
3. We want new development to complement our historic development, and we have ordinances in place to ensure this.	✓		Waynesboro - not at all in the county.

<i>Open Space Preservation</i>			
New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.			
	Yes	No	Comments
1. Our community has a greenspace plan.		✓	Waynesboro Greenway is in the Georgia STIP
2. Our community is actively preserving greenspace, either through direct purchase or by encouraging set-asides in new development.		✓	
3. We have a local land conservation program, or we work with state or national land conservation programs, to preserve environmentally important areas in our community.	✓		State of Georgia is purchasing land for Wildlife Management Area.
4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.		✓	

<i>Environmental Protection</i>			
Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.			
	Yes	No	Comments
1. Our community has a comprehensive natural resources inventory.		✓	
2. We use this resource inventory to steer development away from environmentally sensitive areas.		✓	
3. We have identified our defining natural resources and taken steps to protect them.		✓	
4. Our community has passed the necessary "Part V" environmental ordinances, and we enforce them.	✓		Enforce soil erosion and sediment ordinances, etc.
5. Our community has a tree preservation ordinance which is actively enforced.		✓	



<i>Environmental Protection</i>			
6. Our community has a tree-replanting ordinance for new development.		✓	
7. We are using stormwater best management practices for all new development.		✓	
8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.).		✓	

<i>Growth Preparedness</i>			
Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.			
	Yes	No	Comments
1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.		✓	
2. Our local governments, the local school board, and other decision-making entities use the same population projections.		✓	
3. Our elected officials understand the land-development process in our community.	✓		To the extent of requirements.
4. We have reviewed our development regulations and/or zoning code recently, and believe that our ordinances will help us achieve our QCO goals.		✓	
5. We have a Capital Improvements Program that supports current and future growth.	✓		SPLOST program serves as CIP.
6. We have designated areas of our community where we would like to see growth, and these areas are based on a natural resources inventory of our community.		✓	
7. We have clearly understandable guidelines for new development.	✓		
8. We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.		✓	
9. We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development.	✓		
10. We have a public-awareness element in our comprehensive planning process.		✓	



<i>Appropriate Businesses</i>			
The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.			
	Yes	No	Comments
1. Our economic development organization has considered our community's strengths, assets and weaknesses, and has created a business development strategy based on them.		✓	
2. Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit businesses and/or industries that will be compatible.	✓		Planning and recruiting activities are on-going.
3. We recruit firms that provide or create sustainable products.	✓		
4. We have a diverse jobs base, so that one employer leaving would not cripple our economy.	✓		Development Authority, Chamber of Commerce work to attract additional businesses, helping to expand and diversify job base.

<i>Employment Options</i>			
A range of job types should be provided in each community to meet the diverse needs of the local workforce.			
	Yes	No	Comments
1. Our economic development program has an entrepreneur support program.	✓		Chamber is developing a program.
2. Our community has jobs for skilled labor.	✓		
3. Our community has jobs for unskilled labor.	✓		Construction and some agriculture.
4. Our community has professional and managerial jobs.	✓		E.g. Plant Vogtel.

<i>Housing Choices</i>			
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 (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.			
	Yes	No	Comments
1. Our community allows accessory units like garage apartments or mother-in-law units.	✓		County does.
2. People who work in our community can also afford to live in the community.	✓		
3. Our community has enough housing for each income level (low, moderate and above-average).	✓		Working to expand affordable home ownership opportunities (working to help people move from renters to owners); homes for above-average income levels exist but are not readily available.
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and maintaining small setbacks.		✓	Difficult to implement when there is a lack of sewer service in unincorporated areas; new building primarily follows predominant rural character.



<i>Housing Choices</i>			
5. We have options available for loft living, downtown living, or "neo-traditional" development.	✓		Downtown loft opportunities do not yet exist, but the downtown areas have existing housing stock within walking distance of the central business districts.
6. We have vacant and developable land available for multifamily housing.	✓		
7. We allow multifamily housing to be developed in our community.	✓		Yes, but sewer service must be provided; in addition, but few mid-level opportunities exist.
8. We support community development corporations that build housing for lower-income households.	✓		Waynesboro has one CDC.
9. We have housing programs that focus on households with special needs.	✓		
10. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.		✓	Reliance on septic systems in many areas precludes smaller lots

<i>Educational Opportunities</i>			
Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.			
	Yes	No	Comments
1. Our community provides workforce training options for its citizens.	✓		Technical training available through Waynesboro campus of Augusta Tech.
2. Our workforce training programs provide citizens with skills for jobs that are available in our community.	✓		On-site training through Augusta Tech.
3. Our community has higher education opportunities, or is close to a community that does.	✓		Augusta and Statesboro, as well as Augusta Tech.
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.	✓		

<i>Regional Solutions</i>			
Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.			
	Yes	No	Comments
1. We participate in regional economic development organizations.	✓		Including Augusta Chamber of Commerce, which markets for a larger area; CSRA/Economic Development District.
2. We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.	✓		Ogeechee and Savannah Riverkeepers are active organizations/partners.
3. We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E-911, homeland security, etc.	✓		



<i>Regional Solutions</i>			
4. Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders.	✓		

<i>Regional Cooperation</i>			
Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.			
	Yes	No	Comments
1. We plan jointly with our cities and county for comprehensive planning purposes.	✓		
2. We are satisfied with our Service Delivery Strategy.		✓	It complicates the issues.
3. We initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or to craft region wide strategies.	✓		
4. We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.	✓		County and cities meet to discuss shared concerns/issues primarily on an as-needed basis with yearly gatherings for strategic discussions.



**Burke County
Comprehensive Plan 2007-2027**

Draft
***ANALYSIS OF
SUPPORTING DATA***



Prepared for:
Burke County
Waynesboro, Georgia

By:



MACTEC Engineering and Consulting, Inc.
Atlanta, Georgia
March 2007

Project 6311-06-0032

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1 Introduction

1.1 Purpose

The Analysis of Supporting Data follows the guidelines of the Rules of Georgia Department of Community Affairs, Chapter 110-12-1, Standards and Procedures for Local Comprehensive Planning, effective May 1, 2005. This section presents the full collection of analysis and supporting data that provides the foundation for the Community Assessment. Maps associated with the Analysis of Supporting Data are located in the "Atlas of Supportive Maps" section.

1.2 Scope

For planning purposes, DCA classifies Burke County as an "Intermediate" planning level jurisdiction. The cities of Waynesboro and Sardis qualify as "Intermediate." The municipalities of Girard, Keysville, Midville and Vidette all qualify as "Minimal" planning level. Minimal planning level requires the update of the Community Vision and an update of the Short Term Work Program.

Located in the Central Savannah River Area Region, Burke County includes the cities of Waynesboro (county seat), Sardis, Midville, Girard, Vidette, Keysville and Blythe. Portions of two cities, Keysville and Blythe, fall outside of the county boundary. According to the 2000 Census, four of Keysville's 45 households were located in Jefferson County. Because this is such a small number, data for Keysville listed throughout this report includes both counties. According to the 2000 Census, only one household located in Blythe was within the Burke County boundary, with the rest in Richmond County. As a result, data for Blythe is not included throughout this report.



2 Population

2.1 Total Population

2.1.1 Population Growth

Estimates prepared by the U.S. Census Bureau in 2005 showed a population of 23,299 for Burke County. The mostly rural county includes seven municipalities. Of those, only Sardis and the county seat of Waynesboro had populations of more than 1,000 in 2005. More than 15,000 residents lived in unincorporated, mostly rural areas of the county where the growth rates were higher due to suburban subdivision development taking place in the northern portions of the county. Growth rates for the cities and towns have generally been slower than for the county as a whole.

One of Georgia's original county's, Burke County's earliest population records from the U.S. Census Bureau show a 1790 population of 9,467. The population rose to a high of 30,836 by 1920 and then began a slow decades-long decline dropping to 23,458 by 1950 and eventually reaching a low of 18,255 recorded by the Census in 1970. Since 1970, the county's population has grown slowly, with 10-year growth rates ranging from 6.4 to 8.1% between 1980 and 2000.

In 2003, Burke County was added to the Augusta-Aiken Metropolitan Statistical Area (MSA), which includes the following counties: Burke County, Columbia County, McDuffie County and Richmond County in Georgia and, Aiken County and Edgefield County in South Carolina. According to the Central Savannah River Area Regional Plan 2005-2025, the Augusta-Aiken MSA was the second-fastest growing MSA in Georgia between 1980 and 2000. It has also experienced a faster growth rate than that for Burke County, as shown in Tables 2-1 and 2-2.

Table 2-1 Historic Population

<i>Area</i>	<i>1980</i>	<i>1990</i>	<i>2000</i>	<i>2005</i>
Burke County	19,349	20,579	22,243	23,299
Waynesboro	5,760	5,669	5,813	5,999
Sardis	1,180	1,116	1,171	1,217
Midville	610	620	457	472
Girard	225	195	227	234
Vidette	103	98	112	115
Keysville (Jefferson)	408	350	180	185
Unincorporated	11,063	12,531	14,283	15,077
Augusta-Aiken, GA-SC MSA ¹	363,446	415,184	477,441	520,332

¹ Burke County added to Augusta-Aiken, GA-SC Metropolitan Statistical Area in 2003

Source: U.S. Census Bureau (numbers for 2005 are estimates)



Table 2-2 Historic Population Growth Rates

Area	Change 1980-1990	Change 1990-2000	Change 2000-2005	Change 1990-2005
Burke County	6.4%	8.1%	4.7%	13.2%
Waynesboro	-1.6%	2.5%	3.2%	5.8%
Sardis	-5.4%	4.9%	3.9%	9.1%
Midville	1.6%	-26.3%	3.3%	-23.9%
Girard	-13.3%	16.4%	3.1%	20.0%
Vidette	-4.9%	14.3%	2.7%	17.3%
Keysville	-14.2%	-48.6%	2.8%	-47.1%
Unincorporated	13.3%	14.0%	5.6%	20.3%
Augusta-Aiken, GA-SC MSA ¹	14.2%	15.0%	9.0%	25.3%

¹ Burke County added to Augusta-Aiken, GA-SC Metropolitan Statistical Area in 2003
 Source: U.S. Census Bureau (numbers for 2005 are estimates)

The County's growth relative to surrounding counties is faster, with 2000-2005 growth rates ranking Burke 81st out of Georgia's 159 counties, and the others ranking from 111th to 142nd (see Table 2-3). Richmond County, home to Augusta, serves as the urban hub of the region and lies north and west of Burke County. It has a much larger population and for many years experienced significant growth, which has resulted in recent suburban growth in the northern and adjacent portions of unincorporated Burke County.

Table 2-3 Population Trends in Surrounding Counties – Total Population

County	1950	1960	1970	1980	1990	2000	2005	GA Rank 2000-05
Burke County	23,458	20,596	18,255	19,349	20,579	22,243	23,266	81st
Richmond County	108,876	135,601	162,437	181,629	189,719	199,775	195,769	142nd
Jefferson County	18,855	17,468	17,174	18,403	17,408	17,266	16,926	141st
Emanuel County	19,789	17,815	8,189	20,795	20,546	21,837	22,108	120th
Jenkins County	10,264	9,148	8,332	8,841	8,247	8,575	8,729	111th
Screven County	18,000	14,919	12,591	14,043	13,842	15,374	15,430	124th

Source: U.S. Census Bureau (population numbers for 2005 are estimates)

2.1.2 Daytime Population

Burke County's daytime population (including both workers and non-workers) grew 5.3% during the 1990s, as shown in Table 2-4. However, the number of people leaving the County for work increased much more dramatically, with a 25.9% increase due mostly to an increase in the number of Burke County residents working in Augusta-Richmond County. The increase in out migration to work was greater than the increase in daytime population in the county.



Table 2-4 Daytime Population

Category	1990	2000	% Change 1990-2000
Daytime population inside County	20,325	21,398	5.3%
Number of people leaving the County during the day to work	2,531	3,186	25.9%
Number of people coming into the County during the day to work	2,277	2,341	2.8%
Total number of workers during the day	7,222	7,018	-2.8%

Source: U.S. Census Bureau (SF1)

2.1.3 Population Projections

Table 2-5 shows five population projections for Burke County, each based on historic growth rates. The projections generally call for steady but slow growth. The lowest figure is based on the average annual growth rate between 1980 and 2000. A higher number is derived when the County's growth is considered in light of the overall MSA, which is growing at a faster rate than the County alone. This projection is reflected in the Share-Based method, which is calculated using the Burke share of the estimated 2005 MSA population; the County's percentage of the MSA, 4.5%, was applied to the MSA population projections through 2003. Similar projections were derived by the Georgia Office of Planning and Budget, which utilizes existing population figures and expected births, deaths and migration in their calculations. The County estimate, which was prepared using building permit data collected by Burke County from 2000 to 2005 rather than population trends.

Table 2-5 Population Projections – Burke County

Year	MACTEC Low ¹	MACTEC High ²	Share-Based ³	OPB ⁴	County ⁵
2005	22,967	23,299	23,315	24,561	25,552
2010	23,690	24,354	24,378	25,417	28,860
2015	24,414	25,894	25,512	25,765	32,162
2020	25,137	27,434	26,692	26,939	35,468
2025	25,861	29,681	27,928	28,113	38,775
2030	26,584	31,928	29,265	29,287	42,081
Growth Rate 2005-30	15.7%	37.0%	25.52%	19.2%	64.7%
Avg. Annual Growth Rate 2005-2030	0.6%	1.5%	0.92%	0.8%	2.6%
¹ Projection based on average annual growth rate 1980-2000					
² Projection calculated based on the average annual growth rate 1980-2000 with a multiplier of 1.459. This means that the increment of change will be increased by 45.9% every 10 years. The multiplier of 1.459 was selected because it created the growth rate necessary to accommodate the U.S. Census Bureau estimated population of 23,299 in 2005.					
³ Based on 2005 Woods and Poole population projections for the MSA, originally cited in the 2005 North Augusta Economic Profile, prepared by the City of North Augusta Department of Economic & Community Development					
⁴ OPB estimates produced in 2005 for 2010 and 2015; estimates for 2020-2030 assume same average annual growth as 2000-2015 in estimate					
⁵ County projection based on new building permits and estimated population growth between 2000 and 2005 based on 2.8 persons per household					

Source: Georgia Department of Community Affairs, State of Georgia Office of Planning and Budget, Burke County Board of Commissioners and Planning Commission, City of North Augusta Department of Economic & Community Development



Population projections for the municipalities, shown in Table 2-6, are based on the average annual growth rate that occurred between the years of 1980 and 2000. As a result, the calculations for the next 25 years indicate population will decrease in Keysville, Midville, Sardis and Vidette, while Waynesboro, Girard and Vidette populations might see minimal growth. Future Municipal annexations primarily in Waynesboro will likely lead result in 2030 populations in excess of those shown in Table 2-6

Table 2-6 Population Projections – Municipalities¹

Year	Girard	Keysville	Midville	Sardis	Vidette	Waynesboro
2005	228	144	404	1,171	114	5,826
2010	228	108	351	1,167	117	5,840
2015	229	72	297	1,164	119	5,853
2020	229	36	244	1,162	121	5,866
2025	230	0	191	1,160	124	5,879
2030	230	-36	138	1,158	126	5,893
Growth Rate 2005-30	0.9%	-125.4%	-70.8%	-4.8%	10.3%	1.1%
Avg. Annual Growth Rate 2005-2030	0.03%	-194.66%	-4.80%	-0.20%	0.39%	0.05%

¹ Projections based on average annual growth rate 1980-2000

Source: U.S. Census Bureau, Georgia Department of Community Affairs

2.1.4 Age Distribution

Tables 2-7 and 2-8 show the historical age distribution for Burke County as well as DCA projections through the year 2030 based on the population growth trends from 1980 to 2000 (based on a multiplier of 1.0, as described in Table 2-5). As a result, these projections show the share of the population in each age group remaining fairly constant over the next 25 years. National trends, however, anticipate that the senior citizen share of the population will increase significantly during this time period. For example, the number of Americans aged 45-65 (who will reach age 65 over the next two decades) increased by 39% from 1994 to 2004, according to the U.S. Department of Health and Human Services' Administration on Aging. This can largely be attributed to the post World War II "Baby Boomers."

Table 2-7 Historical Age Distribution and Age Projections

Category	1980	1990	2000	2005	2010	2020	2030
0 – 4	1,822	1,870	1,781	1,771	1,761	1,740	1,720
5 – 13	3,363	3,829	3,947	4,093	4,239	4,531	4,823
14 – 17	1,626	1,130	1,226	1,126	1,026	826	626
18 – 20	1,049	902	993	979	965	937	909
21 – 24	1,298	1,099	1,039	974	910	780	651
25 – 34	2,737	3,224	2,722	2,718	2,715	2,707	2,700
35 – 44	1,781	2,749	3,350	3,742	4,135	4,919	5,704
45 – 54	1,655	1,854	2,906	3,219	3,532	4,157	4,783
55 – 64	1,731	1,571	1,863	1,896	1,929	1,995	2,061
65 & over	2,287	2,351	2,416	2,448	2,481	2,545	2,610

Source: U.S. Census Bureau (SF3); Projections based on average annual growth rate 1980-2000



Table 2-8 Historical Age Distribution and Age Projections (as % of Total Population)

Category	1980	1990	2000	2005	2010	2020	2030
0 – 4	9.4%	9.1%	8.0%	7.7%	7.4%	6.9%	6.5%
5 – 13	17.4%	18.6%	17.7%	17.8%	17.9%	18.0%	18.1%
14 – 17	8.4%	5.5%	5.5%	4.9%	4.3%	3.3%	2.4%
18 – 20	5.4%	4.4%	4.5%	4.3%	4.1%	3.7%	3.4%
21 – 24	6.7%	5.3%	4.7%	4.2%	3.8%	3.1%	2.4%
25 – 34	14.1%	15.7%	12.2%	11.8%	11.5%	10.8%	10.2%
35 – 44	9.2%	13.4%	15.1%	16.3%	17.5%	19.6%	21.5%
45 – 54	8.6%	9.0%	13.1%	14.0%	14.9%	16.5%	18.0%
55 – 64	8.9%	7.6%	8.4%	8.3%	8.1%	7.9%	7.8%
65 & over	11.8%	11.4%	10.9%	10.7%	10.5%	10.1%	9.8%

Source: U.S. Census Bureau (SF3); Projections based on average annual growth rate 1980-2000

2.2 Race and Ethnicity

2.2.1 Racial and Ethnic Makeup

In 2004 African American residents made up 51.1% of the Burke County population, followed by white residents at 47.8%, according to estimates prepared by the U.S. Census Bureau. A relatively small number of the County’s citizens were American Indians/Alaska Natives or Asian/Pacific Islanders (less than 1% of the total population). The population of people of Hispanic origin made up only 1.6% of the total population. However, the growth rates for these groups are significantly faster than those for the population as a whole, and their share of the overall population is expected to increase. The Census does not include Hispanic as a race, but accounts for this population under ethnicity. As a result, people of Hispanic origin generally make up portions of more than one racial group. The figures included with this analysis include persons of Hispanic origin with the various racial groups for comparison purposes.



Table 2-9 Race/Ethnicity Total Population

Area	Category	Total Population	White	African American	American Indian/ Alaska Native	Asian or Pacific Islander	Other Race	Persons of Hispanic origin
Burke County	1980	19,349	8,927	10,385	4	25	8	269
	1990	20,579	9,762	10,756	13	27	21	67
	2000	22,243	10,433	11,343	51	60	356	316
	2004	23,189	11,095	11,841	49	76	*	372
	% Change 1990-2000	8.1%	6.9%	5.5%	292.3%	122.2%	1595.2%	371.6%
	% Change 2000-2004	4.3%	6.3%	4.4%	-3.9%	26.7%	*	17.7%
Waynesboro	1980	5,760	2,691	3,057	0	8	4	82
	1990	5,669	2,360	3,320	5	15	1	21
	2000	5,813	2,086	3,636	6	5	80	70
	% Change 1990-2000	2.5%	-11.6%	9.5%	20.0%	-66.7%	7900.0%	233.3%
Sardis	1980	1,180	639	540	0	1	0	2
	1990	1,116	505	610	0	0	1	2
	2000	1,171	518	648	0	0	5	5
	% Change 1990-2000	4.9%	2.6%	6.2%	-	-	400.0%	150.0%
Midville	1980	670	325	345	0	0	0	10
	1990	620	268	352	0	0	0	0
	2000	457	141	305	0	0	11	0
	% Change 1990-2000	-26.3%	-47.4%	-13.4%	-	-	-	-
Girard	1980	225	146	79	0	0	0	0
	1990	195	121	74	0	0	0	0
	2000	227	129	94	0	0	4	4
	% Change 1990-2000	16.4%	6.6%	27.0%	-	-	-	-

Source: U.S. Census Bureau, University of Georgia Center for Agribusiness & Economic Development. Note: Data not available for Vidette and Keyville. * Indicates data not available.



Table 2-10 Race/Ethnicity Share of Population

Area	Year	White	African American	American Indian/ Alaska Native	Asian or Pacific Islander	Other Race	Persons of Hispanic origin
Burke County	1980	46.1%	53.7%	0.0%	0.1%	0.0%	1.4%
	1990	47.4%	52.3%	0.1%	0.1%	0.1%	0.3%
	2000	46.9%	51.0%	0.2%	0.3%	1.6%	1.4%
	2004	47.8%	51.1%	0.2%	0.3%	*	1.6%
Waynesboro	1980	46.7%	53.1%	0.0%	0.1%	0.1%	1.4%
	1990	41.6%	58.6%	0.1%	0.3%	0.0%	0.4%
	2000	35.9%	62.5%	0.1%	0.1%	1.4%	1.2%
Sardis	1980	54.2%	45.8%	0.0%	0.1%	0.0%	0.2%
	1990	45.3%	54.7%	0.0%	0.0%	0.1%	0.2%
	2000	44.2%	55.3%	0.0%	0.0%	0.4%	0.4%
Midville	1980	48.5%	51.5%	0.0%	0.0%	0.0%	1.5%
	1990	43.2%	56.8%	0.0%	0.0%	0.0%	0.0%
	2000	30.9%	66.7%	0.0%	0.0%	2.4%	0.0%
Girard	1980	64.9%	35.1%	0.0%	0.0%	0.0%	0.0%
	1990	62.1%	37.9%	0.0%	0.0%	0.0%	0.0%
	2000	56.8%	41.4%	0.0%	0.0%	1.8%	1.8%

* Indicates data not available - data not available for Vidette and Keysville.

Source: U.S. Census Bureau

2.2.2 Race and Hispanic Origin Projections

Projections for Race and Hispanic Origin show a slight decline in share of the population of African American residents, a steady share of white residents and slight increases in other groups. These projects were based on the 1980-2000 growth rates, as previously discussed for other projections. Based on the trends established 2000-2004, however, the share of population of persons of American Indian, Asian, and Hispanic origin may grow over the next 25 years in Burke County at a greater rate than what is shown in Table 2-11 and Table 2-12.

Table 2-11 Race and Hispanic Origin Total Population Projections

Category	2005	2010	2015	2025	2030
Total Population	22,967	23,690	24,414	25,861	26,584
White	10,810	11,186	11,563	12,316	12,692
African American	11,583	11,822	12,062	12,541	12,780
American Indian/Alaska Native	63	75	86	110	122
Asian or Pacific Islander	69	78	86	104	113
Other Race	443	530	617	791	878
Persons of Hispanic origin	328	340	351	375	387

Source: U.S. Census Bureau (population numbers for 2005 are estimates); Projections based on average annual growth rate 1980-2000



Table 2-12 Race and Hispanic Origin Share of Population

Category	2005	2010	2015	2025	2030
White	47.1%	47.2%	47.4%	47.6%	47.7%
African American	50.4%	49.9%	49.4%	48.5%	48.1%
American Indian/Alaska Native	0.3%	0.3%	0.4%	0.4%	0.5%
Asian or Pacific Islander	0.3%	0.3%	0.4%	0.4%	0.4%
Other Race	1.9%	2.2%	2.5%	3.1%	3.3%
Persons of Hispanic origin	1.4%	1.4%	1.4%	1.5%	1.5%

Source: U.S. Census Bureau (population numbers for 2005 are estimates); Projections based on average annual growth rate 1980-2000

2.3 Income

2.3.1 Per Capita Income

Per capita income rose dramatically from 1990 to 2000, as captured in Table 2-13 and 2-14 for Burke County, but remained below the per capita income of the state. 2003 estimates were not available for the cities. However, income levels for the county and for cities and towns within the county remained significantly (40%) lower than the state as a whole. The University of Georgia Center for Agribusiness and Economic development estimated a per-capita income of \$19,215 in 2003, significantly closing the gap with the state (a 36.9% increase for the county compared to a 1.2% increase for the state when adjusted for inflation, as shown in Table 2-14)).

Table 2-13 Per Capita Income

Area	1990	2000	2003 Estimate	% Change 1990-2000	% Change 2000-2003
Burke County	\$8,185	\$13,136	\$19,215	60.5%	46.3%
Waynesboro	\$8,685	\$12,151	-	39.9%	-
Sardis	\$7,463	\$11,128	-	49.1%	-
Midville	\$5,856	\$9,408	-	60.7%	-
Girard	\$7,077	\$9,600	-	35.7%	-
State of Georgia	\$13,631	\$21,154	\$22,879	55.2%	8.2%

Source: University of Georgia, Georgia Statistics System, University of Georgia Center for Agribusiness and Economic Development (Data not available for Vidette or Keyville)



Table 2-14 Per Capita Income Adjusted for Inflation (2003 Dollars)

Area	1990	2000	2003 Estimate	% Change 1990-2000	% Change 2000-2003
Burke County	\$11,523	\$14,040	\$19,215	21.8%	36.9%
Waynesboro	\$12,227	\$12,983	-	6.2%	-
Sardis	\$10,506	\$11,893	-	13.2%	-
Midville	\$8,244	\$10,053	-	21.9%	-
Girard	\$9,963	\$10,258	-	3.0%	-
State of Georgia	\$19,188	\$22,599	\$22,879	17.8%	1.2%

Source: University of Georgia, Georgia Statistics System, University of Georgia Center for Agribusiness and Economic Development (Data not available for Vidette or Keyville)

2.3.2 Median Household Income

Median household income grew at a rate higher than Georgia’s overall rate, but lower than the rate nationwide, as shown in Table 2-15. A different picture emerges when the numbers are adjusted for inflation, as shown in Table 2-16. Burke County, along with the state and nation saw a drop in median income from 2000 to 2003. Burke County saw a growth rate of 2.5% from 1995 to 2003, as shown in Table 2-16, which also trailed the state and nation. The median household income in Burke County is still significantly lower (approximately 33 %) than either the state or national median. This is consistent with lower educational attainment rates than Georgia as a whole.

Estimates for 2003 and 1995 were not available for the Augusta-Aiken, GA-SC MSA. However, the 2000 Census showed a median household income of \$38,103 for the MSA. Burke County was not part of the MSA at that time, so the county’s data was not included in this calculation. Burke County’s median household income of \$28,200 in 2000 made up only 74% of the median household income for the MSA.

Table 2-15 Median Household Income

Area	1995	2000	2003 Estimate	% Change 2000-2003	% Change 1995-2003
Burke County	\$23,335	\$28,200	\$28,870	2.4%	23.7%
State of Georgia	\$33,623	\$42,057	\$42,421	0.9%	26.2%
United States	\$34,076	\$41,990	\$43,318	3.2%	27.1%

Source: U.S. Census Bureau: Small Area Income & Poverty Estimates 1995, 2000 and 2003

Table 2-16 Median Household Income - Adjusted for Inflation (2003 Dollars)

Area	1995	2000	2003 Estimate	% Change 2000-2003	% Change 1995-2003
Burke County	\$28,171	\$30,132	\$28,870	-4.2%	2.5%
State of Georgia	\$40,591	\$44,942	\$42,421	-5.6%	4.5%
United States	\$41,147	\$44,867	\$43,318	-3.5%	5.3%

Source: U.S. Census Bureau: Small Area Income & Poverty Estimates 1995, 2000 and 2003; Dollar adjustments provided by U.S. Bureau of Labor Statistics Consumer Price Index Inflation Calculator



2.3.3 Household Income

Household income distribution changes between 1990 and 2000 shifted a larger share of the County's total households to higher income brackets as evidenced by declines of 8% to 20% in households making less than \$30,000 and large percentage increases in household earning over \$75,000 (shown in Table 2-17). Numbers of households within income categories with incomes of \$60,000 or more all increased by 128% or more. The largest percentage increase occurred in the \$100,000 to \$124,999 bracket, from 27 to 188 households. These tables compare 1990 dollars to 2000 dollars, which exaggerates the real increases due to inflation. For example, \$60,000 in 1990 dollars, adjusted for inflation using the U.S. Bureau of Labor Statistics Consumer Price Index Calculator, equal \$79,051 in real or adjusted 2000 dollars.

Table 2-17 Household Income Distribution

Category	Burke County					Waynesboro				
	1990		2000		% Change 1990-2000	1990		2000		% Change 1990-2000
Total Households	7,065	100%	7,928	100%	12.2%	1,996	100%	2,117	100%	6.1%
Under \$10K	2,207	31.2%	1825	23.0%	-17.3%	700	35.1%	685	32.4%	-2.1%
\$10K to \$15K	918	13.0%	738	9.3%	-19.6%	221	11.1%	178	8.4%	-19.5%
\$15K to \$20K	707	10.0%	607	7.7%	-14.1%	154	7.7%	184	8.7%	19.5%
\$20K to \$30K	1,172	16.6%	1076	13.6%	-8.2%	293	14.7%	297	14.0%	1.4%
\$30K to \$35K	485	6.9%	527	6.6%	8.7%	146	7.3%	123	5.8%	-15.8%
\$35K to \$40K	247	3.5%	401	5.1%	62.3%	58	2.9%	63	3.0%	8.6%
\$40K to \$50K	505	7.1%	743	9.4%	47.1%	170	8.5%	141	6.7%	-17.1%
\$50K to \$60K	343	4.9%	543	6.8%	58.3%	87	4.4%	140	6.6%	60.9%
\$60K to \$75K	278	3.9%	633	8.0%	128%	99	5.0%	104	4.9%	5.1%
\$75K to \$100K	146	2.1%	488	6.2%	234%	45	2.3%	117	5.5%	160%
\$100K to \$125K	27	0.4%	188	2.4%	596%	12	0.6%	44	2.1%	267%
\$125K to \$150K	9	0.1%	55	0.7%	511%	0	0.0%	5	0.2%	-
More than \$150K	21	0.3%	104	1.3%	395%	11	0.6%	36	1.7%	227%

Source: U.S. Census Bureau



Category	Sardis					Midville				
	1990		2000		% Change 1990-2000	1990		2000		% Change 1990-2000
Total Households	398	100%	430	100%	8.0%	159	100%	169	100%	6.3%
Under \$10K	152	38.2%	109	25.3%	-28.3%	39	47.3%	62	36.7%	59.0%
\$10K to \$15K	53	13.3%	55	12.8%	3.8%	23	12.8%	5	3.0%	-78.3%
\$15K to \$20K	57	14.3%	35	8.1%	-38.6%	12	11.5%	19	11.2%	58.3%
\$20K to \$30K	43	10.8%	74	17.2%	72.1%	39	14.0%	16	9.5%	-59.0%
\$30K to \$35K	33	8.3%	19	4.4%	-42.4%	16	5.8%	12	7.1%	-25.0%
\$35K to \$40K	19	4.8%	9	2.1%	-52.6%	11	1.6%	16	9.5%	45.5%
\$40K to \$50K	14	3.5%	33	7.7%	136%	7	4.9%	28	16.6%	300%
\$50K to \$60K	7	1.8%	37	8.6%	429%	7	2.1%	0	0.0%	-100%
\$60K to \$75K	4	1.0%	25	5.8%	525%	5	0.0%	11	6.5%	120%
\$75K to \$100K	6	1.5%	16	3.7%	167%	0	0.0%	0	0.0%	-
\$100K to \$125K	7	1.8%	11	2.6%	57.1%	0	0.0%	0	0.0%	-
\$125K to \$150K	3	0.8%	0	0.0%	-100%	0	0.0%	0	0.0%	-
More than \$150K	0	0.0%	7	1.6%	-	0	0.0%	0	0.0%	-

Source: U.S. Census Bureau

Category	Girard					Keyville				
	1990		2000		% Change 1990-2000	1990		2000		% Change 1990-2000
Total Households	62	100%	82	100%	32.3%	107	100%	46	100%	-57.0%
Under \$10K	17	27.4%	23	28.0%	35.3%	46	43.0%	4	8.7%	-91.3%
\$10K to \$15K	11	17.7%	8	9.8%	-27.3%	11	10.3%	5	10.9%	-54.5%
\$15K to \$20K	8	12.9%	7	8.5%	-12.5%	4	3.7%	7	15.2%	75.0%
\$20K to \$30K	3	4.8%	14	17.1%	367%	11	10.3%	24	52.2%	118%
\$30K to \$35K	7	11.3%	13	15.9%	85.7%	2	1.9%	2	4.3%	0.0%
\$35K to \$40K	9	14.5%	2	2.4%	-77.8%	11	10.3%	0	0.0%	-100%
\$40K to \$50K	3	4.8%	8	9.8%	167%	7	6.5%	0	0.0%	-100%
\$50K to \$60K	0	0.0%	0	0.0%	-	6	5.6%	2	4.3%	-66.7%
\$60K to \$75K	4	6.5%	0	0.0%	-100%	3	2.8%	0	0.0%	-100%
\$75K to \$100K	0	0.0%	4	4.9%	-	4	3.7%	0	0.0%	-100%
\$100K to \$125K	0	0.0%	3	3.7%	-	2	1.9%	0	0.0%	-100%
\$125K to \$150K	0	0.0%	0	0.0%	-	0	0.0%	0	0.0%	-
More than \$150K	0	0.0%	0	0.0%	-	0	0.0%	2	4.3%	-

Source: U.S. Census Bureau



Category	Unincorporated Burke County				
	1990		2000		% Change 1990-2000
Total Households	4,343	100%	5,166	100%	19.0%
Under \$10K	1,253	28.9%	965	18.7%	-23.0%
\$10K to \$15K	599	13.8%	495	9.6%	-17.4%
\$15K to \$20K	472	10.9%	362	7.0%	-23.3%
\$20K to \$30K	783	18.0%	665	12.9%	-15.1%
\$30K to \$35K	281	6.5%	371	7.2%	32.0%
\$35K to \$40K	139	3.2%	313	6.1%	125.2%
\$40K to \$50K	304	7.0%	541	10.5%	78.0%
\$50K to \$60K	236	5.4%	364	7.0%	54.2%
\$60K to \$75K	163	3.8%	493	9.5%	202.5%
\$75K to \$100K	91	2.1%	355	6.9%	290.1%
\$100K to \$125K	6	0.1%	133	2.6%	2116.7%
\$125K to \$150K	6	0.1%	50	1.0%	733.3%
More than \$150K	10	0.2%	59	1.1%	490.0%

Source: U.S. Census Bureau

2.3.4 Poverty

Poverty levels in Burke County fell both percentage-wise and as absolute numbers between 1990 and 2000, as shown in Table 2-18. Based on 2003 estimates, the poverty rate has risen since 2000, but not yet reached the levels of 1995. However, the poverty rate is almost twice as high as the state figure. Over 20% of the County's overall population and 31.1% of the County's children less than 18 years of old were estimated to be living in poverty in 2003 (see Table 2-19). In addition, 23.8% of families, and 48.9% of households headed by women lived below the poverty line in 2000 (see Tables 2-20 and 2-21).

Table 2-18 Poverty – All Ages

Area	1995		2000		2003 Estimates		Change 2000-2003	Change 1995-2003
Burke County	5,687	26.3%	4,755	21.0%	5,034	21.7%	3.3%	-17.5%
State of Georgia	1,136,374	15.6%	1,006,329	12.3%	1,152,089	13.3%	8.1%	-14.7%
United States	36,424,609	13.8%	31,581,086	11.3%	35,861,170	12.5%	10.6%	-9.4%

Source: U.S. Census Bureau

Table 2-19 Poverty –Ages 0-17

Area	1995		2000		2003 Estimates		Change 2000-2003	Change 1995-2003
Burke County	2,665	36.3%	2,035	28.9%	2,223	31.1%	7.6%	-14.3%
State of Georgia	470,855	23.5%	386,095	17.5%	444,368	19.1%	9.1%	-18.7%
United States	14,665,019	20.8%	11,587,118	16.2%	12,865,806	17.6%	8.6%	-15.4%

Source: U.S. Census Bureau



Table 2-20 Poverty Status for Families

Area	Year	Families (all families below poverty line)	With related children under 18	With related children under 5 years
Burke County	1990	25.94%	33.24%	36.26%
	2000	23.78%	29.83%	38.93%
Girard	1990	17.65%	20.45%	39.13%
	2000	24.56%	37.84%	23.53%
Keysville	1990	38.20%	54.17%	47.62%
	2000	45.24%	59.38%	0%
Midville	1990	38.27%	48.45%	66.67%
	2000	18.87%	21.88%	40.91%
Sardis	1990	35.76%	52.98%	63.38%
	2000	29.18%	35.08%	43.18%
Vidette	1990	NA	NA	NA
	2000	36.11%	72.73%	0%
Waynesboro	1990	29.89%	41.48%	50.64%
	2000	35.34%	48.26%	64.71%
State of Georgia	1990	11.50%	16.00%	19.60%
	2000	9.90%	13.90%	16.80%

Source: U.S. Census Bureau (SF3), 2000 Table P90 (1990 data not available for Vidette)

Families with small children made up the largest category of families living below the poverty line in Burke County in 2000. The same scenario applied to Midville, Sardis, and Waynesboro. The percentage of female-headed households in poverty showed a decline between 1990 and 2000 for the County and cities; however, the percentage of female-headed households with children living in poverty are significant and are significantly higher, with the exception of Midville, than the state figures.



Table 2-21 Poverty Status for Female-Headed Households

Area	Categories	Female householder, no husband (all)	With related children under 18 years	With Related children 5 to 17
Burke County	1990	58.57%	66.13%	68.52%
	2000	48.87%	54.68%	45.78%
Girard	1990	40.00%	40.00%	40.00%
	2000	37.04%	55.56%	60.00%
Keysville	1990	63.64%	78.26%	88.89%
	2000	57.14%	61.54%	80.00%
Midville	1990	66.04%	71.74%	61.76%
	2000	13.16%	23.81%	0%
Sardis	1990	57.80%	75.00%	73.53%
	2000	53.85%	60.00%	52.78%
Waynesville	1990	64.63%	74.60%	76.80%
	2000	60.06%	69.94%	48.75%
State of Georgia	1990	34.30%	44.30%	57.40%
	2000	28.50%	35.30%	45.90%

Source: U.S. Census Bureau (SF3) 2000 Table P90 and 1990 Table P123. Data not available for Vidette.

2.3.5 Educational Attainment

Table 2-22 indicates the educational attainment percentages for Burke County. Educational attainment improved more substantially for the County than for the state between 1990 and 2000, but remained lower overall with a smaller share of graduate or professional degrees and bachelor's degrees than the state.

Table 2-22 Educational Attainment

Category	Burke County			State of Georgia		
	1990	2000	% Change 1990-2000	1990	2000	% Change 1990-2000
Less than 9th Grade	20.8%	13.3%	-35.8%	12.0%	7.6%	-36.9%
9th to 12th Grade (No Diploma)	23.9%	21.7%	-9.2%	17.1%	13.8%	-18.8%
High School Graduate (Includes Equivalency)	33.1%	37.1%	12.1%	29.6%	28.7%	-3.4%
Some College (No Degree)	10.3%	14.5%	41.1%	17.0%	20.4%	20.1%
Associate Degree	2.4%	3.8%	59.1%	5.0%	5.2%	4.9%
Bachelor's Degree	6.8%	6.5%	-3.3%	12.9%	16.0%	23.9%
Graduate or Professional Degree	2.8%	3.0%	7.2%	6.4%	8.3%	29.6%

Source: U.S. Census Bureau



3 Economic Development

Data collected for and analyzed in this section comes from a variety of sources that include the Georgia Bureau of Labor, Georgia Department of Economic Development, U.S. Census Bureau, U.S. Bureau of Labor Statistics, the University of Georgia Center for Agribusiness and Economic Development, the Burke County Development Authority and the Burke County Chamber of Commerce. The difference between the definitions of employment and labor force for the purpose of this analysis area as follows: *employment* represents the jobs located in Burke County with no concern for where the employees live while *labor force* represents the population of Burke County with no concern for the location of the job.

3.1 Labor Force

3.1.1 Participation

The Burke County labor force grew by 5.6% between 1990 and 2000 (as shown in Table 3-1), which is a slower rate than the population growth experienced during the same period (12.7%). The labor force rate of growth between 2000 and 2006, however, more than doubled the 1990-2000 rate.

Table 3-1 Historical Labor Force Size

<i>Labor Force</i>	<i>Burke County</i>	<i>State of Georgia</i>	<i>United States</i>
1990	8,624	3,300,000	125,840,000
2000	9,108	4,300,000	142,583,000
2006	10,334*	4,656,892	149,686,000
Growth Rate 1990-2000	5.6%	30.3%	13.3%
Average Annual Growth Rate 1990-2000	0.6%	3.0%	1.3%
Growth Rate 2000-2006	13.5%	8.3%	5.0%
Average Annual Growth Rate 2000-2006	2.2%	1.4%	0.8%
Growth Rate 1990-2006	19.8%	41.1%	18.9%
Average Annual Growth Rate 1990-2006	0.8%	1.6%	0.7%
*As of April, 2006			

Source: U.S. Bureau of Labor Statistics, Georgia Department of Labor

In spite of an increasing labor force, the percentage of the population that was working has generally decreased throughout the County, based on figures for 1990 and 2000 (see Table 3-2). Keyville's and Midville's declining numbers correlate to a loss in population, while the remainder of jurisdictions had not lost population, but had a decreasing percentage of the employed population in 2000. The exception is Sardis, which reports a slight increase in its labor force statistics.



Table 3-2 Labor Force Participation

Category	Georgia		Burke County		Girard		Keysville		Midville		Sardis		Waynesboro	
	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000
Total Males and Females	4,938,381	6,250,687	14,440	16,117	122	162	244	157	460	313	768	851	3,958	4,081
In labor force:	3,351,513	4,129,666	8,624	9,108	76	96	120	38	211	127	403	448	2,217	2,062
% in Labor Force	68%	66%	60%	57%	62%	59%	49%	24%	46%	41%	52%	53%	56%	51%

Source:

3.1.2 Unemployment

The unemployment rate for Burke County was historically twice to three times the rate observed in the rest of the state through the 1990s, as shown in Table 3-3. The level of unemployment has been lower since 1999, reaching a low of 5% in 2000, and with the 2004 unemployment rate at about 6.9%. These rates are also higher than the state and national rates, but represent a significant improvement over the historical rates for the County.

Table 3-3 Historical Labor Force Unemployment Rates

Year	Burke County	State of Georgia	United States
1990	10.3%	5.5%	5.6%
1991	11.3%	5.0%	6.8%
1992	15.1%	7.0%	7.5%
1993	12.2%	5.8%	6.9%
1994	11.9%	5.2%	6.1%
1995	13.7%	4.9%	5.6%
1996	16.3%	4.6%	5.4%
1997	14.4%	4.5%	4.9%
1998	13.0%	4.2%	4.5%
1999	9.2%	3.8%	4.2%
2000	5.0%	3.5%	4.0%
2001	6.1%	4.0%	
2002	6.7%	4.9%	5.8%
2003	8.3%	4.8%	6.0%
2004	6.9%	4.8%	5.5%

Source: U.S. Bureau of Labor Statistics

3.1.3 Occupations

The most prevalent occupations in Burke County, according to 2000 Census figures, are in Manufacturing, Educational/Health/Social Services, and Retail Trade (see Table 3-4). Manufacturing jobs also comprise the largest share of the labor force in each of the Burke County municipalities, although the number of these jobs has declined since 1990 (see Table 3-5). These data also indicate that the number of jobs in Burke County has been declining since at least 2000. The overall decline from 2000 to 2004 was an estimated 11%.



Table 3-4 Share of Labor Force Employment by Industry

Category	Burke County	Girard	Midville	Sardis	Waynesboro	Georgia
Agriculture, Forestry, Fishing, hunting & mining	4%	5%	15%	5%	2%	1%
Construction	7%	8%	7%	5%	2%	8%
Manufacturing	24%	41%	27%	34%	24%	15%
Wholesale Trade	3%	0%	0%	2%	6%	4%
Retail Trade	11%	0%	13%	6%	14%	12%
Transportation, warehousing, and utilities	8%	11%	0%	9%	5%	6%
Information	1%	0%	4%	0%	1%	4%
Finance, Insurance, & Real Estate	3%	10%	0%	4%	3%	7%
Professional, scientific, management, administrative, and waste management services	4%	5%	0%	2%	6%	9%
Educational, health and social services	20%	10%	5%	19%	21%	18%
Arts, entertainment, recreation, accommodation and food services	4%	3%	3%	2%	4%	7%
Other Services	4%	6%	2%	4%	5%	5%
Public Administration	6%	0%	25%	6%	8%	5%

Source: U.S. Census Bureau:

Table 3-5 Employment by Industry Sector

Sector	1990	1995	2000	2004	% Change 1990-2000	% Change 2000-2004
Trade, Transportation, and Utilities	2,063	1,930	2,001	2,017	-3%	0.8%
Leisure and Hospitality	221	227	291	276	32%	-5.2%
Manufacturing	1,545	1,442	1,408	821	-9%	-41.7%
Professional and Business Services	125	81	362	249	190%	-31.2%
Construction	73	70	143	120	96%	-16.1%
Education and Health Services	364	1,272	1,414	1,499	288%	6.0%
Financial Activities	152	189	177	183	16%	3.4%
Other Services	87	83	65	67	-25%	3.1%
Public Administration	512	586	562	528	10%	-6.0%
Natural Resources and Mining	102	161	149	117	46%	-21.5%
Information	115	109	104	87	-10%	-16.3%
Total	6,148	6,200	6,738	5,996	10%	-11.0%

Source: University of Georgia, Georgia Statistics System, University of Georgia Center for Agribusiness and Economic Development and U.S. Bureau of Labor Statistics' Census of Employment and Wages 2004

3.1.4 Wages

The Burke County average weekly wages for all industries for 2004 (with the exception of Administrative and Support and Waste Management and Remediation Services) that are shown



in Table 3-6, trail the state. The average weekly wage of \$648 in the county was 89% of the state average weekly wage of \$728, and the average annual pay of \$33,706 was 89% of the state average of \$37,866.

Table 3-6 Weekly Wages by Industry 2004

<i>NAICS Sector</i>	<i>Burke County</i>	<i>State of Georgia</i>	<i>United States</i>
Agriculture, Forestry, Fishing and Hunting	\$378	\$432	\$429
Construction	\$420	\$739	\$779
Manufacturing	\$563	\$798	\$920
Wholesale Trade	\$576	\$1,084	\$1,025
Retail	\$321	\$464	\$470
Transportation and Warehousing	\$513	\$870	\$747
Information	\$876	\$1,180	\$1,168
Finance and Insurance	\$506	\$1,176	\$1,348
Real Estate and Rental and Leasing	\$189	\$769	\$717
Professional, Scientific, and Technical Services	\$594	\$1,135	\$1,203
Administrative and Support and Waste Management and Remediation Services	\$547	\$528	\$523
Educational Services	NA	\$705	\$681
Health Care and Social Assistance	\$493	\$723	\$706
Arts, Entertainment, and Recreation	\$226	\$525	\$531
Accommodation and Food Services	\$180	\$270	\$283
Other Services (except Public Administration)	\$338	\$498	\$484

Source: U.S. Department of Labor

3.2 Economic Trends

3.2.1 Sector Trends

According to information provided by the Augusta Metro and Columbia County Chamber of Commerce in 2001, the County was in a position to support additional retail locations due to the variance between the County's total retail sales of \$142 million and the total effective buying income of \$234 million (per Sales and Marketing Management magazine's 2001 Survey of Buying Power). The County has also been growth in manufacturing, with the recent location of companies such as Helmac Products Corporation and FIAMM to Burke.

The Georgia Department of Labor provides data on growing and declining industries over a 10-year period (2002 to 2012). This data shows that the three largest job growth industries for the Burke County area are projected to be *Museums, Historical Sites and Similar Institutions, Transportation Equipment Manufacturing, and Accommodation*.



Other large growth industries include *Utilities, Social Assistance, Fabricated Metal Product Manufacturing, and Courier and Messenger Services* (see Table 3-7 for a complete listing). Ten-year projections are provided for the Richmond/Burke Workforce Investment Area (WIA), which is a specific labor market area where employment, training and educational services are provided. The state of Georgia is classified into 20 separate WIA's.

Table 3-7 Largest Growth Industries in Richmond/Burke WIA

<i>Industry</i>	<i>2002 Base Year Employment</i>	<i>2012 Projected Year</i>	<i>Total Change in Employment</i>	<i>Percent Change in Employment</i>	<i>Projected Annual Growth</i>
Transportation Equipment Manufacturing	1,870	4,040	2,170	115.7%	8.0%
Educational Services	15,710	17,670	1,960	12.5%	1.2%
Ambulatory Health Care Services	4,890	6,050	1,160	23.8%	2.2%
Accommodation	970	2,030	1,060	110.0%	7.7%
Administrative and Support Services	7,670	8,490	820	10.7%	1.0%
Social Assistance	1,510	2,300	790	52.4%	4.3%
Professional, Scientific, and Technical Services	3,440	4,040	600	17.4%	1.6%
Religious, Grantmaking, Civic, Professional, and Similar Organizations	2,570	3,100	530	20.6%	1.9%
Fabricated Metal Product Manufacturing	1,080	1,520	440	40.4%	3.5%
State Government, except Education and Hospitals	2,290	2,650	360	15.4%	1.4%
Gasoline Stations	960	1,300	340	35.5%	3.1%
Truck Transportation	890	1,060	170	18.8%	1.7%
Museums, Historical Sites, and Similar Institutions	100	250	150	145.5%	9.4%
Couriers and Messengers	320	470	150	44.7%	3.8%
Utilities	60	90	30	54.3%	4.4%
Machinery Manufacturing	130	160	30	16.6%	1.5%

Source: Georgia Department of Labor



Table 3-8 identifies a list of declining job growth industries in the Richmond/Burke WIA, projected through 2012. *Paper Manufacturing, Electronics and Appliance Stores, and Credit Intermediation and Related Activities* are projected to have the most significant annual growth rate declines.

Table 3-8 Declining Job Growth Industries in Richmond/Burke WIA

Industry	2002Base Year Employment	2012 Projected Year Employment	Total Change in Employment	Percent Change in Employment	Projected Annual Growth Rate
Hospitals	7,380	5,610	-1,770	-23.9%	-2.7%
Credit Intermediation and Related Activities	1,480	760	-720	-48.6%	-6.4%
Paper Manufacturing	1,090	400	-690	-63.0%	-9.5%
General Merchandise Stores	3,640	3,020	-620	-17.0%	-1.9%
Federal Government, except Postal Service	5,130	4,660	-470	-9.2%	-1.0%
Food and Beverage Stores	1,860	1,520	-340	-18.5%	-2.0%
Chemical Manufacturing	1,880	1,570	-310	-16.6%	-1.8%
Nonmetallic Mineral Product Manufacturing	860	600	-260	-29.9%	-3.5%
Local Government, except Education and Hospitals	3,610	3,370	-240	-6.8%	-0.7%
Personal and Laundry Services	780	550	-230	-30.1%	-3.5%
Clothing and Clothing Accessories Stores	1,330	1,130	-200	-15.3%	-1.6%
Electronics and Appliance Stores	390	200	-190	-48.8%	-6.5%
Merchant Wholesalers, Durable Goods	1,530	1,350	-180	-11.6%	-1.2%
Administrative and Support Services	930	770	-160	-17.0%	-1.8%
Ambulatory Health Care Services	780	630	-150	-18.9%	-2.1%

Source: Georgia Department of Labor



The fastest growing occupations for the Richmond/Burke WIA are projected to be Medical Assistants, Team Assemblers, and Child Care Workers, shown with the complete list in Table 3-9.

Table 3-9 Fastest Growing Occupations in Richmond/Burke WIA

<i>Occupation</i>	<i>2002 Base Year Employment</i>	<i>2012 Projected Year Employment</i>	<i>Total Change in Employment</i>	<i>Annual Growth Rate</i>
Medical Assistants	450	630	180	3.4%
Team Assemblers	1,040	1,420	380	3.2%
Child Care Workers	870	1,140	270	2.7%
Maids & Housekeeping Cleaners	1,110	1,410	300	2.4%
Teacher Assistants	2,080	2,420	340	1.5%
Packers & Packagers, Hand	740	850	110	1.4%
Maintenance & Repair Workers, General	1,060	1,190	130	1.2%
Security Guards	880	970	90	1.0%
Receptionists & Information Clerks	1,000	1,100	100	1.0%
Truck Drivers, Heavy & Tractor-Trailer	1,190	1,300	110	0.9%
Comb. Food Prep & Serving Wrks, Incl. Fast Food	1,680	1,820	140	0.8%
Food Preparation Workers	780	840	60	0.7%
Cooks, Restaurant	660	710	50	0.7%
Waiters & Waitresses	1,770	1,900	130	0.7%
Janitors & Cleaners, Except Maids & Housekeeping Cleaners	1,800	1,880	80	0.4%

Source: Georgia Department of Labor



The occupation categories experiencing the most decline for the Richmond/Burke WIA are Retail Sales Persons, Stock Clerks and Order Filers, and Secretaries, as shown in Table 3-10.

Table 3-10 Occupations with Most Decline in Richmond/Burke WIA

<i>Occupation</i>	<i>2002 Base Year Employment</i>	<i>2012 Projected Year Employment</i>	<i>Total Change in Employment</i>
Retail Salespersons	3,790	3,270	-520
Stock Clerks & Order Filers	1,420	1,120	-300
Secretaries, Except Legal, Medical, & Executive	1,650	1,390	-260
Registered Nurses	2,670	2,490	-180
Tellers	310	160	-150
First-Line Supervisors/Managers of Retail Sales Workers	1,420	1,280	-140
Construction Laborers	630	490	-140
Bookkeeping, Accounting, and Auditing Clerks	1,290	1,170	-120
First-Line Supervisors/Managers of Construction Trades and Extraction Workers	460	350	-110
Hairdressers, Hairstylists, and Cosmetologists	270	180	-90
Cashiers	3,380	3,300	-80
Office Clerks, General	1,970	1,890	-80
Licensed Practical and Licensed Vocational Nurses	920	840	-80
Construction Managers	200	120	-80
First-Line Supervisors/Managers of Office & Administrative Support Workers	1,260	1,190	-70

Source: Georgia Department of Labor

3.2.2 Employment Projections

Table 3-11 shows the employment projections through 2030 for Burke County. It is important to keep in mind that this information reflects the labor force of Burke County and does not reflect the jobs that will actually locate in the County over the next 25 years. Ideally, the County would attract jobs in the high growth industries in order to provide opportunities for new residents to live near their jobs.



Table 3-11 Labor Force Employment by Industry Projections

Category	2000	2005	2010	2015	2020	2025	2030	% Change 2000-2030
Total Employed Civilian Population	8,220	8,498	8,776	9,053	9,331	9,609	9,887	20.3%
Agriculture, Forestry, Fishing, hunting & mining	308	173	38	0	0	0	0	-100.0%
Construction	575	568	561	553	546	539	532	-7.5%
Manufacturing	1,977	1,952	1,928	1,903	1,878	1,853	1,829	-7.5%
Wholesale Trade	281	308	335	362	389	416	443	57.7%
Retail Trade	884	916	949	981	1,013	1,045	1,078	21.9%
Transportation, warehousing, and utilities	671	690	709	727	746	765	784	16.8%
Information	102	NA	NA	NA	NA	NA	NA	NA
Finance, Insurance, & Real Estate	269	299	328	358	387	417	446	65.8%
Professional, scientific, management, administrative, and waste management services	353	389	425	461	497	533	569	61.2%
Educational, health and social services	1,640	1,796	1,953	2,109	2,265	2,421	2,578	57.2%
Arts, entertainment, recreation, accommodation and food services	356	384	412	440	468	496	524	47.2%
Other Services	306	347	388	428	469	510	551	80.1%
Public Administration	498	549	600	650	701	752	803	61.2%

Source: U.S. Census Bureau (SF3); DCA projections (shaded) prepared with a multiplier of 1.35 to accommodate for the growth estimated in the labor force between 2000 and 2006



3.2.3 Commuting Patterns

Commuting patterns, shown in Table 3-12, indicate that an increasing number of residents work outside of the County. Thirty-five percent of the workforce commuted to jobs outside the County in 2000, leaving 4,677 residents of the working population to fill a reported 6,728 jobs.

Table 3-12 Commuting Patterns – Inside/Outside County

Category	Burke County				
	1990		2000		% Change 1990-2000
Total Civilian Workforce	8,624	100.0%	9,108	100.0%	5.6%
Worked in State of Georgia	7,476	86.7%	7,863	86.3%	5.2%
Worked in Burke Co.	4,945	57.3%	4,677	51.4%	-5.4%
Worked outside of Burke Co.	2,531	29.3%	3,186	35.0%	25.9%
Worked outside of State of Georgia	376	4.4%	241	2.6%	-35.9%

Source: U.S. Census Bureau (SF1)

3.3 Economic Resources

3.3.1 Development Agencies

Business recruitment and expansion efforts are undertaken by the Burke County Development Authority and the Burke County Chamber of Commerce. The City of Sardis created its own development authority to attract new industry to the Sardis area. Additional support is provided by the Augusta Metro and Columbia County Chamber of Commerce, which promotes the location, development and expansion of new and existing businesses in Burke, Columbia and Richmond Counties. The Chamber promotes several incentives available to Burke County for use as recruitment tools: available space in an existing industrial park, one of the lowest millage rates in the state, a variety of tax credits that are permitted under Georgia’s Business Expansion and Support Act (B.E.S.T.), and financial assistance through the state’s One Georgia Fund.

The Central Savannah River Area Regional Development Center (CSRA RDC), in addition to coordinating planning and information services to local governments in a 13-county area, was designated by the U.S. Department of Commerce’s Economic Development Administration as the region’s economic development district. As such, the RDC assists with economic development activities, such as site selection, prospect development, and grant development and administration. The RDC also acts as Secretary and Treasurer of the CSRA Unified Development Authority, a multi-county joint development authority representing the RDC’s member jurisdictions. Marketing efforts are overseen by the CSRA Unified Development Council, a volunteer organization comprised of economic, industrial, and regional development organizations, as well as service and educational institutions representing the Central Savannah River Area.



4 Housing Types and Trends

4.1.1 Housing Types and Mix

Burke County increased its inventory of housing units by approximately 30% and increased its total number of housing units to 8,842 between 1980 and 2000. The majority of this growth occurred during the period from 1980 to 1990; the annual growth rate over this period was 2.1%, compared to an annual growth rate between 1990 and 2000 of 0.6%, as shown in Table 4-2. Most of the growth in units has been made up of mobile homes, which increased from 917 in 1980 (13.5% of the total housing units) to 3,052 in 2000 (34.5% of the total housing units). The number of single-family detached units declined from 5,007 in 1980 to 4,850 in 2000; this net decline, combined with the overall growth rate, lowered the single-family detached share of the housing stock from 73.6% in 1980 to 54.9% in 2000.

Table 4-1 Types of Housing and Mix for Burke County

Category	1980		1990		2000	
	Units	Percentage	Units	Percentage	Units	Percentage
Total Housing Units	6,806	100%	8,329	100%	8,842	100%
Single Family (detached)	5,007	73.6%	4,884	58.6%	4,850	54.9%
Single Family (attached)	100	1.5%	118	1.4%	75	0.8%
Double Units	239	3.5%	276	3.3%	318	3.6%
Multi-Family	543	8.0%	481	5.8%	539	6.1%
Mobile Home or Trailer	917	13.5%	2,463	29.6%	3,052	34.5%
All Other	0	0.0%	107	1.3%	8	0.1%

Source: U.S. Census Bureau (SF3)

Table 4-2 Types of Housing Percent Change

Category	1980-1990	1990-2000
Total	22.4%	6.2%
Single Family (detached)	-2.5%	-0.7%
Single Family (attached)	18.0%	-36.4%
Double Units	15.5%	15.2%
Multi-Family	-11.4%	12.1%
Mobile Home or Trailer	168.6%	23.9%
All Other	NC	-92.5%

Source: U.S. Census Bureau (SF3)

4.1.2 Latest Housing Trends

During the five years following the 2000 Census, Burke County issued permits for an additional 323 residential units, as shown in Table 4-3. Issuance of a building permit does not always translate into new housing units because plans for construction often change. The rate of permit issue approximately doubled in 2004 (96 versus 50-58 in 2001-2003), but slowed in 2005).



Table 4-3 Housing Permit Trends

Category	2001	2002	2003	2004	2005	Total 2001-05
Number of Structures Permitted	48	54	57	96	68	323
Number of Units Permitted	50	56	58	96	68	328

Source: University of Georgia Center for Agribusiness & Economic Development - UGA, 2004

According to Census Bureau estimates in 2004 shown in Table 4-4, the county increased its number of housing units by about 3% to 9,106 units from 2000 to 2004. Among the counties surrounding Burke County, only Richmond County (Augusta) saw a higher rate of housing stock growth, with a 3.4% increase. Other adjacent county growth rates ranged from 0.64 to 2.89%.

Table 4-4 Housing Unit Trends in Surrounding Counties

Category	Burke	Emanuel	Jefferson	Jenkins	Richmond	Screven
Housing Units 2000	8,842	9,419	7,221	3,907	82,312	6,853
Housing Units 2004	9,106	9,567	7,350	3,932	85,111	7,051
% Change 2000-2004	3.0%	1.6%	1.8%	0.6%	3.4%	2.9%

Source: U.S. Census Bureau (SF1); University of Georgia Center for Agribusiness & Economic Development -2004

4.2 Condition and Occupancy

4.2.1 Housing Age

As shown in Table 4-5, approximately 50% of the housing units recorded in 2000 were built before 1980. Twenty percent of the housing units were built during the 1970s, and approximately 10% during the 1960s. The age distribution for housing in Burke County is similar to the distribution in Georgia as a whole.

Table 4-5 Age of Housing for Burke County and Municipalities

Category	Burke County		Girard	Keyville	Midville	Sardis	Waynesboro	State of Georgia
	2000	% of Total Housing Units	2000	2000	2000	2000	2000	% of Total Housing Units
Total Housing Units 2000	8,842	100.0%						100.0%
Built 1980 +	4,311	48.8%						45.3%
Built before 1980	4,531	51.2%	80	36	161	314	1,613	54.7%
Built 1970 - 1979	1,790	20.2%	11	15	25	93	353	20.3%
Built 1960 - 1969	933	10.6%	4	16	14	45	397	13.8%
Built 1950 - 1959	807	9.1%	0	3	64	71	463	9.4%
Built 1940 - 1949	345	3.9%	7	0	18	60	186	4.8%
Built 1939 or earlier	656	7.4%	58	2	40	45	214	6.4%

Source: U.S. Census Bureau (SF3), University of Georgia Center for Agribusiness & Economic Development, DCA. Data not available for Vidette.



4.2.2 Housing Condition

Burke County has a higher percentage of units lacking complete plumbing and kitchen facilities than the state as a whole, as shown in Table 4-6. In general the rate of inadequate facilities ranged from approximately two to four times higher than the state average, though still a minute percentage of the total.

Table 4-6 Condition of Housing for Burke County

Category	Burke County	Girard	Keysville	Midville	Sardis	Waynesboro	State of Georgia
Complete Plumbing Facilities	97.6%	96.3%	100%	100%	92.56%	98.8%	99.1%
Lacking Plumbing Facilities	2.4%	3.7%	0%	0%	7.4%	1.2%	0.9%
Complete kitchen facilities	97.5%	96.3%	100%	100%	93.8%	96.6%	99.0%
Lacking complete kitchen facilities	2.5%	3.7%	0%	0%	6.2%	3.4%	1.0%

Source: U.S. Census Bureau

4.2.3 Housing Tenure

Burke County recorded a vacancy rate of 10.3% in 2000, somewhat higher than the state figure of 8.4%, as shown in Table 4-7. The County vacancy rate dropped from 15.5% in 1990. Vacancy rates for Girard, Keysville, Midville and Sardis were high relative to the County and to the rate for Waynesboro, which was only 4.3%. Owner-occupied housing increased from 60.1% in 1990 to 68.2% in 2000. The County's ownership rate is seven percentage points higher than that of the state, but below the national average of 70%. Renter-occupied housing decreased from 24.4 to 21.5% between 1990 and 2000. The number is considerably lower than the nearly 30% state figures. Few of the renters live in multi-family dwellings due to the lack of the product in the marketplace.

Table 4-7 Tenure of Housing Units for Burke County and Municipalities

Category	Burke County		Girard		Keysville		Midville	
	1990	2000	1990	2000	1990	2000	1990	2000
Total Housing Units	8,329	8,842	81	108	130	61	293	221
% Owner Occupied	60.1%	68.2%	53.1%	51.9%	70.0%	45.9%	40.6%	51.6%
% Renter Occupied	24.4%	21.5%	19.8%	17.6%	16.2%	33.8%	42.0%	22.2%
% Vacant	15.5%	10.3%	24.7%	30.6%	28.5%	21.3%	16.4%	26.2%

Source: U.S. Census Bureau



Category	Sardis		Waynesboro		State of Georgia	
	1990	2000	1990	2000	1990	2000
Total Housing Units	474	567	2,223	2,288	2,638,418	3,281,737
% Owner Occupied	61.4%	65.1%	52.9%	52.8%	58.20%	61.80%
% Renter Occupied	24.5%	12.9%	37.9%	42.9%	31.50%	29.80%
% Vacant	15.2%	22.1%	9.2%	4.3%	10.30%	8.40%

Source: U.S. Census Bureau

4.3 Housing Costs

4.3.1 Median Property Values and Rent

Median property values and median rent remained significantly below the figures for the state from 1990 to 2000, as shown in Table 4-8. Two municipalities, Girard, and Midville saw declines in median property value over the 1990s, and rent rates declined in Girard.

Table 4-8 Median Property Value and Median Rent

Area	Category	Median property value	Median rent
Burke County	1990	\$42,800	\$197
	2000	\$59,800	\$315
Girard	1990	\$38,200	\$525
	2000	\$33,800	\$325
Keysville	1990	\$27,000	\$171
	2000	\$36,700	\$375
Midville	1990	\$28,000	\$170
	2000	\$21,600	\$282
Sardis	1990	\$28,900	\$171
	2000	\$42,700	\$200
Vidette	1990	NA	NA
	2000	\$34,400	\$194
Waynesboro	1990	\$45,300	\$187
	2000	\$60,600	\$241
State of Georgia	1990	\$71,300	\$433
	2000	\$111,200	\$613

Source: U.S. Census Bureau (SF3) 2000 Tables H63 and H76, 1990 Tables H043A and H061A.

4.3.2 Owner Occupied Housing Values

Property values for owner-occupied housing climbed to a median of \$59,800 in 2000, as shown in Table 4-9. This is significantly lower than the state median of \$111,200. In addition, based on the



distributions noted above, only 16.7% of homes are valued above \$100,000. Based on the home sales prices shown in Table 4-9, the property values are not expected to have significantly increased since 2000.

Table 4-9 Specified Owner-Occupied Units

Property Value	Burke County	Girard	Keysville	Midville	Sardis	Vidette	Waynesboro	State of Georgia
Less than \$50,000	37.92%	61.76%	75.00%	86.67%	58.99%	70.00%	33.64%	9.50%
\$50K to \$99K	44.79%	38.24%	25.00%	6.67%	37.08%	30.00%	52.83%	34.20%
\$100K to \$149K	10.35%	0%	0%	6.67%	3.93%	0%	6.76%	25.80%
\$150K to \$199K	4.52%	0%	0%	0%	0%	0%	3.66%	13.30%
\$200K to \$299K	1.82%	0%	0%	0%	0%	0%	2.38%	10.20%
\$300K to \$499K	0.59%	0%	0%	0%	0%	0%	0.73%	5.10%
\$500K to \$999K	0%	0%	0%	0%	0%	0%	0%	1.60%
\$1M or more	0%	0%	0%	0%	0%	0%	0%	0.30%
Median	\$59,800	\$33,800	\$36,700	\$21,600	\$42,700	\$34,400	\$60,600	\$111,200

Source: U.S. Census Bureau 2000 (SF3), Table H74

4.3.3 Home Sale Prices

Annual home sales in the County during the period of 1997 to 2004 ranged from a low of 148 units in 2003 to a high of 260 units in 2000, according to the Center for Agribusiness and Economic Development at the University of Georgia (shown in Table 4-10). The number of units sold reached a peak in 2000, and declined until 2004 when the numbers rose to 225, though the average sale price fell slightly. Average home sale prices fluctuated in the range of \$38-45,000 between 1997 and 2002, showing a slight trend upwards. The average sales price in 2003 was \$60,070, a gain of 33% over 2002.

Table 4-10 Number of Annual Home Sales and Annual Average Prices for Burke County

Sales Year	Number of Sales	Average Sale Price
1997	202	\$43,773
1998	240	\$38,431
1999	207	\$43,114
2000	260	\$40,156
2001	236	\$43,977
2002	198	\$45,365
2003	148	\$60,070
2004	225	\$59,976

Source: University of Georgia Center for Agribusiness & Economic Development 2005

4.4 Cost-Burdened Households

Table 4-11 illustrates the number of households in Burke County which are cost burdened, defined as paying more than 30% of their income in housing costs. In 2000, 708 households paid 30-49% of their incomes for housing, and 650 households paid more than 50% of their incomes, a



severe cost burden. Based on the low property values and median rents in Burke County compared to the state as a whole, the number of cost-burdened households is an indication of low incomes, rather than high or growing property and rent prices.

Table 4-11 Cost-Burdened Households

Category	Burke County		Girard		Keysville		Midville		Sardis		Waynesboro		State of Georgia	
	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000
30% - 49%	1,332	708	11	6	10	5	41	14	60	26	372	322	298,998	397,964
50% and greater	NA	650	NA	5	NA	2	NA	15	NA	32	NA	288	NA	278,401
Not computed	367	406	11	8	5	0	20	26	22	19	83	139	54,838	97,216

Source: U.S. Census Bureau (SF3) from DCA. Data not Available for Vidette.

* Rent 0-30% = Units with gross rent (rent and utilities) that are affordable to households with incomes below 30% of HUD Area Median Family Income. Affordable is defined as gross rent less than or equal to 30% of a household's gross income.

** Value 0-50% = Homes with values affordable to households with incomes at or below 50% of HUD Area Median Income. Affordable is defined as annual owner costs less than or equal to 30% of annual gross income. Annual costs are estimated assuming the cost of purchasing a home at the time of the Census based on reported value of the home. Assuming a 7.9% interest rate and national averages for utility costs, taxes, and hazard and mortgage insurance, multiplying income times 2.9 represents the value of a home a person can afford to purchase. For example, a household with an annual gross income of \$30,000 is estimated to be able to afford an \$87,000 home without having total costs exceed 30% of their annual household income.

Source: Comprehensive Housing Affordability Strategy (CHAS) Data Book



4.5 Public Assistance

Approximately 22.6% of Burke County residents received food stamps in 2004, and 39.7% of the population received Medicaid, as shown in Table 4-12. These rates are both significantly higher than the Georgia averages of 9.6 and 23.3%, respectively. Once again, these rates reflect the low incomes and high poverty rates observed in the county.

Table 4-12 Residents Using Public Assistance

Category	2004
Ave. Households/Month	2,021
Ave. Recipients/Month	5,246
% of Population	22.6%
Medicaid	
Recipients	9,198
% of Population	39.7%
Temporary Assistance to Needy Families (TANF)	
Ave. Recipients/Month	860
% of Population	3.7%
Supplemental Security Income (SSI)	
Aged Adults	150
Blind/Disabled Adults	935
Total SSI Recipients	1,085
% 65 +	28.1%
% of Population	4.7%
Old Age, Survivors and Disability Insurance (Social Security)	
Retirement Beneficiaries	2,295
% 65+	56.8%
% of Population	17.7%

Source: Center for Agribusiness & Economic Development - UGA

4.6 Job-Housing Balance

An ideal community would provide housing for its labor force near their jobs while providing transportation choices (e.g. walking, biking, driving, public transit, etc.). Governments can use two jobs-housing balance ratios to monitor their community's ability to achieve a balance of jobs and housing: employment (jobs)/housing unit ratio and employment/labor force ratio. According to the Jobs-Housing Balance Community Choices Quality Growth Toolkit prepared by the Atlanta Regional Commission, an employment (jobs) to housing ratio of between 1.3 and 1.7 implies an ideal balance with 1.5 as the standard target. An employment (jobs) to labor force (employed residents) ratio of between 0.8 and 1.25 implies a balance for that ratio with 1:1 as the standard target.



Table 4-13 shows the employment to housing ratio and employment to labor force ratio for Burke County. The 2004 ratio of 0.66 falls well below the standard target of 1.5. Figure 4-20 also shows the employment to labor force ratio for the county. The 2004 ratio of 0.64 falls well below the standard target of 1.0. These ratios show a decline between 1990 and 2006, and emphasize the county's dependence on employment from other counties. They further envision the need to attract employment to the county that appeals to both current and future residents.

Table 4-13 Jobs-Housing Balance for Burke County

<i>Category</i>	<i>1990</i>	<i>2000</i>	<i>2004</i>
Population	20,579	22,243	23,189
Average Household Size	2.89	2.77	2.72
Number of Households	7,037	7,934	8,620
Housing Units	8,329	8,842	9,056
Labor Force	8624	9108	9,309
Employment	6,148	6,738	5,996
Employment/Population Ratio	0.30	0.30	0.26
Employment/Housing Unit Ratio	0.74	0.76	0.66
Employment/Labor Force Ratio	0.71	0.74	0.64
<i>Note: 2004 Average Household Size, Housing Units, and Labor Force were calculated using growth rate between 1990 and 2000.</i>			

Source: U.S. Census Bureau and Georgia Department of Labor



5 Natural and Cultural Resources

5.1 Environmental Planning Criteria

The Georgia Department of Natural Resources (DNR), Environmental Protection Division (EPD) requires counties and municipalities to establish five environmental protection districts: water supply watersheds, protection of groundwater recharge areas, river corridor protection, wetlands protection and mountain protection. The sections below provide a brief analysis of the location of these natural resources in Burke County and a status on County regulations relating to these areas (see Map 5-1).

5.1.1 Water Supply Watersheds

The DNR defines a water supply watershed as the land area upstream of a governmentally-owned public drinking water intake. Watersheds are formed by the boundaries of drainage areas, which are areas of lower elevation that collect run-off flow. Run-off is either any water that is not absorbed by the soil, detained on the surface by lakes or ponds, or used by vegetation, that runs off of the land as overflow (surface run-off) or water that is later released by the soil that adds to surface run-off (total run-off). Run-off from these watersheds flows into streams which serve as outlets for water in the watersheds.

To protect downstream drinking water supplies, DNR has established buffer requirements and impervious surface limitations for certain watersheds. A 100-foot buffer is required on both sides of all perennial streams within seven miles of a public water supply intake for watersheds with an area greater than 100 square miles.

Portions of the Upper Ogeechee, Brier, and Middle Savannah Watersheds cover Burke County. Approximately half of the County, including the Cities of Keysville, Waynesboro, Girard, and Sardis, is covered by a water supply watershed. Watershed protection measures adopted by the County include a Soil Erosion and Sedimentation Control Ordinance, and a Solid Waste Management Facility Ordinance that regulates the location of new or expanded landfill facilities in order to protect groundwater surface water supplies. In addition, the DNR requirements referenced above would apply to protected streams within the watershed.

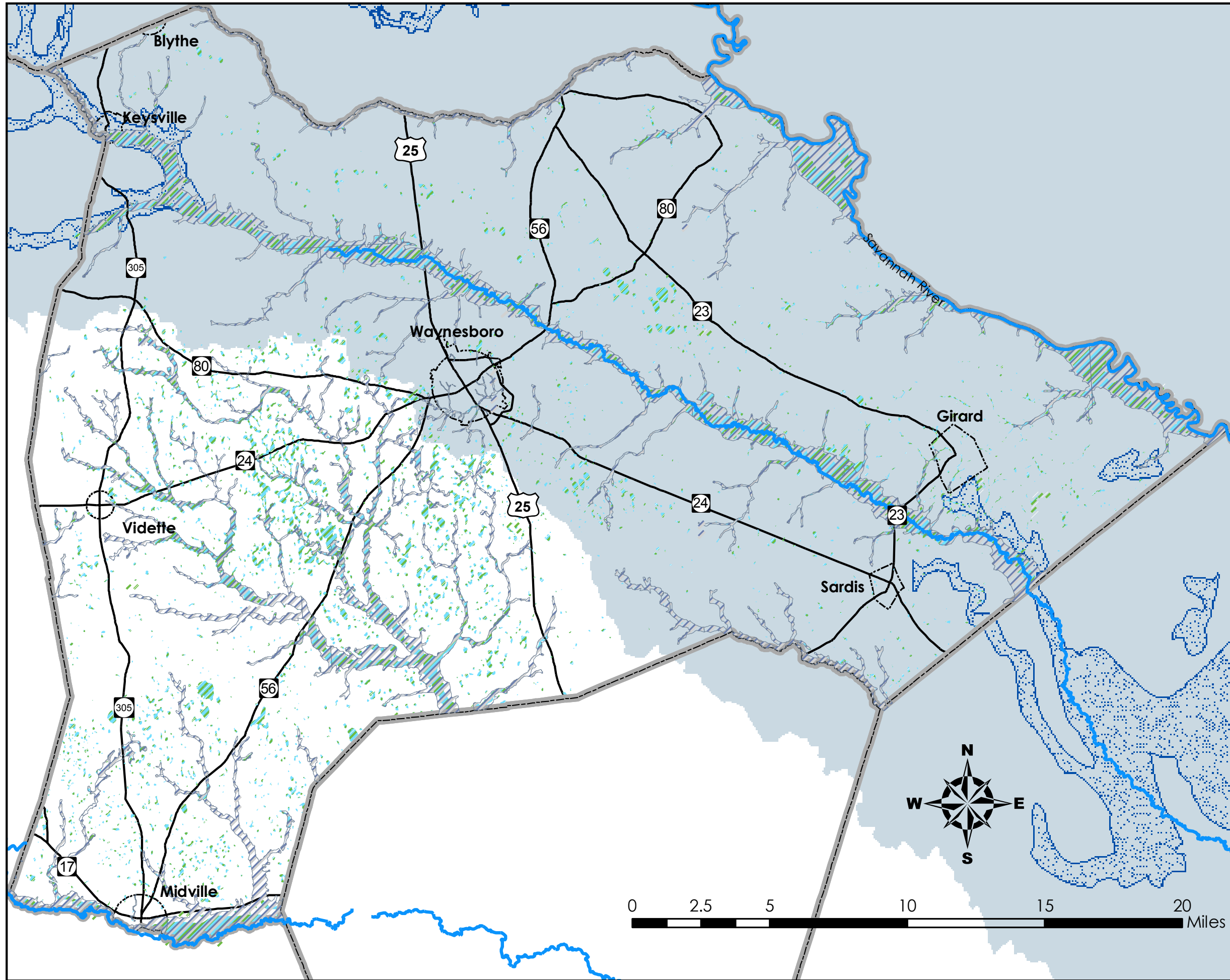
5.1.2 Protection of Groundwater Recharge Areas

Groundwater recharge is the inflow of water to a groundwater reservoir from the surface. The process involves the infiltration of soil and rock; aquifers are soils or rock that yield water to springs and 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.

The majority of water in Burke County comes from ground water sources. The only surface water source is Brier Creek, which the City of Waynesboro uses for a portion of its water supply. The County is served by two separate aquifer systems. The northern portion of Burke County lies over the Cretaceous Aquifer. This aquifer is primarily a system of sand and gravel and serves as a major source of water for east central Georgia. The southern portion of Burke County overlies the Floridan Aquifer. This aquifer is made of confined limestone, dolostone, and calcareous sand, and it supplies much of the state's groundwater.

Map 5-1 displays the locations of the major aquifer recharge areas within the boundaries of Burke County. Note that the Cities of Midville and Vidette have no significant recharge areas.





Map 5-1 Environmental Planning Criteria

- Protected River
- Wetland
- Groundwater Recharge Area
- 100-Year Floodplain
- Water Supply Watershed**
 - Savannah I & D



Burke County Comprehensive Plan



However, the City of Keysville partially overlays the Cretaceous-Tertiary aquifer system; the City of Waynesboro partially overlays the Floridan/Jacksonian aquifer system; and the Cities of Sardis and Girard both partially overlay the Miocene/Pliocene. Development in these areas should be limited to very low impact development in which little to no area is covered with impervious surfaces such as roads, parking lots and building pads. The sub-surface integrity of these areas should also be maintained by avoiding development that may contaminate water supplies (i.e. landfills). As previously mentioned, the County's Solid Waste Management Facility Ordinance helps to ensure that groundwater supplies are protected from landfills, and the County has also adopted a Soil Erosion and Sedimentation Control Ordinance.

5.1.3 Wetlands Protection

Wetlands provide flood and storm damage protection, erosion control, water supply and groundwater recharge. 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 habitat for a variety of plant and animal species. Preservation of wetlands is vital because of the many important functions they serve. These functions include water purification, water storage, and the creation of fish, animal, and plant habitats.

The County's Solid Waste Management Facilities Ordinance prevents the location of a facility in wetlands, and no new landfill or lateral expansion of an existing landfill may be located within two miles of a wetland.

5.1.4 River Corridor Protection

River corridors are strips of land that flank major rivers. These corridors are important due to their role as wildlife habitat, recreational areas, and buffers that protect the quality of river water. River corridors also help to control erosion and river sedimentation. Significant waterways in Burke County are the Savannah River at the Richmond County border, the Ogeechee River at the Emanuel County border, and Brier Creek, which traverses much of the County east of Waynesboro roughly parallel with SR 24.

The DNR has identified the Savannah and Ogeechee Rivers as rivers in the state that should be protected. Jurisdictions along these rivers are required to adopt River Corridor Protection Plans.

In addition to previously cited regulations, river corridor protection is also addressed by local non-profit groups. The Savannah Riverkeeper (SRK) is an advocacy group that participates in water quality monitoring activities in the Savannah River and Brier Creek. The Ogeechee-Canoochee Riverkeeper has as its goal the protection of the Ogeechee and Canoochee Rivers and their tributaries from pollution.

5.1.5 Mountain Protection

Mountain protection applies to land areas with an elevation of 2,200 or more, and with slopes of 25% or more, including ridges and crests above. Slopes in Burke County range from nearly level in the low lying floodplain areas to approximately 20% along the sideslopes of some ridge lines. There are no significant areas with more than 20% slope in the County or in any of its cities.



5.2 Other Environmentally Sensitive Areas

5.2.1 Floodplains

The 100-year floodplain (see Map 5-1) is the lowland and relatively flat areas adjoining inland and coastal waters, which are inundated by the 100-year flood. A 100-year flood is a flood with a 1% or greater chance of recurring in any given year or a flood of a magnitude equaled or exceeded once in 100 years on the average over a significantly long period of time.

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 thus causing unnecessary flooding in previously dry areas.

Burke County and its incorporated areas participate in the National Flood Insurance Program (NFIP). A federal program, NFIP allows property owners within a participating area to purchase federally backed flood insurance. Also, the Federal Emergency Management Agency (FEMA) has mapped flood prone areas of Burke County based on the 100-year floodplain. This is the national standard on which flood management and NFIP insurance requirements are based.

Due to its participation in the NFIP, the County adopted a Flood Damage Prevention Ordinance. The ordinance's provisions are designed to:

- Require that uses vulnerable to floods, including facilities, which serve such uses, be protected against flood damage at the time of initial construction
- Restrict or prohibit uses which are dangerous to health, safety and property due to water or erosion hazards, or which increase flood heights, velocities, or erosion
- Control filling, grading, dredging and other development which may increase flood damage or erosion
- Prevent or regulate the construction of flood barriers which will unnaturally divert flood waters or which may increase flood hazards to other lands
- Control the alteration of natural floodplains, stream channels, and natural protective barriers, which are involved in the accommodation of floodwaters

5.2.2 Wildlife Management Areas

WMAs are conservation areas that often permit public access for hunting and other outdoor recreational uses. The DNR oversees four Wildlife Management Areas (WMAs) in Burke County, as follows:

- Di-Lane Plantation WMA: 8,100-acres of predominantly forested land that also includes wetland habitats and resident and migratory wildlife. It is the site of the annual Georgia Fields Trials.
- Yuchi WMA: 7,800 acres of public hunting land and the site of a program to restore the once prevalent longleaf pine and wiregrass ecosystem.
- Alexander WMA: 1,300 acres of mostly pine habitat that is used as a public hunting area.
- Mead Farm WMA: 200 acres open to the public for hunting.



5.2.3 Agricultural and Forested Land

Much of the County is comprised of agricultural and forested land, which contributes to the local economy, character, and quality of life. As of 2002 over 40% of land in Burke County was farmland, and over 60% was forested. The percentages have increased over time, in spite of development that has occurred in the County; agricultural and forested land is often prime for more urban development, especially in areas contending with population and economic growth.

Table 5-1 Farmland in Burke County

<i>Land in Farms, Acres (1997)</i>	<i>Land in Farms, Acres (2002)</i>	<i>Land in Farms, % Change 1997-2002</i>	<i>Land in Farms, % of Total Land, 2002</i>
214,566	218,954	2.05	41.20

Source: Center for Agribusiness and Economic Development, Cooperative Extension Service, University of Georgia

Table 5-2 Forested Land in Burke County (Percentage of Total Land)

<i>Forest Land, % of All Land, 1982</i>	<i>Forest Land, % of All Land, 1989</i>	<i>Forest Land, % of All Land, 1997</i>	<i>Forest Land, % of All Land, 2004</i>
53.0	55.2	63.7	66.5

Source: Center for Agribusiness and Economic Development, Cooperative Extension Service, University of Georgia

Given the vast abundance of timber resources in Burke County, it is not likely that the projected physical and economic growth of the county or its cities will significantly impact these resources. Perhaps the major threat to the timber resources of Burke County and its cities are forest fires.

The incidence of forest fire fluctuates from year to year depending on rainfall amounts. For instance, in 1988, a relatively dry year, there were a reported 212 forest fires in Burke County in which 2,651 acres were lost. In contrast, in 1989, a somewhat wet year, there were only 78 forest fires in which 908 acres were lost. Some of these fires are caused by nature (ie. lightening), and some are caused by carelessness (ie. cigarette butts).

The Georgia Forestry Commission is responsible for preventing/fighting forest fires, as well as monitoring forest management in Burke County and its cities. The local governments of Burke County should continue to cooperate with the Georgia Forestry Commission to protect the County's/Cities' valuable timber resources.

5.3 Significant Cultural Resources

5.3.1 National Register of Historic Places Listings

Several sites in Burke County are listed on the National Register of Historic Places. The Register is an important tool for identifying and promoting historic resources worthy of protection; however, it does not afford protection unless a site is within the project limits of a federally-funded project. Designation as a local historic district or structure is an appropriate "next step" after listing on the National Register, due to the fact that local designation allows communities to regulate new construction, alterations, relocation and demolition in a designated area. This is accomplished by requiring a review and approval process of proposed plans. Changes to the interior of a building, however, are not subject to review.



The following historic resources are listed on the National Register:

- Burke County Courthouse, Waynesboro
- Haven Memorial Methodist Episcopal Church, Waynesboro
- Hopeful Baptist Church, Keysville
- John James Jones House, or Jones-Cox House, Waynesboro
- McCanaan Missionary Baptist Church and Cemetery, Sardis
- Sapp Plantation, Sardis
- Waynesboro Commercial Historic District, Waynesboro

5.3.2 Other Historic Preservation Tools

The Historic Preservation Division (HPD) of the Georgia Department of Natural Resources coordinates the Certified Local Government (CLG) Program. Communities that have adopted a historic preservation ordinance are eligible for certification, which allows a local government to apply for federal historic preservation grant funds that are only available to CLGs and to receive technical assistance in the form of training sessions, information materials, and statewide meetings, workshops and conferences.

Midville and Waynesboro have adopted historic preservation ordinances that grant each municipality the authority to designate local historic districts, establish a Historic Preservation Commission and adopt design guidelines for each district. Waynesboro, which is a CLC, has one local historic district that covers the downtown commercial district. The Waynesboro Historic Preservation Commission reviews plans for alterations and new construction in this district. They conduct the reviews based on the Secretary of the Interior's Standards for Rehabilitation. Waynesboro not currently have historic district design guidelines specially crafted for the Waynesboro downtown. Midville has not created historic districts.

In addition to the CLG program, funding for historic preservation efforts is available through the federally-funded Transportation Enhancement (TE) grant program. The Intermodal Surface Transportation Efficiency Act of 1991 (ISTEA) created the TE Program, which receives 10% of funds that are allocated to the Surface Transportation Program (STP). Eligible projects often relate to the preservation of historic resources that have a clear link to transportation, such as streetscape enhancement projects in historic downtowns, renovation of train depots, or the conversion of abandoned railways to multi-use trails. TE projects in Georgia must be one of the following activities:

- Provision of facilities for pedestrians and bicycles
- Provision of safety and educational activities for pedestrians and bicycles
- Acquisition of scenic easements and scenic or historic sites including historic battlefields
- Scenic or historic highway programs including the provision of tourist and welcome center facilities
- Landscaping and other scenic beautification
- Historic preservation
- Rehabilitation and operation of historic transportation buildings, structures, or facilities including historic railroad facilities and canals
- Preservation of abandoned railway corridors including the conversion and use thereof for pedestrian or bicycle trails



- Inventory, control and removal of outdoor advertising
- Archaeological planning and research
- Environmental mitigation to address water pollution due to highway runoff or reduce vehicle-caused wildlife mortality while maintaining habitat connectivity
- Establishment of transportation museums

The Cities of Sardis and Waynesboro have received TE funding to facilitate the restoration of historic structures and the construction of new sidewalks and landscaping in their downtown areas.

Local history is also promoted by the Burke County Historical Society, the Burke County Museum, and the Burke County Chamber of Commerce. The museum, located in downtown Waynesboro, displays artifacts that represent Native American, Civil War, and agricultural history of the area. The Tourism Committee of the Burke County Chamber of Commerce supports the "Adopt-a-Sign" program for two locations of the Civil War Heritage Trail that are located in the County, and the Chamber produces a tourism brochure that emphasizes the County's history.

The Burke County Library, Burke County Museum, City of Waynesboro and the Burke County Genealogical Society is currently conducting a project to locate all historical documents held by the cities of Waynesboro, Sardis, Midville, Keysville and the County.

The Old Jail has been renovated for the purpose of storing historical documents and is staffed by the Burke County Genealogical Society.



6 Community Facilities and Services

6.1 *Water Supply and Treatment*

A public water supply is provided in each of the cities in Burke County. Unincorporated Burke County is serviced by the City of Waynesboro, and Midville and Sardis provide limited water service outside of their city limits. The primary sources of water for Waynesboro are two wells and Brier Creek; for Midville, two Artesian wells; for Sardis, two wells; for Keysville, one well. Funding for water service is provided from water charges and fees by each respective city.

While each city provides public water, capacity is in issue. The City of Vidette has expressed concern that new residential development is hindered due to lack of water capacity; wells would have to be required with new home construction. New development in unincorporated Burke County is also problematic, due to the lack of water service. Cost is another issue, due to the cities' small customer base making needed infrastructure improvements and expansion difficult.

6.2 *Sanitary Sewer Service*

Public sewer service is provided in Waynesboro, Sardis and Midville, but not in unincorporated Burke County. The City of Waynesboro has contracted with OMI to operate its sanitary sewer system, and sewage is treated at the City's wastewater treatment plant. Funding for sewer service is provided from sewer charges and fees by each respective city.

Just as future development in Burke County is tied to water availability, so too is it dependent on sewer service. In spite of new water lines and tanks, the poor condition of the Sardis sewer system inhibits new development there. Potential growth areas in unincorporated Burke County are also limited to the lack of sewer. Septic systems are currently required, which can limit the type and scale of land use.

6.3 *Solid Waste Collection and Disposal*

The County provides solid waste collection in the unincorporated areas and in the Cities of Girard, Sardis, Midville, Keysville, and Vidette by providing trash containers (green boxes) at various sites in these areas. The county service does not currently include curbside. The Waynesboro, Sardis and Midville also provide curbside trash pick-up. The County's collection services are funded by using the proceeds from the life insurance premium tax, and city collection services are funded by collection fees and the cities' general funds.

All solid waste collected is disposed of at the Burke County Sanitary Landfill, which consists of a transfer station for shipping garbage out of the County. The landfill also has designated areas for depositing construction and demolition items, and for inert items such as leaves, tree limbs and grass clippings. The landfill has a 25-30 year capacity, and it is funded by County general funds.

Recycling services are not currently provided in the County.



6.4 Fire Protection

Fire protection is provided by the Burke County Emergency Management Agency (EMA) in a special fire district consisting of the unincorporated areas of the County and the cities of Girard, Sardis, Midville, Vidette and Keysville. Eleven stations that provide medical emergency and fire protection services are located throughout the County. Funding is provided by a special fire district ad valorem tax. The City of Waynesboro operates a full-time fire department, which is funded by city general funds.

6.5 Public Safety

The Burke County Sheriff Department provides the County with law enforcement protection. Keysville, Midville, Sardis and Waynesboro also maintain their own police departments. The Sheriff's Department operates the Burke County Jail, which is also used by each city that provides police services.

The Burke County EMA is responsible for addressing all emergencies, both natural and man-made. The agency is staffed by County employees, and the service area is County-wide. Funding for the EMA is primarily from County general funds with a small apportionment from the Georgia Emergency Management Agency and from private funds.

911 emergency dialing is also available throughout Burke County.

6.6 Parks and Recreation

Burke County and the City of Waynesboro operate a joint, full-time recreation department, the Waynesboro-Burke County Recreation Department, that provides year-round recreational programs for residents of all ages in the County, including senior citizens, children, and the mentally handicapped. The Waynesboro-Burke County Recreation Department oversees the County's eight parks/facilities on 44.5 total acres throughout the County.

In addition to facilities located in Waynesboro, local parks include facilities in Sardis, Midville and Keysville. Amenities provided in the County's park system include playgrounds, picnic shelters, tennis courts, gazebos, ballfields, basketball courts, soccer fields, and a gymnasium. The largest park, under construction, will include a walking trail, in-line hockey rink, an aquatic center, outdoor classroom, and a pro shop. Called Citizens Park, the 23-acre facility is in Waynesboro.

6.7 Libraries

The Burke County Library, located in Waynesboro with branches in Midville and Sardis, is part of the East Central Georgia Regional Library System. The Burke facilities are County owned and operated, and all employees are County employees. In 2005 a new Burke County Library opened, doubling the size of the original facility, and providing special features such as a large children's area, a Georgia Room with up-to-date research technology, a media-equipped meeting room, and a collection of new books and DVDs. There is also a computer lab, wireless access for laptops and a self-checkout system. Special programs include computer training classes and story hours.



6.8 Education

6.8.1 Public Schools

With more than 4,500 students enrolled in Pre-Kindergarten through 12th grade, Burke County Public Schools include a primary school, two elementary schools, one middle school, a high school and an alternative school for at-risk students. As shown in 6-1, no school is at capacity. With the exception of one elementary school in Sardis, all other facilities are located in Waynesboro.

Table 6-1 Burke County Public Schools

<i>Name/Grade Levels</i>	<i>Location</i>	<i>No. of Students</i>	<i>Max. Student Capacity</i>	<i>Future Expansion Plans</i>
Waynesboro Primary School (Pre-K through 2)	Waynesboro	1,051	1,200	n/a
Blakeney Elementary School (3-5)	Waynesboro	738	1,000	n/a
Sardis-Girard-Alexander Elementary School (PK-5)	Sardis	447	475	n/a
Burke County Middle School (6-8)	Waynesboro	1,027	1,200	9 classrooms and 1 weight room
Burke County Alternative School (6-12)	Waynesboro	70	90	n/a
Burke County High School (9-12)	Waynesboro	1,171	1,400	6 classrooms and 1 lab
Total		4,504	5,365	n/a

Source: Burke County Public Schools

The non-profit Burke Community Partners, the umbrella organization for the local Communities in Schools and Family Connections programs, provides programs and services to the students in the Burke County School System. Over 100 volunteers work to assist at-risk school children through after-school programs, mentoring/tutoring, workforce development for youth programs, juvenile delinquency intervention, parenting programs, and summer programs.

The following table shows key statistics for Burke County students, compared to state figures. Issues that become apparent are the high percent of economically disadvantaged students and the high school drop-out rate.

Table 6-2 Burke County Public Schools Statistics

<i>Topic</i>	<i>Burke County</i>	<i>State of Georgia</i>
General Fund Expenditures per Pupil	\$7,697	\$6,478
Percent of Economically Disadvantaged (qualify for free/reduced lunch)	79.3%	46.4%
High School Drop-Out Rate per 100 enrolled	9%	5.1%
Percent White	41%	50.6%
Percent African-American	58%	37.9%
Percent Hispanic	1%	6.9%

Source: Burke County Public Schools



6.8.2 Private Schools

In addition to the Burke County Public Schools, the County also includes three private schools. The State of Georgia Department of Education provides the following information about each private school:

- Edmund Burke Academy – Enrolment of 306 students in Pre-Kindergarten thru 12th grade
- Waynesboro Mennonite School - Enrollment of 22 students in grades one thru 12
- Lord's House of Praise Church School – Enrollment of 61 students in Kindergarten thru 12th grade

6.8.3 Post-Secondary Schools

Post-secondary opportunities are available at the Waynesboro campus of Augusta Technical College. More than 500 students were enrolled at the campus in 2005. August Tech also has its main campus in Augusta. It operates an additional campus in Thompson.

The Medical College of Georgia, Georgia Southern University, Augusta College, Paine College, East Georgia College, and Swainsboro Technical Institute are within a one hour drive from Waynesboro.

6.9 Health Services

6.9.1 Burke County Hospital

The Burke County Hospital is a County-owned facility with operating responsibilities charged to the Burke County Hospital Authority, which contracts with Health Span LLP for management responsibilities. Health Span is one of the County's largest employers.

6.9.2 Burke County Health Department

The Burke County Health Department (BCHD) provides health services to all County residents through its clinic in Waynesboro. The Sardis Clinic, also part of the BCHD, provides more limited services and programs. Services are provided by state employees, while the County provides the office facility for the department and provides a supplement department budget. Funding is provided by the state, user fees and County general funds.

6.9.3 Burke County Senior Center

Senior-oriented health facilities include the Burke County Senior Center, located in Waynesboro with branch offices in Midville and Girard. The center provides the following services: meal delivery, transportation, crafts and recreation, programs and demonstrations, medical visits for blood pressure checks. There are two nursing homes in the County, located in Keysville and in Waynesboro.



7 Intergovernmental Coordination

7.1 Consistency with Service Delivery Strategy

7.1.1 Summary

In 1999, the following entities entered into a Service Delivery Strategy for Burke County:

- Burke County
- City of Waynesboro
- City of Sardis
- City of Midville
- City of Girard
- City of Vidette
- City of Keysville
- City of Blythe
- Burke County Economic Development Authority
- Burke County Hospital Authority
- Development Authority of Burke County

Table 7-1 presents the summary of the Service Delivery Strategy for Burke County as adopted in 1999 and 2000. Notes are provided in the right hand column that outline the status of there arrangement for strategies that have been altered since the original agreement.

Table 7-1 Burke County Service Delivery Strategy

<i>Services Provided</i>	<i>Burke County Service Delivery Strategy</i>	<i>Service Area</i>	<i>Notes</i>
Road/Bridge Maintenance	The Burke County Road Department maintains all of the County roads and bridges in the unincorporated areas of the County. The County department also maintains certain designated "County roads" in each municipality. The Road Department is staffed with County employees and funding is provided from the County General Funds and State sources such as the Local Assistance Road Program and the County Contract Program. All of the cities are responsible for maintenance of roads or streets within their respective city limits that are not designated as "county roads." Funding within the cities is derived from City general funds and state sources (as previously described for the county).	Burke County, Cities of Waynesboro, Sardis, Midville, Girard, Vidette and Keysville	



Services Provided	Burke County Service Delivery Strategy	Service Area	Notes
Airport	Activities at the Burke County Airport consist of privately owned aircraft operations, business and industrial aircraft operations and crop dusting operations. The geographic service area is county wide and operating funds are provided by the county general funds. Funding for capital improvements are normally derived from a combination of county, state and federal funds.	Countywide	
Burke County Economic Development Authority	BCEDA was created by special act of the state legislature. The authority's purpose is to enhance industrial development and has the authority to issue industrial revenue bonds. Funding comes from county general funds.	Countywide	
Child Development Center	Burke County provides day care and two meals per day for children of preschool age who have parents of low income at the Child Development Center. The facility is located in Waynesboro and is staffed by city employees. The program is funded from City of Waynesboro general funds, county general funds, state funds and fees.	Countywide	According to the City of Waynesboro, this program was sold to a private daycare and subsequently closed. The County stopped providing funding in 2000.
Cooperative Extension Service	Burke County Office of Cooperative Extension Service provides assistance in agriculture, home economics, 4-H, and food and nutrition. The staff is employed by the University of Georgia. The state provides funding with supplements and office facilities furnished by the county general funds.	Countywide	
Development Authority of Burke County	DABC was created by the county under general state law. Authority board members are appointed by the Board of Commissioners. The service provided by the authority such as the issuance of Industrial Revenue Bonds is funded by the county general funds and fees collected for the issuance of bonds.	Countywide	
Elections/Voter Registration	The Burke County Board of Elections and Registration handles all voter registration in the County and conducts all federal, state and county elections. The Board furnishes voter registration lists to all of the cities for conducting city elections. The cities of Waynesboro, Sardis, Midville, Girard, Vidette and Keyesville conduct their respective city elections using county voting machines and assistance from the Board. Employees of the Board are county employees and the service area is county wide. Funding for the federal, state and county elections is provided from the county general funds and funding for the city elections is funded by city general funds.	Countywide	
Emergency Medical Services	Emergency medical services are provided by the Burke County Emergency Management Agency. Funding comes from the county general funds and user fees.	Countywide	



Services Provided	Burke County Service Delivery Strategy	Service Area	Notes
Emergency Planning and Management	Emergency planning and management is provided by the Burke County Emergency Management Agency. The agency is charged with managing emergency situations that arise from both natural and man-made disasters. The agency is staffed by county employees. Funding for this agency is primarily from the county general funds with a relatively small amount of funding provided by the Georgia Emergency Management Agency and private funds.	Countywide	
Fire Protection	Fire protection is provided by the Burke County Emergency Agency in a special fire district consisting of the unincorporated areas of the county and the cities of Girard, Sardis, Midville, Vidette and Keysville. Funding is provided by a special fire district ad valorem tax. The only area not included in the special fire protection district is the City of Waynesboro. The City of Waynesboro provides fire protection within the City and the service is funded by the city general funds.	Burke County, City of Waynesboro	
Department of Family and Children Services	Burke County DFCS provides services such as providing monthly support check to those qualified, assisting applicants seeking assistance through Medicare insurance and the food stamp program, assisting low income persons with utility and medicine payments, making food bank referrals, providing child protection services providing a foster parents program and assisting in adoptions. These services provided by state employees. Funding for the office is primarily provided by the state with a relatively small amount of funding coming from the county general funds.	Countywide	
Health Services	Burke County Health Department provides health services to all of the citizens of Burke County. Services are provided by state employees. The county provides the office facility for the department and provides a supplement to the department budget. Funding is provided by the state, user fees and the county general funds.	Countywide	
Hospital	Burke County Hospital is a county-owned facility with operating responsibilities charged to the Burke County Hospital Authority. The authority has entered into a management contract with Health Span. The present hospital building was constructed with proceeds from the local option sales tax and operating funds are provided by patient revenue.	Countywide	
Human Relations	Human Relations services are provided by the Human Relations Commission which is appointed by the Mayor and Council for the City of Waynesboro and the Burke County Board of Commissioners. The Commission was created for the purpose of asserting, protecting and preserving human rights and liberties within Burke County. The service is funded from City of Waynesboro general funds and county general funds.	Countywide	According to the City of Waynesboro, this commission has been dissolved.



Services Provided	Burke County Service Delivery Strategy	Service Area	Notes
Indigent Defense	Burke County is in the Augusta Judicial Circuit and participates in the Indigent Defense Committee with Richmond and Columbia counties. The Indigent Defense Committees appoints attorneys to represent those who are unable to afford legal defense. The service in Burke County is funded with state funds and county general funds.	Countywide	
Industrial Development	The Industrial Development Department serves as Burke County's principal contact with industrial prospects. The staff in the department is made up of county employees. Funding for the industrial development service is primarily provided from the county general funds with some funds provided from the City of Waynesboro general funds for installation of utilities in the Industrial Park.	Countywide	
Museum	The County owns and operates the Burke County museum. The Museum Director is a county employee. The museum is funded from county general funds.	Countywide	
Natural Gas	Natural Gas Services is provided by the City of Waynesboro. The service is the City of Waynesboro and some residential customers of the unincorporated area of the county. Natural gas is also furnished to the City of Vidette and a small number of customers in the unincorporated area by the City of Louisville. Funding for gas services is provided from gas charges and fees.	City of Waynesboro and a small portion of unincorporated Burke County.	
Office Park	Burke County Office Park is a two-building complex which consists of an office building and an auditorium. The office building provides office space for agriculturally related offices such as the Extension Service, Soil Conservation, Farmers Home and the ASCS Office. The auditorium is utilized for various county, community, school and civic functions and meetings. The facility is maintained by the county and funding is provided from rents, user fees and the county general funds	Countywide	
Jail Services	Burke County Jail is operated by the Burke County Sheriff's Department. All of the cities within the county which provide police services (cities of Sardis and Midville) use the jail facility. Funding for the jail operation is primarily provided from the county general funds with very small amount of funding being received from the cities using the jail on a per diem basis and from the state for housing state prisoners.	Countywide	



Services Provided	Burke County Service Delivery Strategy	Service Area	Notes
Library	Burke County Library facilities are county owned and operated. The day-to-day operations of the library is administered by the Burke County Library Board. The Library is part of the August Regional Library System, but all employees are county employees. Funding is primarily provided from county general funds with a small amount of participation from the City of Waynesboro and the Burke County Board of Education. There is also a relatively small amount of fees received and used for the operation of the library.	Countywide	
Recreation	Waynesboro-Burke County Recreation Department maintains and administers parks and recreational programs throughout the entire county. The department offers a wide variety of programs for all age groups. The recreation department is primarily funded from the county general funds with the City of Waynesboro levying a 1 mil tax for use by the recreation department. The day-to-day operations of the recreation department are administered by the recreation commission whose members are appointed by the City Council of Waynesboro and the Burke County Board of Commissioners.	Countywide	
Sanitary Sewer Services	Public sewer service is provided in Waynesboro, Sardis and Midville. The unincorporated areas of the County are not served with public sanitary sewer service. Funding for sewer service is provided from sewer charges and fees by each respective city.	Cities of Waynesboro, Sardis, Midville	
Senior Citizen Program	Senior Citizens Service provides group activities, health screening, public transit, congregate meals, home delivered meals to senior citizens in Burke County. Senior centers are located in Waynesboro, Midville and Girard. The County contracts with CSRA, EOA, Inc. to provide these services. Services are funded from federal and state funds made available through the CSRA RDC, county general funds and contributions from participants.	Countywide	



Services Provided	Burke County Service Delivery Strategy	Service Area	Notes
Solid Waste Collection	Burke County provides solid waste collection in the unincorporated areas of the county as well as the cities of Girard, Sardis, Midville, Vidette and Keysville by placing trash containers in these areas. The City of Waynesboro provides weekly curb side service for its residents. The cities of Sardis and Midville also provide curb side collection service. The City of Sardis transports some of its solid waste to the Burke County Sanitary Landfill and in addition also places some of its solid waste in containers furnished by the County. The City of Midville places its solid waste in containers furnished by the County which is transported to the Landfill by County Equipment. The county's collection services are funded by using the proceeds from the life insurance premium tax. The collection services in the cities referred to above are provided by collection fees and the general funds of the respective cities.	Burke County, Waynesboro, Sardis, Midville	
Solid Waste Disposal	Solid waste disposal services are provided by Burke County at the Burke County Sanitary Landfill. All of the solid waste created in the county is disposed of at this site. This service is funded by county general funds.	Countywide	
Training Center	Burke County Training Center provides training for mentally challenged persons. The staff at the training center is made up of state employees and funds for operating are provided by the state. The training is provided in a county-owned and maintained building. These funds are provided from county general funds.	Countywide	
Public Water Supply/Treatment	Public water supply is provided in each of the cities located within the County. This includes the Cities of Waynesboro, Girard, Sardis, Midville, Vidette, Keysville and Blythe. The unincorporated areas of the County are not served with a public water supply. The City of Waynesboro provides water service to a relatively small number of customers located outside the city limits of Waynesboro. The Cities of Sardis and Midville also provide water service to a small number of customers outside the city limits. Funding for water service is provided from water charges and fees by each respective city.	Countywide	Waynesboro has constructed a water loop around the perimeter that was designed to accommodate expansion into the county

Source: Source: Burke County Service Delivery Strategy Summaries of Service Deliver Arrangements 1999 & 2000



8 Transportation

8.1 *Transportation Network*

8.1.1 Roads

U.S. 25 passes through Burke County from north to south. The Savannah River Parkway, a new four-lane connector between Augusta, Interstate 16 in Statesboro and Savannah follows U.S. 25 in its north-south route through the County. In terms of east-west highway transportation, the Savannah River serves as a barrier, as there is presently no bridge linking Burke County directly to South Carolina.

8.1.2 Airport

Burke County has a public airport with a lighted 4,035' runway which is located south of the city limits of Waynesboro and is suitable for small, private aircraft. The majority of air traffic is classified as transient flights (67%), with the balance being local flights. Commercial air travel is available at Augusta Regional Airport at Bush Field, located seven miles south of downtown Augusta.

8.1.3 Rail

Rail service is provided by Norfolk Southern (NS), which passes through Burke County with a stop in Waynesboro. In the state of Georgia, Class I railroads, CSX and NS, operate four major general freight corridors in and through Georgia. The third largest volume corridor is north-south along the eastern border of the state from Augusta through Savannah to Jacksonville, Florida. Most of the outbound traffic in Georgia originates in the middle and northwest areas of the state, with the most tonnage concentrated in the Central Savannah River Area.

As part of GDOT's Georgia Rail Passenger Program, an intercity line is proposed to link Augusta to Athens. Scheduled for operation by 2015, the Augusta-Madison-Atlanta Intercity Line is proposed to use a CSX freight line with three daily intercity trains each way between Augusta, Madison and Atlanta.

8.2 *Alternative Modes of Travel*

8.2.1 Public Transportation

Public transportation is made available to all Burke County residents through the Section 18 Program, though it is not a widespread system as would be found in more urban areas. This federally funded program apportions transit assistance funds to rural areas and places having fewer than 50,000 residents. It is administered by the County and the Georgia Department of Transportation (GDOT). Public buses are also used to assist the elderly, providing transportation to senior citizens centers for congregate meals and to deliver meals.

8.2.2 Bicycle and Pedestrian

While the County does not have expansive opportunities for bicycling as a day-to-day transportation alternative, the Savannah River Run Corridor bike trail traverses the County.



Approximately 32 miles of the state route is in Burke County, the majority of which along Hwy 305. The bike route is part of the Georgia Bicycle and Pedestrian Plan.

The rural nature of the County has not been conducive to an extensive system of sidewalks, and sidewalks are not currently required with new development. Sidewalks are primarily found in more dense areas with a mix of uses, such as downtown Waynesboro. As shown in Table 8-2, 1.6% of Burke residents commuted to work by walking. Walking to school is not a readily available option for County schoolchildren; according to the CSRA Bicycle and Pedestrian Plan, only three of the County's schools are within one mile of a neighborhood, with two of those three having pedestrian/bicycle facilities. Key recommendations of the Plan include:

- Designation of several state highways as bicycle routes, to include paved shoulders and share the road signs
- Bicycle support facilities in high-use areas
- Resurfaced and new sidewalks in residential and commercial areas within the municipalities
- Curb ramps as part of new construction or resurfacing projects
- Streetscape projects for Waynesboro
- Traffic calming in high traffic neighborhoods
- Directional signage in high-use bicycle and pedestrian areas
- Lighting along pedestrian corridors within the municipalities
- Bicycle and pedestrian safety and promotion efforts through media outreach and coordination among local and state agencies
- Changes to land development codes to promote bicycle and pedestrian transportation

Although the plan is regional in scope, its analysis and recommendations can be considered as options at the County/city level.

The City of Waynesboro has been encouraging bicycle paths and pedestrian transportation options. The city is planning a greenway trail that will connect neighborhoods and downtown to the high school and library area on the City's south side.



8.3 Travel Patterns

In 2000 over 57% of the 8,104 Burke County residents who work traveled to a job in Burke County, leaving 43% as out-of-County commuters. The majority of residents working outside of Burke work in neighboring Richmond County. Table 8-1 shows the top ten commuting destinations as of 2000. As shown in Table 8-1, the majority of the Burke County labor force commuted to work by car. Daily work trips are especially important to the overall transportation system and its efficiency because the majority of work-related travel occurs during peak demand periods.

Table 8-1 Where Burke County Residents Work (County)

Place of Work	Count	% of Total
Burke County	4,677	57.71%
Richmond County	1,987	24.52%
Columbia County	380	4.69%
Jenkins County	215	2.65%
Jefferson County	192	2.37%
Aiken County, SC	160	1.97%
Screven County	99	1.22%
Emanuel County	57	0.70%
Fulton County	48	0.59%
Bulloch County	45	0.56%

Source: U.S. Census Bureau

Table 8-2 Means of Commuting to Work

Means of Commuting	Burke County	% of Total
Car, truck, or van:	7,665	94.6%
Drove alone	6,376	79%
Carpooled	1,259	15.5%
Public transportation	53	.7
Motorcycle	0	0%
Bicycle	0	0%
Walked	128	1.6%
Other means	164	2.0%
Worked at home	94	1.2%
Total:	8,104	100%

Source: Bureau of the Census 2000



8.4 Transportation Improvement Projects

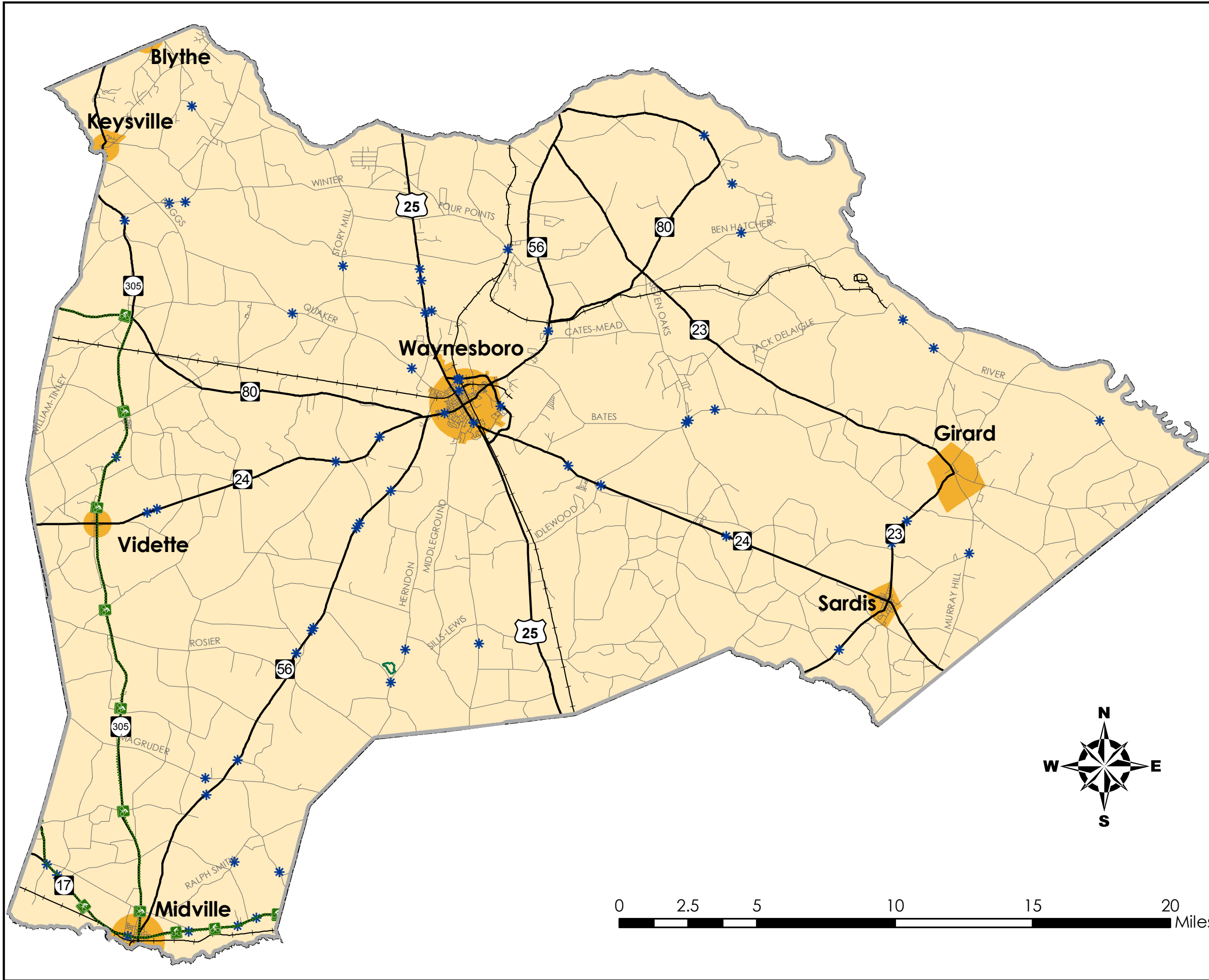
There are several transportation improvement projects that have been incorporated into the State Transportation Improvement Program (STIP). Once a project on the list is approved and guaranteed funding from the state, the project obtains status on the STIP list of projects.

Table 8-3 County Projects in the State Transportation Improvement Program

<i>Project No.</i>	<i>Project Type</i>	<i>Description</i>
0006633	Waynesboro Greenway Trail	Bike/Ped facility
0008080	Waynesboro Greenway Project Phase II	Bike/Ped facility
0008079	TE Project – Historic Preservation	Sardis restoration / education project
0007361	Traffic Signal Upgrades	Replace signal heads and light cabinets at SR 4, SR 23, SR 24, SR 56, and SR 121
231260-	Passing Lanes	Construct eastbound and westbound passing lanes on SR 24 at four locations
231960-	New Bridge	Replace the bridge on SR 56 over the Ogeechee River at the Burke/Emanuel County line and the two overflow bridges
0008296	New Bridge	Replace the bridge at CR 452/Herndon Road at Rocky Creek

Source: Georgia Department of Transportation





Map 7-1 Transportation Network

- State Route
- Road
- Bridge
- Bike Route
- Trail
- Railroad



Burke County Comprehensive Plan

