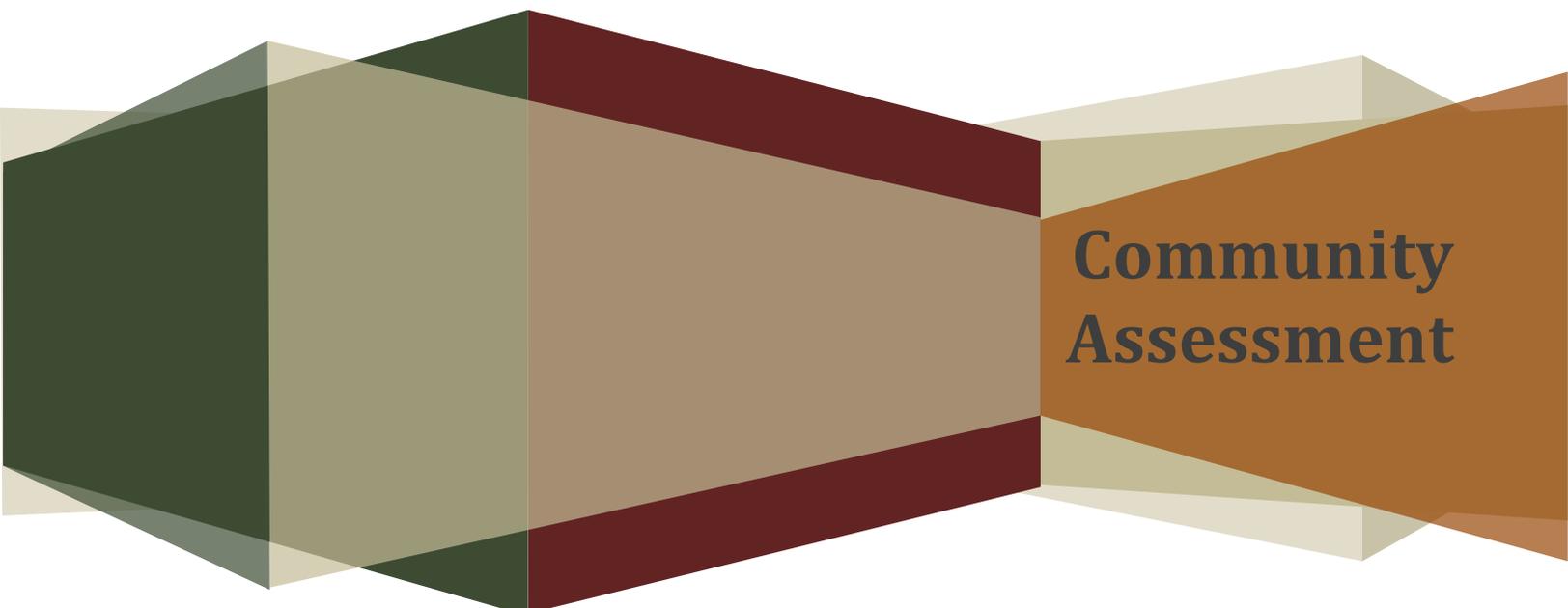

**Twiggs County, City of Jeffersonville
and Town of Danville
Joint Comprehensive Plan**



**Community
Assessment**

TWIGGS COUNTY,
THE CITY OF JEFFERSONVILLE
AND
THE TOWN OF DANVILLE

JOINT COMPREHENSIVE PLAN: COMMUNITY ASSESSMENT

September 2012

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INTRODUCTION

Purpose

The Community Assessment is intended to present a factual and conceptual foundation upon which the rest of the Twiggs County, the City of Jeffersonville and the Town of Danville Joint Comprehensive Plan is built. The Community Assessment involves the collection and analysis of relevant data and information related to a series of community planning elements. These elements include population; economic development; housing; transportation; community facilities and services; natural, cultural and historic resources; land use and development patterns; and intergovernmental coordination. This report reflects the results of that analysis and is intended to be used as a guide by community leaders and relevant stakeholders during the development of the Community Agenda.

Scope

There are four primary components of the Community Assessment: (1) identification of potential issues and opportunities facing the community; (2) analysis of existing development patterns, to include identification of areas requiring special attention and recommended character areas within the community; (3) an evaluation of current local policies, activities, and development patterns for consistency with the State's Quality Community Objectives; and (4) supporting analysis of data and information.

The Community Assessment has been prepared in executive summary format to be used as a practical reference tool for local decision-makers and stakeholders throughout the remainder of the planning process.

The supporting data and information utilized in compiling the results of the assessment are contained in the Technical Addendum.

Methodology

The Community Assessment has been prepared in accordance with the Standards and procedures for Local Comprehensive Planning (Chapter 110-12-1) established by the Georgia Department of Community Affairs effective May 1, 2005. The Assessment is primarily a synopsis of community characteristics resulting from an extensive review of existing policies, plans, regulations and data sources. Twiggs County and the Cities of Jeffersonville and Danville, recognizing the importance of intergovernmental collaboration, have elected to plan jointly for their future.

COMMUNITY PROFILE

Twiggs County is the geographical center of Georgia, located along Interstate 16 just 28 miles southwest of Macon, 110 miles south of Atlanta, and 146 miles northwest of Savannah. Twiggs County is a rural community with a population of 9,023 individuals. It encompasses approximately 363 square miles and sits on the Fall Line where the Piedmont meets the Coastal Plain. Twiggs County was created on December 14, 1809 from what was then Wilkinson County. The County was named after Major General John Twiggs, an American Revolutionary War soldier from Georgia. Over the past century, Twiggs County has relied on forestry and farming as its main industries. Because of the Fall Line, the northern portion of the County has an abundance of Kaolin, which continues to contribute to the local economy.

Conveniently located in the center of the state along Interstate 16, Twiggs County is a prime location for warehousing and distribution centers seeking to utilize the Port of Savannah and also be in close proximity to the City of Atlanta. Twiggs County contains two cities, Jeffersonville, the county seat; and the Town of Danville. Jeffersonville has a current population of 1,035 and was incorporated in 1828 as Rain's Store, but later renamed to honor former President Thomas Jefferson. The Town of Danville has a population of 238 and was incorporated in 1809. Danville is unique in that the town covers two counties, Twiggs and Wilkinson. It was named for Daniel G. Hughes, the father of a former U.S. Representative.

OVERVIEW ANALYSIS / POTENTIAL ISSUES AND OPPORTUNITIES

During the Community Assessment, a number of important issues and opportunities potentially facing Twiggs County, the City of Jeffersonville and the Town of Danville were identified for further consideration. This list of issues and opportunities will be refined through stakeholder involvement and public participation, with a final agreed upon list presented in the Community Agenda.

It is also important to note, while listed under individual planning elements (i.e. economic development, housing, etc.), many of the issues and opportunities identified in this document overlap and encompass one or more elements. For example, downtown revitalization efforts in Jeffersonville and Danville involve not only economic and retail development but creation of new housing options, use of historic buildings and infill on vacant sites. Another example is the issue of Community Image, which has repeatedly been mentioned by community leaders of Twiggs County, Jeffersonville and Danville, and permeates every sector of the community and will require extensive intergovernmental coordination and cooperation.

Population

Overview Analysis

The population of Twiggs County has experienced a decline over the past decade. The population is rather diverse in race and continues to age as the younger population moves out of the County for job opportunities, higher education and to raise families. The older population remains as Twiggs is a very tranquil county abundant with agriculture land and farming. According to ESRI Business Analyst population projects, Twiggs County will continue to see a decline in population over the next decade as well.

Declining Population. Over the past 10 years, Twiggs County, Jeffersonville and Danville have all experienced a declining population. Population estimates for 2016 indicate that this trend will remain the same and the populations of the communities will continue to decline. According to the 2010 Census, Twiggs County has a total population of 9,023 individuals. This is a 1.59 percent decrease from the 2000 population of 10,590. The City of Jeffersonville and Town of Danville experienced a similar loss in population. Jeffersonville has a current population of 1,035, down 2.22 percent from its 2000 population of 1,295. Danville also lost population at a rate of 2.22 percent, from 298 people in 2000 to 238 individuals in 2010.

Diverse Population. The demographic makeup of Twiggs County is rather diverse as 56.8 percent of the population is White and 41.3 percent is African-American. The City of Jeffersonville consists of a majority African-American population with 58.4 percent declaring this race, while 39.4 percent are White. Danville is made up of a majority White population at 63.0 percent, and a 35.7 percent African-American population. Jeffersonville has the greatest Hispanic population at only 1.5 percent of the population being of Hispanic ethnicity.

Aging Population. The median age of Twiggs County residents is 45 years. This is much older than the United States average of 37 years. Sixteen percent of Twiggs County is over the age of 65. This percentage is higher in Jeffersonville at 19 percent, and 17.6 percent for Danville. Examining both the percentage of individuals over the age of 65 with the number of residents ages 45-60 reveals an imperative need to provide programs and amenities for an aging population. Over 25 percent of Twiggs County's population is between the ages of 45 and 60. With an aging population increasing, those of school-age are decreasing, which will have implications on school system enrollment and programs.

Economic Development

Overview Analysis

Twiggs County prides itself as being centrally located within the State of Georgia. The County is located along I-16, between the Port of Savannah and the City of Atlanta. Twiggs has historically been known for its Kaolin, farming, and forestry. Today, Twiggs is seeking to become more of a warehousing and distribution site because of its strategic location. The County is able to provide the highest level of state tax credits for industries locating in the communities as well as other incentives.

Location. Interstate 16 bisects the County connecting Savannah to Macon, and ultimately the coastal ports to the State's capital, Atlanta, making the location of the County ideal for industries involving trucking, distribution and warehousing. Other major highways traversing the County include U.S. 441 and Georgia Highway 96 to Columbus. Twiggs is also located only 16 miles from Georgia's largest single-site employer, Robins Air Force Base, employing over 25,000 civilian and military individuals.

Educational Attainment Level. Twiggs County is located within a 45-minute drive from a number of higher education facilities. These include Georgia College and State University, Mercer University, Fort Valley State University, Macon State College, Wesleyan College, Middle Georgia Technical College, Central Georgia Technical College and Middle Georgia College.

However, the level of educational attainment within Twiggs County is much lower than state and national averages. There is a high percentage of working age adults without a high school diploma, with only 5.4 percent of residents having a Bachelor's Degree. This is a potentially significant detriment to economic development efforts and labor force recruitment, as even existing industries are struggling to find a skilled, educated workforce within Twiggs County.

Business and Industry Targeting Study. The Bureau of Business Research and Economic Development conducted a study in 2004 to help Twiggs County understand which type of industries would best serve the County. The study indicated that Machinery and Computers; Measuring, Analyzing and Controlling Instruments; and Warehousing and Distributing were all industries that held market potential within Twiggs.

Downtown Revitalization and Retail Expansion. Downtown Jeffersonville and Danville both contain a large number of vacant buildings. The historic downtowns would both benefit from significant redevelopment, attracting local businesses to locate within the cities' centers. Residents of Twiggs County wish to see additional retail opportunities within the community. Currently, the County contains one grocery store, a Piggly Wiggly, and one general merchandise store, a Dollar General. For greater options in retail, residents must drive at least 30 miles to either Macon or Dublin.

Community Development. In order to support and enhance local workforce development opportunities, Twiggs County is now a Certified Work Ready Community. Also, the community has recently initiated involvement in the Georgia Department of Community Affairs' *Communities of Opportunity* program, designed to enhance the economic strength of rural Georgia communities.

The current Communities of Opportunity project in Twiggs County is the renovation of Spring Valley Park. DCA awarded the County a \$2,500 grant for improvements. The Spring Valley Park Association, along with Family Connections and the Twiggs County Chamber of Commerce, is partnering with Lowes to make improvements to the park and to purchase new playground equipment. Through this program, Family Connections is also starting up a program to provide scholarships to residents wishing to take Adult Education classes in efforts to receive their GED.

Strong Incentives. Twiggs County also offers a competitive incentive package for companies wishing to locate within the County. Incentives include Georgia's most aggressive job tax credit, \$4,000 per job created towards the companies' Georgia income tax liability and/or withholding tax liability. Twiggs County also offers 100 percent Freeport Tax Exemption, reducing qualified companies' ad valorem tax burden. Twiggs County businesses are also eligible to apply for foreign trade zone benefits, a strong incentive for companies in the import/export business.

Housing

Overview Analysis

Twiggs County has a limited amount of housing options. The majority of housing in the County was built prior to 1979 and consists of mainly single-family residential, with nearly a third of those being mobile homes. The lack of affordable housing and housing options, combined with an aging population and the desire to recruit new industry to the County provides a great opportunity to implement new housing initiatives within the County.

Demographic Changes. In addition to a decline in population, Twiggs County, as well as the Cities of Jeffersonville and Danville, has seen a decrease in the number of households and housing units within the County. As the population of the County continues to age, residents will be looking to downsize their housing units and seek low maintenance homes.

Housing Options. Twiggs County consists of predominately single-family detached, owner-occupied housing units. Within the County, over 85 percent of all housing units is occupied with a vacancy rate of

14.2 percent. Of the 85 percent occupied, 80.5 percent are owner-occupied. Similar conditions exist within the City of Jeffersonville with 83 percent of all housing units occupied, and 78.6 percent being owner-occupied. Thirty-three percent of the total housing units within Jeffersonville are mobile homes. The lone apartment complex in the entire County is located in Jeffersonville containing 20 Section 8 units. Very few new homes were built within the city limits from 2000-2010. The Town of Danville contains 120 total housing units. Of the 120, 84 percent are occupied and 24.1 percent are vacant. The majority of these are single-family detached, and 35 percent are mobile homes. Three homes have been built within the city limits of Danville since 2000.

Housing Conditions. The majority of housing units in Twiggs County were built prior to 1979. Not only are these homes aging, they were also built using asbestos. As homes start to age, they become more costly for the residents to maintain the home in adequate condition. Twenty percent of the population of Twiggs County falls below the poverty line, forcing many to be unable to afford home repairs. A good starting point in addressing the condition of the housing units in Twiggs County is to conduct a housing assessment. Understanding where concentrations of substandard and dilapidated housing lie will allow the County to pursue guided redevelopment in improving housing. A housing assessment will also make the County more competitive for grants such as CHIP and CDBG, both programs through DCA. It will also allow the County to seek housing assistance from nonprofit organizations such as World Changers that desires to see a housing plan for improving the conditions of the housing stock in a community it assists.

Georgia Initiative for Community Housing (GICH). GICH is a three-year housing assistance program sponsored by the University of Georgia and DCA. This program provides technical assistance to communities seeking to improve the condition of housing through the creation of a housing work plan. Twiggs County would greatly benefit from GICH as this program would allow for the creation of a housing work plan to address a number of Twiggs housing issues including lack of affordable housing and housing options, out-of-state property owners, code enforcement, as well as help solving the issue of outdated records of houses and addresses for 911.

Community Facilities and Services

Overview Analysis

Twiggs County is a rural community with a small-town atmosphere and historic charm. Generating community and enhancing the quality of life within Twiggs County is top priority.

Website Enhancements. There is a great deal of information and worthwhile data on the various community websites; however, it is difficult to “mine” the information. With today’s technology, more and more people are choosing to receive their information electronically. Site selectors may not expend sufficient effort to extract the data/information the websites contain. This could have negative implications for the communities, especially in the areas of economic development and tourism. More dynamic and user-friendly websites, with greater interconnectivity to relevant public and private websites, will result in a more efficient and effective distribution of community information.

Rural Healthcare Concerns. Community health is a top priority for rural communities. Although Twiggs County is only 28 miles from Macon’s top hospital system, the County lacks medical care within close proximity in case of an emergency. The County has one doctor who is available two to three times each week and is located within the Health Department. There is no dentist in Twiggs County, as well as no ambulance.

Ambulance Service Need. Twiggs County is currently assigned to Region 5 in the need of an ambulance. Region 5 is associated with the Medical Center in Macon, 28 miles away. In the event of an emergency, help is at least 30 minutes away, and a hospital is nearly an hour away.

Community Recreational Facilities. Twiggs County has three parks; one in the County, one in Jeffersonville, and the third in Danville. These parks are in need of improvements. The County Commissioners have dedicated \$15,000 to each Commission District for playground upgrades. The Chamber is currently working with Lowes to acquire equipment and make the upgrades to the playgrounds. Twiggs County currently has no Recreation Director. In filling this position, Twiggs will have an employee who is dedicated full-time to recreation.

Future Infrastructure. Twiggs County has the opportunity to plan for infrastructure placement in those areas that are slated for future development, especially new residential development and within the I-16 Industrial Park. This planning would eliminate the need for the placement of infrastructure after the development has already taken place. It would also allow the County and the Cities to identify areas where they would like to see less intense development and steer infrastructure placement away from those areas. The County is currently expanding the wastewater treatment plan around the industrial park to accommodate an additional 30,000 gallons of capacity. The County and Cities have the opportunity to apply for CDBG funding each April 1 for infrastructure projects such as stormwater drainage and the installation and improvements to water and sewer lines.

Twiggs County School System. The perception of the Twiggs County School System has been fairly negative in recent years. The school system has seen six superintendents in the past 12 years, and the County experiences a very low graduation rate, at 59 percent, according to the Georgia Department of Education’s 2012 results. Local industries, who wish to hire local, have complained that many Twiggs County residents are not qualified for employment because of illiteracy. This provides opportunity for the County and Family Connections to partner with local technical colleges to provide adult education classes, GED classes, and skill training courses for residents. Workforce development continues to be a high priority for the County as they seek to not only assist residents in job skill training, but also to attract jobs and industry to the County to provide those jobs.

Potential recreation spaces. Former high school gym is currently not being used and provides great opportunity for an indoor performance space. The pond beside the Senior Center on Bullard Road is being considered for a potential walking trail with restroom facility and parking.

Transportation

Overview Analysis

Twiggs County is bisected by Interstate 16, which provides excellent connectivity to Atlanta and the Savannah port facilities. State Highway 80 also runs the length of the County providing good alternative connectivity between Twiggs County and the rest of the Middle Georgia region. Despite the solid road network, Twiggs County lacks public transportation options to serve those without automobiles. Local leaders have noted that this lack significantly impacts Twiggs County residents' access to higher education facilities located in Dublin, Macon, Milledgeville and Warner Robins. The Twiggs County road network, alternative transportation modes and parking facilities are further evaluated in the Issues and Opportunities below.

Issues and Opportunities

Bicycle and Pedestrian Improvements. With the Trans-Georgia Corridor State Bike Route #40 traveling through southern Twiggs County and the Town of Danville, the communities have the opportunity to expand upon existing assets to create additional bicycle and pedestrian facilities.

- In Jeffersonville, bicycle access is limited to shared-lane usage on streets and roadways throughout the City. Connectivity between downtown and the residential neighborhoods is not the most pedestrian friendly. A good starting point for increasing bicycle and pedestrian accessibility and improvements is for all three communities to develop a joint countywide Bicycle and Pedestrian Plan that links into the Middle Georgia Regional Bicycle and Pedestrian Plan.
- Twiggs County and the City of Jeffersonville both benefit from the annual Devils Branch Metric Century, a 65-mile touring bicycle ride which travels through the community. Sponsored by the Four County Exchange Club, the route begins in the City of Allentown, travels through Jeffersonville and Twiggs County and ends back in Wilkinson County. The communities have the opportunity to promote the bicycle ride and have the opportunity to coordinate with the Exchange Club to provide complimentary post-ride events or additional touring ride opportunities within Twiggs County.

Streetscape Improvements. The City of Jeffersonville has a Pedestrian Facility/Sidewalk Infrastructure Improvement Plan (2009) that serves as a guide for current and future sidewalk maintenance and includes recommendations for expansion to major activity centers and neighborhoods not currently served by pedestrian facilities. In fall 2012, construction will be initiated on Phase I of the long awaited High Priority Project-funded streetscape (sidewalks, lighting, street improvements) in downtown Jeffersonville. The City should maintain its momentum and work to implement the remaining project phases of the downtown streetscape [i.e. creation of a bike/ped path and welcome center (former train

depot]] and eventually expand beyond the downtown area to improve connectivity to adjacent residential areas.

Street Maintenance. Both Jeffersonville and Danville struggle to maintain city streets due to a lack of capital projects funding. In addition to maintenance issues, both communities also have areas of severe stormwater runoff issues and need to undertake draining improvements.

Public Transportation. Twiggs County's coordinated transportation system (Department of Human Resources and Twiggs Transit – 5311) is handled through the Middle Georgia Community Action Agency and is one of the only fully coordinated counties in the Middle Georgia region. However, as discussed in the Twiggs County Rural Transit Development Plan (2012), besides these transit programs there are no other private transportation services, such as taxis or van pools, in Twiggs County. Given the lack of commercial, retail, and medical services available within the community, Twiggs County has the opportunity to continue to ensure that a high-level of transit services remain available to residents in the most cost-effective means possible. Additionally, Twiggs County has a representative serving on the Regional Rural Transit Advisory Committee, which is examining opportunities for implementing a rural transit system serving the entire region.

Transportation Alternatives: Ride Share. Twiggs County has established a Ride-Share program for carpooling by local citizens to nearby cities (Dublin, Macon and Warner Robins). The designated Ride-Share parking area is adjacent to the Courthouse in downtown Jeffersonville; however, the parking area lacks signage designating it as such. A lack of funding also results in the program receiving zero marketing. Being able to raise awareness about the program via flyers, newspaper advertisements and additional directional signs around town highlighting the Ride-Share parking location may increase its use. Another way the community could increase the use of the Ride-Share program would be to establish an additional location by the I-16 interchange. Currently, many residents bypass the Ride-Share parking lot at the Courthouse in favor of parking at the Huddle House due to its more central location within the County and presence near the interstate.

Natural and Cultural Resources

Overview Analysis

Part V Environmental Planning Criteria

The Minimum Planning Standards set forth by DCA include a set of *Environmental Planning Criteria* developed by Georgia Department of Natural Resources (DNR) as mandated in Part V of the Georgia Planning Act and in the Mountain and River Corridor Protection Act. The criteria address basic environmental protection issues including: water supply watersheds, wetlands, groundwater recharge areas, rivers, mountains, and steep slopes. Twiggs County, the City of Jeffersonville and Town of Danville are currently in compliance with the Part V Criteria and have adopted the ordinances to address

implementation of the minimum criteria for the environmentally sensitive areas present within the community.

Twiggs County has an abundance of agricultural and forestry land, with approximately 189,507 acres in both these land uses. The County is also fortunate to have a significant portion of the Ocmulgee Wildlife Management Area within the southwest portion of the County. In addition, the Ocmulgee River forms the western border of Twiggs County which provides additional outdoor recreational opportunities for canoeing and kayaking.

Located within the Historic Heartland Travel Region, there are a few properties listed on the National Register of Historic Places within Twiggs County; however, none of these are tourist attractions. Currently, there are no protections at the local level for historic resources in Jeffersonville or Danville, despite the number of historic residential buildings located in Jeffersonville (primarily concentrated along Ash, Magnolia and Main Streets). There are likely additional historic resources that have not been identified in the Town of Danville and unincorporated Twiggs County. A historic resource survey was conducted in Twiggs County in 1980 (pre-computer) and Jeffersonville in 2001. A portion of Danville was surveyed in the Wilkinson County Historic Resource Survey.

Evaluation of how new development is likely to impact these resources and needed regulations or policies for the protection or management of environmentally sensitive areas and significant natural and cultural resources within Twiggs County are described below in greater detail.

Issues and Opportunities

Water Quality Improvements. There are twelve (12) waterways in Twiggs County on the Environmental Protection Agency's (EPA) 305b/303d impaired rivers and streams list. Total Daily Maximum Load (TMDL) reports have been completed for five of the 12 impaired waterways. The University of Georgia County Extension offices are available to provide technical support and education to hunters, farmers and residents regarding best practices to safeguard water quality. The communities have the opportunity to work together to improve water quality throughout the County.

River Access Facilities. Twiggs County currently has two river landing/boat launch locations, Bullard and Westlake. Both facilities

Twiggs County National Register-Listed Properties

- Bullard-Everett Farm Historic District
- John Chapman Plantation
- Myrick's Mill NE of Fitzpatrick on SR 378)
- Richland Baptist Church
- Twiggs County Courthouse
- Wimberly Plantation

EPA List of Impaired Rivers and Streams in Twiggs County

1. Ocmulgee River: Echeconnee Creek to Sandy Run Creek (10 miles, TMDL completed in 2007)
2. Richland Creek: Shuffle Creek to Savage Creek (5 miles)
3. Savage Creek: Headwaters to the Ocmulgee River (18 miles)
4. Shellstone Creek: U.S. Hwy. 23 to Ocmulgee River (8 miles)
5. Little Rocky Creek (3 miles)
6. Tributary to Turkey Creek (2 miles)
7. Ugly Creek (2 miles)
8. Ocmulgee River: Tobesofkee Creek to Echeconnee Creek (7 miles, TMDL completed in 2007)
9. Ocmulgee River: Sandy Run Creek to Big Indian Creek (23 miles, TMDL completed in 2007)
10. Alligator Creek: Headwaters to Ugly Creek (6 miles, TMDL completed in 2007)
11. Little Sandy Creek: Headwaters to Sandy Creek/Harrison Lake (5 miles, TMDL drafted in 2011)
12. Crooked Creek: Headwaters to Ocmulgee River (6 miles)

need upgrades to make them more accessible and appealing to users, such as directional and facility signage and road repairs. Bullard landing would benefit from the two-mile dirt road access being paved and gravel being added to the parking area. At this time, use of Westlake Landing is being discouraged by law enforcement because significant road repairs are needed.

Eco-Tourism. Twiggs County is well-positioned to capitalize on eco-tourism opportunities related to the Ocmulgee River. The County should consider completing a River Corridor Master Plan to outline a long-term vision for connectivity and implementation. For example, developing a multi-use trail that connects Bullard and Westlake Landings, the Ocmulgee Wildlife Management Area and the TransGeorgia Corridor bike route would provide a significant recreation-based attraction for the County as well as provide additional linkage to the Ocmulgee River Blueway.

Greenspace Conservation and Farmland Protection. All three communities value the rural nature and small town character found throughout Twiggs County. While development is likely due to the County's location along I-16 corridor, the communities have the opportunity to take pro-active measures now to protect open space, greenspaces and farmland. Some pockets of the County are already under some form of conservation, such as Charlane Plantation and the Ocmulgee Wildlife Management Area. However, the communities should look to additional long-term solutions to protecting rural character instead of solely relying on private entities to undertake conservation measures.

Heritage Resource Protection and Promotion. Neither Twiggs County, Jeffersonville or Danville have any local historic resource protection measures in place or an active heritage tourism program. Jeffersonville does have a local Historic Preservation Commission, but it does not meet regularly.

- Even though the communities do not have any National Register Historic Districts or locally designated historic districts, the communities still have the opportunity to undertake heritage education, promote the use of historic preservation tax incentives and initiate heritage tourism activities. Since Twiggs County is a relatively small county, it is recommended that all three communities work together on heritage protection initiatives and coordinate with existing groups such as the Jeffersonville Historic Preservation Commission and Richland Restoration League, LLC.
- Twiggs County, along with the City of Jeffersonville and Town of Danville, has the opportunity to become designated as a Camera Ready community. The program is facilitated by the Georgia Film, Music & Digital Entertainment Office to train and certify Georgia counties to work effectively with production companies and provide local, one-on-one assistance in every aspect of production, from location scouting and film permits to traffic control, catering and lodging.
- During the last weekend of October 2012, Jeffersonville is holding a Harvest Festival in downtown. The community has the opportunity to continue the event and establish it as an annual festival.

- Jeffersonville is not included in any Historic Heartland marketing materials, including the Tourism map. If the Harvest Festival succeeds in becoming an annual event, it would be an ideal event to showcase in the state’s Historic Heartland tourism marketing materials and on the Explore Georgia website. The community should also consider promoting of other attractions – such as Old Richland Church and the City Cemetery/ legend of the Goat Man.

Land Use

Overview Analysis

Existing land uses within Twiggs County, the City of Jeffersonville and Town of Danville are further outlined below in the *Analysis of Existing Development Patterns* section.

Issues and Opportunities

Infill Development/Retrofit Commercial Areas. The City of Jeffersonville, in particular, has the opportunity undertake infill development and retrofitting of existing commercial areas within the downtown and along the Highway 80 commercial corridor. Focusing new development in areas where services and infrastructure already exist will help to: 1) reduce costs associated with expanding services 2) maintain the small-town community character and 3) ensure accessibility of goods and services for those residents who do not have access to transportation.

Rural Character Preservation. Twiggs County has the opportunity to determine how and where new development occurs to ensure the protection of the highly valued rural character while still providing for community advancement.

Code/Ordinance Review. One way to allow for growth and development while maintaining community character is through a review of existing land uses and zoning regulations. These should be updated to allow for mixed use and encourage infill development where services are already provided to maximize existing infrastructure and previous investments.

Vacant Sites and Buildings. There are two vacant elementary school buildings situated along Highway 80, in unincorporated Dry Branch and the Town of Danville. A vacant high school building is located along Bullard Road across from the Twiggs County Senior Center just outside of Jeffersonville. Both Jeffersonville and Danville have a number of vacant commercial buildings within the downtown areas.

Parks and Recreation Development. Currently, Twiggs County has two parks and recreation areas and has plans to establish two more in the near future. The City of Jeffersonville also has a City park located behind the County Courthouse. The City has the opportunity to enhance this park with new playground equipment, benches and landscaping.

Commercial/Industrial Development. Twiggs County has the opportunity to expand upon existing commercial and industrial development within the County, particularly at I-16 interchanges (Highway 96, Bullard Road, Sgoda Road and Highway 358).

Quality New Development. As development continues to expand from neighboring Bibb, Jones and Houston Counties, Twiggs County has the opportunity to promote quality new commercial, residential and industrial development. Areas most likely to experience new development are those along the I-16 interchanges (Highway 96 and Bullard Road) and along Highway 57 around incorporated Dry Branch.

Intergovernmental Coordination

Overview Analysis

Twiggs County, the City of Jeffersonville and Town of Danville all routinely coordinate amongst themselves and with other adjacent local governments and regional agencies. Some of the entities the communities coordinate with include:

- Central Georgia Joint Development Authority
- Houston County, the City of Warner Robins and Robins Air Force Base
- I-16 Corridor Alliance
- Middle Georgia Clean Air Coalition
- Middle Georgia Regional Commission
- Ocmulgee River Blueway Partnership
- Twiggs County Board of Education
- Twiggs County Development Authority/Chamber of Commerce
- Wilkinson County (the Town of Danville is partially within Wilkinson County boundaries; however, for planning purposes is considered part of Twiggs County).

The adequacy and suitability of the coordination mechanisms and processes, such as service delivery strategy, are discussed in further detail below.

Issues and Opportunities

Regional/Multi-Jurisdictional Cooperation. All three communities have the opportunity to be proactive in cooperating with other governments and authorities on a regional/multi-jurisdictional level. As indicated above, there are a number of entities the communities have the opportunity to work with, including the Middle Georgia Clean Air Coalition and the I-16 Corridor Alliance, to enhance economic growth and development and find solutions to common problems such as air/water quality, housing and transportation needs .

Service Delivery Strategy/Shared Services. Twiggs County cooperates with both the City of Jeffersonville and Town of Danville for the provision of shared services (i.e. Twiggs County provides code enforcement for Danville).

- Twiggs County also coordinates with the Medical Center of Central Georgia in Macon for the provision of ambulance and emergency services for residents since no ambulances or emergency personnel are housed locally within the County.
- The City of Jeffersonville and Town of Danville have separate fire departments; however, many of the firefighters are members of both fire departments.
- The City of Jeffersonville has a water treatment plant with three lift stations that currently operates at 20 percent capacity. The City already provides some water service outside the city limits; however, there may be additional opportunities to coordinate with the County on expanding on the provision of water services outside city limit boundaries.

Ocmulgee River Blueway/Ocmulgee River Blueway Partnership Organization (ORBP). The Ocmulgee River Blueway initiative began as a multi-regional effort to establish a 54-mile Blueway between Twiggs, Houston, Pulaski and Bleckley Counties and has since expanded to include over 200 miles and 12 counties. With two river landings and a significant portion of the Ocmulgee Wildlife Management Area, Twiggs County is an essential component of the Blueway initiative. During summer 2012, the creation of a 501(c)3 non-profit organization – the Ocmulgee River Blueway Partnership – was initiated to formalize and guide Blueway activities. Twiggs County is an essential partner in the Blueway initiative and should continue to play an active role in the development and formation of the ORBP.

SPLOST Negotiations. Special Local Option Sales Tax (SPLOST) revenues provide funding for capital improvements, and all three communities should coordinate on projects whenever possible. The current SPLOST expires in 2013.

Community Image/Website Enhancements. The importance of improving the County’s image, both internally and externally, is frequently mentioned at community meetings and visioning sessions and by local leaders.

- One way to do so is by establishing a dynamic website that contains useful information and provides direct links to other organizations (i.e. Board of Education, Development Authority). In today’s digital age, a strong web presence is imperative as it is often people’s first impression of a community. A good website can also be useful to community residents and businesses by providing a one-stop, gateway resource for information and services.
- The communities also have the opportunity to enhance community image through outreach initiatives such as a Speakers Bureau program. Instituting a formal Speakers Bureau program would allow community leaders to attend and speak at various local and regional organizations to showcasing the positive attributes and activities taking place in Twiggs County, Jeffersonville and Danville.

Adopt-a highway/Litter Free Community. The Twiggs County Development Authority/Chamber of Commerce is working toward a Keep Twiggs Beautiful (KTB) designation. The community has the opportunity to build upon the KTB designation and continue implementation and expansion of complimentary programs such as its Adopt-a-Highway program, which has an annual goal of 10 miles.

ANALYSIS OF EXISTING DEVELOPMENT PATTERNS

Existing Land Use

Existing land use data for Twiggs County was collected in 2012 through a combination of tax office data and information from local officials and staff. This information was used to classify the land according to seven (7) standard land uses. The following are the categories and descriptions of the existing land uses in Twiggs County:

- Agriculture
- Commercial
- Industrial
- Parks/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communication/Utility

Residential

Land within the residential category is being used for single-family and multi-family dwelling units. There is very limited multi-family housing within Twiggs County, the City of Jeffersonville and the Town of Danville. Stick-built and manufactured housing are both present throughout the cities and County.

Commercial

Land dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities, are organized into general categories of intensities. Commercial uses may be located as a single use in one building or grouped together in a shopping center or office. Most of the commercial uses within Twiggs County are located within the City of Jeffersonville.

Industrial

This category is for land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, landfills or other similar uses. Twiggs County's most prominent industry is Academy Distribution Center in its I-16 Industrial Park.

Public/Institutional

Land within the Public/Institutional category includes certain state, federal or local government uses, and institutional land uses. This category includes uses such as city halls and government building

complexes, police and fire stations, libraries, prisons, post offices, schools, military installation, colleges, churches, cemeteries, hospitals, etc.

Transportation/Communication/Utilities

Land in this category is designated for infrastructure such as major transportation routes, public transit stations, power generation plants, railroad facilities, power lines, and telephone lines. I-16 bisects the County, and a major rail line runs through the center of Jeffersonville.

Park/Recreation/Conservation

This category is for public and private land dedicated for active and passive recreational uses such as playgrounds, public parks, nature trails and preserves, wildlife management areas, golf courses, and recreation centers. A portion of the 27,000-acre Ocmulgee Wildlife Management Area is located within Twiggs County. The City of Jeffersonville currently has a public park located behind the Twiggs County Courthouse.

Agriculture/Forestry

This category is dedicated to land used for agricultural and farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, orchards, etc.) and forestry practices such as commercial timber and pulpwood harvesting.

Undeveloped/Vacant

This category is for lots or tracts of land that are served by typical urban public services (water, sewer, etc.) but have not been developed for a specific use or were developed for a specific use that has since been abandoned.

EXISTING LAND USE: TOWN OF DANVILLE		
CATEGORY	ACREAGE	PERCENTAGE (%)
Agriculture/Forestry (AG/F)	699	65.8%
Commercial (C)	6	0.6%
Park/Recreation/Conservation (P/R/C)	2	0.2%
Public/Institutional (P/I)	6	0.5%
Residential (R)	82	7.7%
Transportation/Communication/Utilities (T/C/U)	27	2.5%
Undeveloped/Vacant (V)	241	22.6%
TOTALS	1,063	100.0%

EXISTING LAND USE: CITY OF JEFFERSONVILLE

CATEGORY	ACREAGE	PERCENTAGE (%)
Agriculture/Forestry (AG/F)	4,093	82.2%
Commercial (C)	42	0.9%
Industrial (I)	40	0.8%
Park/Recreation/Conservation (P/R/C)	42	0.8%
Public/Institutional (P/I)	195	3.9%
Residential (R)	492	9.9%
Transportation/Communication/Utilities (T/C/U)	18	0.4%
Undeveloped/Vacant (V)	59	1.2%
TOTALS	4,981	100.0%

EXISTING LAND USE: TWIGGS COUNTY

CATEGORY	ACREAGE	PERCENTAGE (%)
Agriculture/Forestry (AG/F)	189,507	82.5%
Commercial (C)	171	0.1%
Industrial (I)	10,539	4.6%
Park/Recreation/Conservation (P/R/C)	19,341	8.4%
Public/Institutional (P/I)	201	0.1%
Residential (R)	9,510	4.1%
Transportation/Communication/Utilities (T/C/U)	45	0.0%
Undeveloped/Vacant (V)	300	0.1%
TOTALS	229,614	100.0%

Areas Requiring Special Attention

The following areas requiring special attention were identified based upon an evaluation of the existing land use patterns and trends within Twiggs County, the City of Jeffersonville and the Town of Danville.

Areas of Significant Natural or Cultural Resources (particularly where these are likely to be intruded upon or otherwise impacted by development):

- Scattered, National Register-listed rural sites.
- Historic commercial and residential buildings in downtown Jeffersonville (including: Main Street, N. Church Street, Ash Street, McCrary Street, Shannon Drive, Courthouse Square).
- Ocmulgee Wildlife Management Area (WMA).
- Ocmulgee River.
- Bullard and Westlake Boat Landings.

Areas Where Rapid Development (or change of land uses) is Likely to Occur:

- Highway 96/I-16 (Construction widening the bridge from two lanes to five lanes slated for March 2013).
- I-16 Industrial Park.
- Sgoda Road Interchange.
- A portion of Highway 57 in the unincorporated Dry Branch area of northern Twiggs County.

Areas Where Development May be Outpacing Availability of Community Facilities/Services (including transportation):

No areas identified by community due to the rural character of Twiggs County.

Areas in Need of Redevelopment and/or Significant Improvements to Aesthetics or Attractiveness (including strip commercial corridors):

- Spring Valley Neighborhood and Park (which is scheduled for improvements in 2012-2013).
- Everett Circle Neighborhood was only partially built, and entire neighborhood needs to be redeveloped. Ideal location, one block from downtown Jeffersonville and within walking distance of schools and senior center.
- Highway 80 in Danville between 1st and 4th Streets.
- Former lumber company site on U.S. 80 one block away from Board of Education building. (Approximately three acres are available for purchase with access to rail, water, sewer and gas).

Large Abandoned Structures or Sites (including those that may be environmentally contaminated):

- A number of vacant schools with abatement issues (i.e. asbestos) are scattered throughout Twiggs County (still under Board of Education ownership but not insured). These vacant sites are becoming increasingly attractive to vandals and vagrants.
 - Long Street - Cochran Short Route
 - Dry Branch School
 - Danville School
 - Former high school across from senior center (Jeffersonville)
- Historic, commercial buildings in downtown Danville.
- Former service station/convenience store in Danville (c. 1950s/1960s; corner of Cool Springs Road/Highway 80).

Areas with Significant Infill Development Opportunities (scattered vacant sites):

No areas identified by community due to the rural character of Twiggs County.

Areas of Significant Disinvestment, Levels of Poverty, and/or Unemployment (substantially higher than average levels for the community as a whole):

- Scattered poverty throughout the entire County; the disinvestment is mixed with historic, well kept homes, which also contributes to the community's poor image issue.

Recommended Character Areas

A "Character Area" is defined as a specific geographic area within the community that:

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

Each character area is a planning sub-area within the community where more detailed, small area planning and implementation of certain policies, investments, incentives, or regulations may be applied in order to preserve, improve or otherwise influence its future development patterns in a manner consistent with the community vision. The following table identifies these potential character areas.

These areas will be modified, changed or removed based upon input from stakeholders, the steering committee and local government officials during the Community Agenda phase of the Comprehensive Planning Process. The table below is accompanied by initial Character Area Maps for Twiggs County, the City of Jeffersonville and the Town of Danville located in Appendix A.

TOWN OF DANVILLE		
CHARACTER AREA	DESCRIPTION/LOCATION	RECOMMENDED DEVELOPMENT STRATEGY
Agriculture/ Forestry	Lands in open or cultivated state or sparsely settled, including woodlands and farmlands. Also includes some scattered residential properties, low pedestrian orientation, very large lots, open space, pastoral views and high degree of building separation.	Maintain rural character by: <ul style="list-style-type: none"> • Limiting new development. • Protecting farmland and open space by maintaining large lot sizes (at least 10 acres). • Widening roadways only when absolutely necessary. • Carefully designing the roadway alterations to minimize visual impact. • Promoting use of conservation easements by landowners. • Residential subdivisions should be limited and required to follow a rural cluster zoning or conservation subdivision design. Can be designed for greater pedestrian orientation and access, more character with attractive clustering of buildings within the center, leaving open space surrounding the center. • Wherever possible, connect to regional network of greenspace and trails, available to pedestrians, bicyclists, and equestrians for both tourism and recreational purposes.

<p>Gateway Corridor</p>	<p>Developed or undeveloped land paralleling the route of a major thoroughfare that serves as an important entrance or means of access to the community.</p>	<p>Major thoroughfares that serve as gateways to the community should focus on corridor appearance and providing a high quality image of the community.</p> <ul style="list-style-type: none"> • Best practices include: driveway consolidations, bicycle accommodations, traffic calming, and a buffer for pedestrians (where sidewalks exist). • Focus on appearance with appropriate signage, landscaping and other beautification measures. • Manage access to keep traffic flowing, using directory signage to clustered developments. • Retrofit or mask existing strip development or other unsightly features as necessary. • Gradually convert corridor to attractive boulevard with signage guiding visitors to downtown and scenic areas around the community.
<p>In-Town Corridor</p>	<p>In-Town Corridors typically have both undeveloped and developed land paralleling the route of a street in town that already or are likely to experience uncontrolled strip development if growth is not properly managed.</p>	<ul style="list-style-type: none"> • Focus on appearance with appropriate signage, landscaping and other beautification measures. • Manage access to keep traffic flowing; using directory signage to clustered developments. • Retrofit or mask existing strip development or other unsightly features as necessary. • The appearance of the corridor can immediately be improved through streetscaping enhancements (street lights, landscaping, etc.). • In the longer term, enact design guidelines for new development including minimal building setback requirements from the street, to ensure that the corridors become more attractive as properties develop or redevelop. • Corridors leading to downtown should be attractive, where development is carefully controlled (or redevelopment tools are used) to maintain or improve appearances. • Reduce the role and impact of automobiles in the community by employing attractive traffic-calming measures along major roadways and exploring alternative solutions to parking congestion. • Provide basic access for pedestrians and bicycles; consider vehicular safety measures including driveway consolidation and raised medians (which also improves bike/ped safety).

<p>Rural Village</p>	<p>Small community with residential and commercial activity area located along a highway intersection. Traditional development that has evolved into an automobile-focused area. There is a mixture of uses to serve highway passersby, rural and agricultural areas.</p>	<p>Maintain rural atmosphere while accommodating new development:</p> <ul style="list-style-type: none"> • Downtown should include a mix of retail, office services, and employment to serve a regional market area. • Road edges should be clearly defined by locating buildings at roadside parking in the rear. • Can be designed for greater pedestrian orientation and access, more character with attractive clustering of buildings within the center, leaving open space surrounding the center. • Residential development should reinforce the traditional town center through a combination of rehabilitation of historic buildings in the downtown area and compatible new infill development targeted to broad ranges of income levels, including multi-family townhomes, apartments, lofts, and condominiums. • New development in the area should be of scale and architectural design to fit well into the historic fabric of that area. • Enhance the pedestrian-friendly environment, by adding sidewalks and creating other pedestrian-friendly trail/bike routes linking to neighboring communities and major destinations, such as libraries, neighborhood centers, health facilities, commercial clusters, parks, schools, etc. • Encourage compatible architecture styles that maintain the regional rural character and should not include “franchise” or “corporate” architecture. • Vacant properties in the neighborhood offer an opportunity for infill development of new, architecturally compatible housing. • Focus on reinforcing stability by encouraging more homeownership and maintenance or upgrade of existing properties.
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CITY OF JEFFERSONVILLE

CHARACTER AREA	DESCRIPTION/LOCATION	RECOMMENDED DEVELOPMENT STRATEGY
<p>Downtown Business District</p>	<p>The traditional central business district and immediately surrounding commercial, industrial, or mixed-use areas.</p>	<ul style="list-style-type: none"> • Downtown should include relatively high-density mix of retail, office services, and employment to serve a regional market area. • Residential development should reinforce the traditional town center through a combination of rehabilitation of historic buildings in the downtown area and compatible new infill development targeted to broad ranges of income levels, including multi-family townhomes, apartments, lofts, and condominiums. • Design should be very pedestrian-oriented, with strong, walkable connections between different uses. • Road edges should be clearly defined by locating buildings at roadside parking in the rear. • Enhance the pedestrian-friendly environment, by adding sidewalks and creating other pedestrian-friendly trail/bike routes linking to neighboring communities and major destinations, such as libraries, neighborhood centers, health facilities, commercial clusters, parks, schools, etc. • New residential and commercial development should be concentrated in and around the downtown and adjacent neighborhoods on infill sites. • Encourage compatible architecture styles that maintain the regional character and do not include “franchise” or “corporate” architecture. • New development in the area should be of scale and architectural design to fit well into the historic fabric of that area.
<p>Stable Neighborhood</p>	<p>A neighborhood having relatively well-maintained housing; possessing a distinct identity through architectural style, lot and street design; and having higher rates of homeownership. Location near declining areas of town may also cause this neighborhood to decline over time.</p> <p>North, East and Southwest of the downtown commercial district.</p>	<ul style="list-style-type: none"> • Focus on reinforcing stability by encouraging more homeownership and maintenance or upgrade of existing properties. • Vacant properties in the neighborhood offer an opportunity for infill development of new architecturally compatible housing. • Strong pedestrian and bicycle connections should also be provided to encourage these residents to walk/bike to work, shop, or other destinations in the area.

<p>Neighborhoods: Declining/ In-Need of Redevelopment</p>	<p>An area that has most of its original housing stock in place, but housing conditions are worsening due to low rates of home-ownership and neglect of property maintenance. These areas could also be neighborhoods that have declined sufficiently since housing conditions are bad, and there may be large areas of vacant land or deteriorating, unoccupied structures.</p> <p>In Jeffersonville, these areas include residential areas directly adjacent to the downtown commercial district, particularly the Everett Circle neighborhood.</p>	<ul style="list-style-type: none"> • Public assistance and investment should be focused where needed to ensure that the neighborhood becomes a more stable, mixed-income community with a larger percentage of owner-occupied housing. • Vacant properties in the neighborhood offer an opportunity for infill development of new, architecturally compatible housing.
<p>Parks/Greenspace</p>	<p>Land set aside within the City of Jeffersonville to serve as recreational areas, may include ballfields, picnic facilities, playgrounds, multi-use trails, etc.</p>	<ul style="list-style-type: none"> • Set aside land for pedestrian and bicycle connections between schools, churches, recreation areas, city centers, residential neighborhood and commercial areas. • Promote these areas as passive-use tourism and recreation destinations. • Linking greenspaces into pleasant network of greenways.
<p>Gateway Corridor</p>	<p>Developed or undeveloped land paralleling the route of a major thoroughfare that serves as an important entrance or means of access to the community.</p> <p>In Jeffersonville, Gateway Corridors include:</p> <ul style="list-style-type: none"> - U.S. 80 which bisects the downtown mixed use commercial district. It is important that the Gateway Corridor development is compatible with the Downtown Commercial district development. - Highway 96 South, which includes some residential homes on large lots, open spaces and small commercial/utility area with a self-storage facility, weather radar station and propane gas tank. 	<ul style="list-style-type: none"> • Focus on appearance with appropriate signage, landscaping and other beautification measures. • Manage access to keep traffic flowing; using directory signage to clustered developments. • Retrofit or mask existing strip development or other unsightly features as necessary.
<p>In-Town Corridor</p>	<p>Developed or undeveloped land</p>	<ul style="list-style-type: none"> • Gradually convert corridor to attractive boulevard with

	<p>paralleling the route of a street or highway in town that is already or likely to experience uncontrolled strip development if growth is not properly managed.</p> <p>In Jeffersonville, In-Town Corridors include:</p> <p>Highway 18 and Highway 96 North and West (toward Wilkinson County) which travels through in-town residential areas.</p>	<p>signage guiding visitors to downtown and scenic areas around the community.</p> <ul style="list-style-type: none"> • The appearance of the corridor can immediately be improved through streetscaping enhancements (street lights, landscaping, etc.). • In the longer term, enact design guidelines for new development including minimal building setback requirements from the street, to ensure that the corridors become more attractive as properties develop or redevelop. • Corridors leading to downtown should be attractive, where development is carefully controlled (or redevelopment tools are used) to maintain or improve appearances. • Reduce the role and impact of automobiles in the community by employing attractive traffic-calming measures along major roadways and exploring alternative solutions to parking congestion. • Provide basic access for pedestrians and bicycles, consider vehicular safety measures including driveway consolidation and raised medians (which also improve safety for bicycles/pedestrians). • Coordinate land uses and bike/pedestrian facilities with transit stops where applicable.
<p>Historic Areas</p>	<p>Historic district or area containing features, landmarks, civic or cultural uses of historic interest. Characteristics may vary based on size, location and history of the community.</p> <p>In Jeffersonville, these historic areas include residential neighborhoods, both north and south of downtown. Downtown commercial district (including the National Register-listed Twiggs County Courthouse), churches, cemetery.</p> <p>Some of these areas may be potentially eligible for listing in the Georgia and National Registers of Historic Places.</p>	<ul style="list-style-type: none"> • New development in the area should be of scale and architectural design to fit well into the historic fabric of that area. • Pedestrian access and open space should be provided to enhance citizen enjoyment of the area. • Linkages to regional greenspace/trail system should be encouraged as well. • Protect historic properties from demolition and encourage rehabilitation with appropriate incentives, including National Register of Historic Places designation, which enables eligibility for tax incentive programs. • Historic properties should be maintained or rehabilitated/restored according to the <i>Secretary of the Interior's Standards for Rehabilitation</i>.

Forestry/ Undeveloped land	Lower density includes some scattered residential properties, low pedestrian orientation, very large lots, open space, pastoral views and high degree of building separation. Undeveloped natural lands.	<ul style="list-style-type: none"> • Permitting rural cluster or conservation subdivision design that incorporate significant amounts of open space. • Wherever possible, connect to regional network of greenspace and trails, available to pedestrians, bicyclists, and equestrians for both tourism and recreational purposes. • Can be designed for greater pedestrian orientation and access, more character with attractive clustering of buildings within the center, leaving open space surrounding the center.
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TWIGGS COUNTY

CHARACTER AREA	DESCRIPTION/LOCATION	RECOMMENDED DEVELOPMENT STRATEGY
Agriculture/ Forestry	Lands in open or cultivated state or sparsely settled, including woodlands and farmlands.	Maintain rural character by: <ul style="list-style-type: none"> • Limiting new development. • Protecting farmland and open space by maintaining large lot sizes (at least 10 acres). • Promoting use of conservation easements by land owners. • Residential subdivisions should be limited and required to follow a rural cluster zoning or conservation subdivision design. Any new development should be required to use compatible architecture styles that maintain the regional rural character and should not include “franchise” or “corporate” architecture. • Widen roadways only when absolutely necessary. • Carefully design the roadway alterations to minimize visual impact.
Greenspace/Parks Conservation	Primarily undeveloped natural lands and environmentally sensitive areas not suitable for development. May include areas of protected open space that follow natural and manmade linear features for recreation, transportation and conservation purposes and links ecological, cultural and recreational amenities.	Greenways can provide safe, efficient pedestrian linkages and at the same time give users an opportunity to enjoy the natural environment. Properly designed greenways can serve as an alternative transportation network, accommodating commuting to work or shopping as well as recreational biking, skateboarding, walking and jogging. To achieve this, Twiggs County should: <ul style="list-style-type: none"> • Promote these areas as passive-use tourism and recreation destinations. • Link greenspaces into pleasant network of greenways.

	<p>In Twiggs County, these areas include the Ocmulgee River and county boat landing facilities, historic sites scattered throughout the County, and the Ocmulgee Wildlife Management area (which extends south into Bleckley and Pulaski Counties).</p>	<ul style="list-style-type: none"> • Set aside land for pedestrian and bicycle connections between schools, churches, recreation areas, city centers, residential neighborhood and commercial areas. • Not allow any new development • Promote use of conservation easements. • Widen roadways in these areas only when absolutely necessary. • Carefully design the roadway alterations to minimize visual impact.
Rural Residential	<p>Rural, undeveloped land likely to face development pressures for lower density (one unit per two or more acres) residential development. Typically will have low pedestrian orientation and access, very large lots, open spaces, pastoral views and high degree of building separation.</p> <p>Scattered areas throughout the County, primarily located adjacent to major highway corridors.</p>	<p>Maintain rural atmosphere while accommodating new residential development:</p> <ul style="list-style-type: none"> • Permitting rural cluster or conservation subdivision design that incorporates significant amounts of open space. • Encouraging compatible architecture styles that maintain the regional rural character, and should not include “franchise” or “corporate” architecture. • Wherever possible, connect to regional network of greenspace and trails, available to pedestrians, bicyclists, and equestrians for both tourism and recreational purposes. • Can be designed for greater pedestrian orientation and access, more character with attractive clustering of buildings within the center, leaving open space surrounding the center. • Create neighborhood focal points by locating schools, community centers, or well-designed small commercial activity centers at suitable locations within walking distance of residences.
Rural Village	<p>Commercial activity area located at a highway intersection. Typically automobile-focused. There is a mixture of uses to serve highway passersby, rural and agricultural areas.</p> <p>The unincorporated Dry Branch area of Twiggs County.</p>	<ul style="list-style-type: none"> • Can be designed for greater pedestrian orientation and access, more character with attractive clustering of buildings within the center, leaving open space surrounding the center. • New roadway design and redevelopment efforts should be very pedestrian-oriented, with strong, walkable connections between different uses. • Encourage compatible architecture styles that maintain the regional character and do not include “franchise” or “corporate” architecture. • New development in the area should be of scale and architectural design to fit well into the historic fabric of that area. • Vacant properties in the residential areas and neighborhoods offer an opportunity for infill development of new, architecturally compatible housing.

		<ul style="list-style-type: none"> • Focus on reinforcing stability by encouraging more homeownership and maintenance or upgrade of existing properties. • Promote street design that fosters traffic calming such as narrower residential streets, on-street parking, and addition of bicycle and pedestrian facilities. • Road edges should be clearly defined by locating buildings at roadside parking in the rear.
Gateway Corridor	<p>Developed or undeveloped land paralleling the route of a major thoroughfare that serves as an important entrance or means of access to the community.</p> <p>Highway 96/I-16 Interchange.</p>	<ul style="list-style-type: none"> • Focus on appearance with appropriate signage, landscaping and other beautification measures. • Manage access to keep traffic flowing; using directory signage to clustered developments. • Retrofit or mask existing strip development or other unsightly features as necessary.
Highway Corridor	<p>Developed or undeveloped land on both sides of designated high-volume transportation facility, such as arterial roads and highways.</p> <p>US 80 / Highway 96.</p>	<ul style="list-style-type: none"> • Maintain a natural vegetation buffer (at least 50 feet in width) along the corridor. • All new development should be set-back behind this buffer, with access roads, shared driveways or inter-parcel road connections providing alternate access to these developments and reducing curb cuts and traffic on the main highway. • Encourage landscaped, raised medians to provide vehicular safety, aesthetics and also pedestrian crossing refuge. • Provide pedestrian facilities behind drainage ditches or curb. • Provide paved shoulders that can be used by bicycles or as emergency break lanes. • Manage access to keep traffic flowing; using directory signage to developments. • Unacceptable uses: new billboards.
Scenic Corridor	<p>Developed or undeveloped land paralleling the route of a major thoroughfare that has significant natural, historic, or cultural features, and scenic or pastoral views.</p>	<ul style="list-style-type: none"> • Enact guidelines for new development that enhances the scenic value of the corridor and addresses landscaping and architectural design. • Manage access to keep traffic flowing; using directory signage to clustered developments.

	<p>Twiggs County has two scenic corridors, US 23/87 and Highway 96/358, which is State Bike Route #40.</p>	<ul style="list-style-type: none"> • Provide pedestrian linkages to adjacent and nearby residential or commercial districts. • Provide connectivity to existing greenspaces/greenways, trails and other passive recreational/tourism facilities available to pedestrians, bicyclists and equestrians. • Unacceptable uses: new billboards.
Light Industrial	<p>Area used in low intensity manufacturing, wholesale trade, and distribution activities that do not generate excessive noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, radiation, or other nuisance characteristics.</p> <p>The Twiggs County I-16 Industrial Park.</p>	<ul style="list-style-type: none"> • Develop or, where possible, retrofit as part of planned industrial park having adequate water, sewer, storm-water, and transportation infrastructure for all component uses at build-out. • Incorporate landscaping and site design to soften or shield views of buildings and parking lots, loading docks, etc. • Incorporate signage and lighting guidelines to enhance quality of development.
Industrial (Heavy)	<p>Land used in higher intensity manufacturing, assembly, processing activities where noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, radiation, or other nuisance characteristics are not contained on-site.</p> <p>Existing and future kaolin mines in Twiggs County.</p>	<ul style="list-style-type: none"> • Screen industrial facilities by incorporating landscaping and site design to soften or shield views of buildings and parking lots, loading docks, etc.

Analysis of Consistency with Quality Community Objectives

To help communities evaluate current policies, activities, and development patterns, DCA has established ten (10) **Quality Community Objectives**, that are adapted from generally accepted community development principles to fit the unique qualities of Georgia’s cities and counties.

The analysis of these objectives focuses on local ordinances, policies, and organizational strategies intended to create and expand quality growth principles. These objectives are intended to: help communities identify areas in need of improvement or further development; assist in identifying further potential issues and opportunities; and provide a foundation for adapting local activities and implementation practices when developing specific *Short-Term Work Program* items.

Quality Growth Objective	Twiggs County, City of Jeffersonville, and Town of Danville Planning Context
<p>Economic Prosperity</p> <p>Encourage development or expansion of businesses and industries that are suitable for the community. Factors to consider when determining suitability include job skills required; long-term sustainability; linkages to other economic activities in the region; impact on the resources of the area; or prospects for creating job opportunities that meet the needs of a diverse local workforce.</p>	<ul style="list-style-type: none"> • Ideally located in the geographic center of the state, along a major Interstate Highway, I-16, connecting the Port of Savannah with the City of Atlanta. • I-16 Industrial Park contains over 550 acres of land with water and sewer infrastructure in place. • Academy Sports and Outdoors is a major employer of Twiggs County residents. • Strong tax incentives for companies locating in Twiggs including job tax credits and Freeport Tax Exemption. • Certified Work Ready Community. • City of Jeffersonville and Town of Danville are both working to bring local businesses and jobs to city core.
<p>Resource Management</p> <p>Promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community. This may be achieved by promoting energy efficiency and renewable energy generation; encouraging green building construction and renovation; utilizing appropriate waste management techniques; fostering water conservation and reuse; or setting environmentally sensitive areas aside as greenspace or conservation reserves.</p>	<ul style="list-style-type: none"> • The Ocmulgee River Blueway initiative is a multi-regional effort to establish a 200-mile Blueway between 12 counties. • Twiggs County contains a significant portion of the Ocmulgee Wildlife Management Area. • Twiggs County, the City of Jeffersonville, and the Town of Danville have all adopted the required Part V Environmental Ordinances/Regulations.

Efficient Land Use

Maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the periphery of the community. This may be achieved by encouraging development or redevelopment of sites closer to the traditional core of the community; designing new development to minimize the amount of land consumed; carefully planning expansion of public infrastructure; or maintaining open space in agricultural, forestry, or conservation uses.

- Twiggs County, the City of Jeffersonville and the Town of Danville seek to maintain their rural identity and are working toward achieving this goal by encouraging the development of conservation subdivisions, compatible infill in already developed areas, and mixed use developments within downtown Jeffersonville as a way to continue the traditional growth patterns and prevent sprawl.
- Improvement and expansion of the City of Jeffersonville's water and wastewater infrastructure.

Local Preparedness

Identify and put in place the prerequisites for the type of future the community seeks to achieve. These prerequisites might include infrastructure (roads, water, sewer) to support or direct new growth; ordinances and regulations to manage growth as desired; leadership and staff capable of responding to opportunities and managing new challenges; or undertaking an all-hazards approach to disaster preparedness and response.

- Twiggs County has initiated the creation of a County water treatment and distribution facility to serve residents outside the City of Jeffersonville, preparing for future development.
- As development continues to expand from neighboring Bibb, Jones and Houston Counties, Twiggs County has the opportunity to promote quality new commercial, residential and industrial development.
- County has implemented a county-wide emergency alert system, *Code-Red*.

Sense of Place

Protect and enhance the community's unique qualities. This may be achieved by maintaining the downtown as focal point of the community; fostering compact, walkable, mixed-use development; protecting and revitalizing historic areas of the community; encouraging new development that is compatible with the traditional features of the community; or protecting scenic and natural features that are important to defining the community's character.

- Twiggs County prides itself as being *the geographic center* of the State of Georgia.
- Twiggs County contains a number of historic landmarks found on the National Register, including the Bullard-Everett Farm Historic District, John Chapman Plantation, Myrick's Mill, Richland Baptist Church, Twiggs County Courthouse, and Wimberly Plantation.
- The City of Jeffersonville has a traditional commercial downtown district. The City, along with the Downtown Development Authority, seeks to maintain and increase the sense of place and community identity, in a pedestrian-oriented, mixed-use, aesthetically pleasing place to live, work and play.

Regional Cooperation

Cooperate with neighboring jurisdictions to address shared needs. This may be achieved by actively participating in regional organizations; identifying joint projects that will result in greater efficiency and less cost to the taxpayer; or developing collaborative solutions for regional issues such as protection of shared natural resources, development of the transportation network, or creation of a tourism plan.

- Member of the seven-county Central Georgia Joint Development Authority.
- The Middle Georgia Regional Rural Transit Advisory Committee is currently examining opportunities for implementing a rural transit system serving the entire region.
- Three-County Joint Industrial Park is a partnership between Jones, Bibb, and Twiggs Counties. The 972-acre park is situated near State Route 57 in extreme southwestern Jones County near the Bibb County and Twiggs County lines.
- Member of the 12-county I-16 Corridor Alliance promoting economic development along I-16.

Housing Options

Promote an adequate range of safe, affordable, inclusive, and resource efficient housing in the community. This may be achieved by encouraging development of a variety of housing types, sizes, costs, and densities in each neighborhood; instituting programs to provide housing for residents of all socio-economic backgrounds; or coordinating with local economic development programs to ensure availability of adequate workforce housing in the community.

- Twigg County, the City of Jeffersonville, and the Town of Danville are working towards a greater diversification of housing options. The current housing stock consists of mainly older, single-family residential houses. Approximately 30 percent of those are mobile homes.
- Twigg County has one 20-unit, Section 8 apartment complex.
- The aging population of Twigg presents an opportunity for senior housing and other affordable accommodations.

Transportation Options

Address the transportation needs, challenges and opportunities of all community residents. This may be achieved by fostering alternatives to transportation by automobile, including walking, cycling, and transit; employing traffic-calming measures throughout the community; requiring adequate connectivity between adjoining developments; or coordinating transportation and land use decision-making within the community.

- Twigg County has established a Ride-Share program for carpooling by local citizens to nearby cities such as Dublin, Macon and Warner Robins.
- Phase I of the City of Jeffersonville's Streetscape project is planned to begin fall of 2012. Enhancements to be made include lighting, sidewalks and street improvements.
- The Trans-Georgia Corridor State Bike Route #40 travels through southern Twigg County and Town of Danville.
- Twigg County has a representative serving on the Regional Rural Transit Advisory Committee which is examining opportunities for implementing a rural transit system serving the entire region.

Educational Opportunities

Make educational and training opportunities readily available to enable all community residents to improve their job skills, adapt to technological advances, or pursue life ambitions. This can be achieved by expanding and improving local educational institutions or programs; providing access to other institutions in the region; or coordinating with local economic development programs to ensure an adequately trained and skilled workforce.

- In close proximity (45-minute drive) to a number of higher education institutions including Central Georgia Technical College, Middle Georgia Technical College, Middle Georgia College, Georgia College and State University, Fort Valley State University, Macon State College, Wesleyan College and Mercer University.
- Central Georgia Technical College has an Adult Learning Center in Jeffersonville offering GED courses.
- High school students have the opportunity to participate in a dual enrollment program between Twiggs County High School and participating institutions.

Community Health

Ensure that all community residents, regardless of age, ability, or income, have access to critical goods and services, safe and clean neighborhoods, and good work opportunities. This may be achieved by providing services to support the basic needs of disadvantaged residents; instituting programs to foster better health and fitness; or providing all residents the opportunity to improve their circumstances in life and to fully participate in the community.

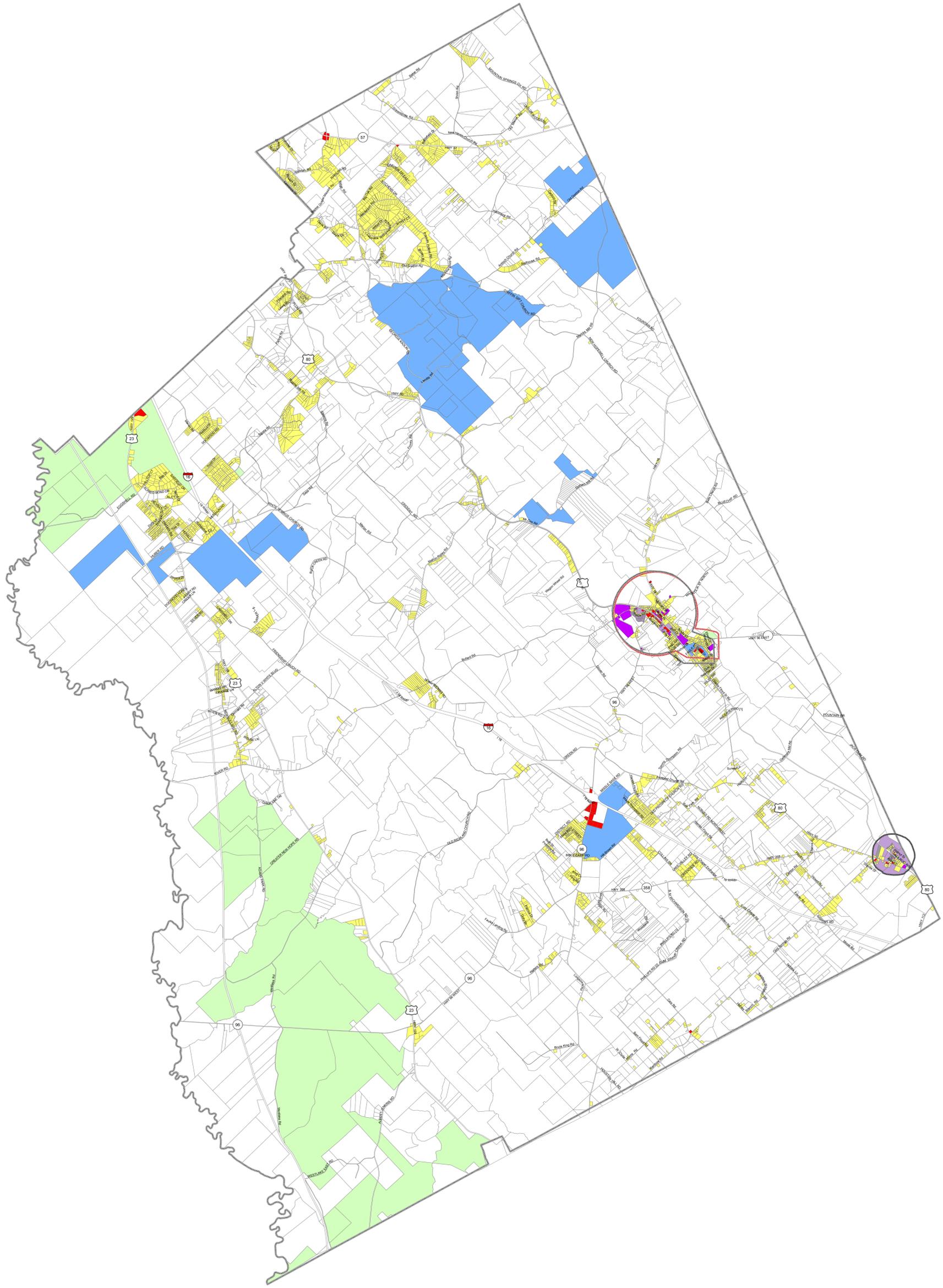
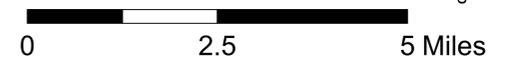
- Twiggs County operates a coordinated transportation system (Department of Human Resources and Twiggs Transit – 5311). This program is operated through the Middle Georgia Community Action Agency and is one of the only fully coordinated counties in the Middle Georgia region.
- Twiggs County does not currently have a local ambulance service. The closest ambulance is approximately 40 minutes away in Macon. This creates an opportunity for Twiggs to enhance the quality of life for its residents through the implementation of such system.
- Twiggs County has one doctor who is located in the Health Department 2-3 days each week. Having a full-time doctor would provide for a safer and healthier environment for the counties' residents.

APPENDIX A: MAPS

Existing Land Use

Legend

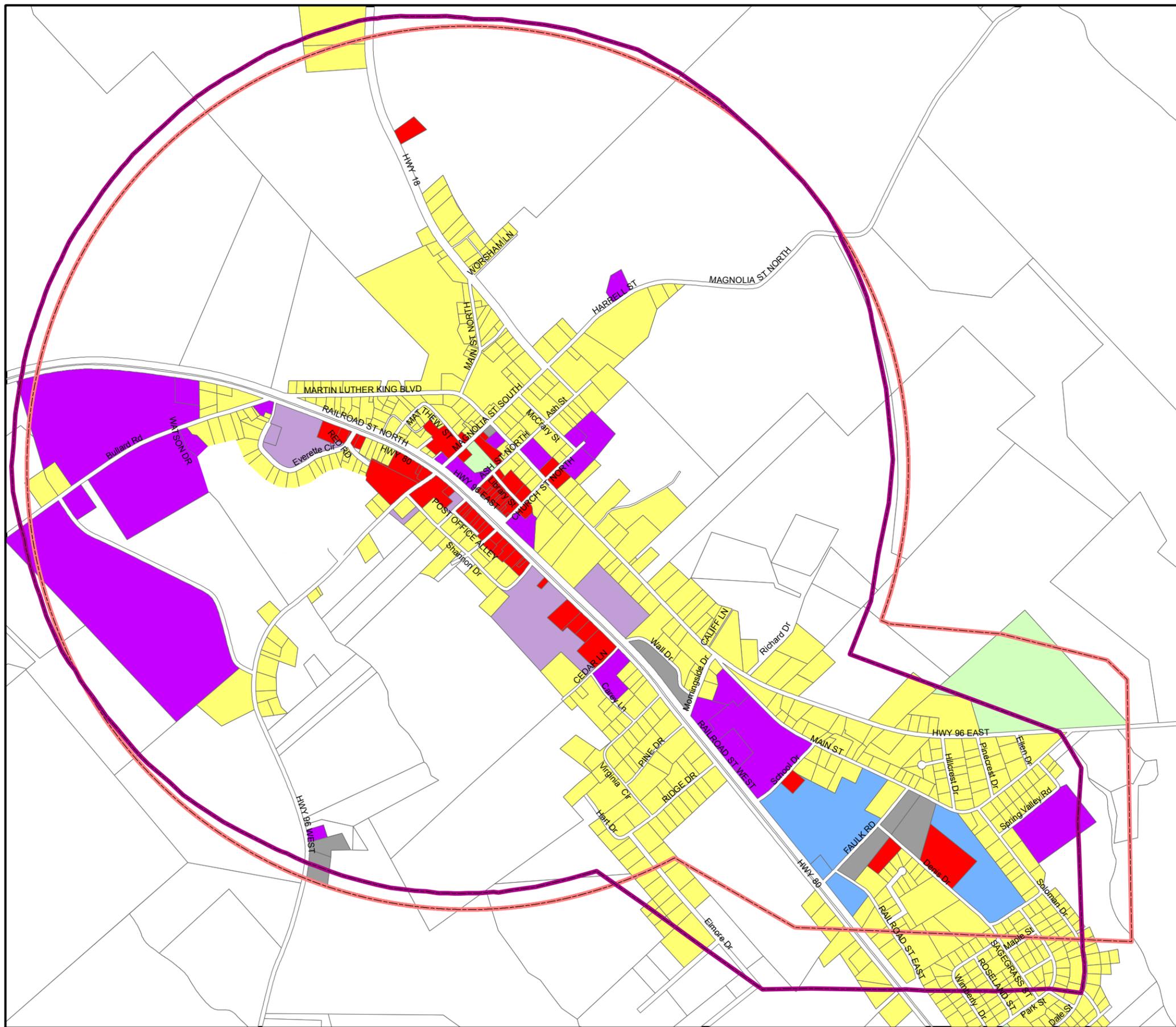
-  Agriculture/Forestry
 -  Commercial
 -  Industrial
 -  Parks/Recreation/Conservation
 -  Public/Institutional
 -  Residential
 -  Transportation/Communication/Utilities
 -  Undeveloped/Vacant
-
-  Jeffersonville - Boundary As Found in City Charter (1963 Plat)
 -  Jeffersonville - 2010 US Census Official City Limits
 -  Danville



**Existing Land Use -
The City of Jeffersonville**

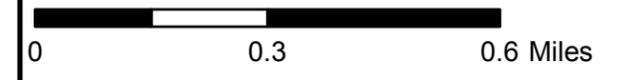
Legend

- Agriculture/Forestry
- Commercial
- Industrial
- Parks/Recreation/
Conservation
- Public/Institutional
- Residential
- Transportation/
Communication/
Utilities
- Undeveloped/Vacant
- Jeffersonville - 2010
US Census Official
City Limits
- Jeffersonville - Boundary
As Found in City Charter
(1963 Plat)



Middle Georgia Regional Commission

This map is for planning
purposes only.



Existing Land Use - The City of Danville

Legend

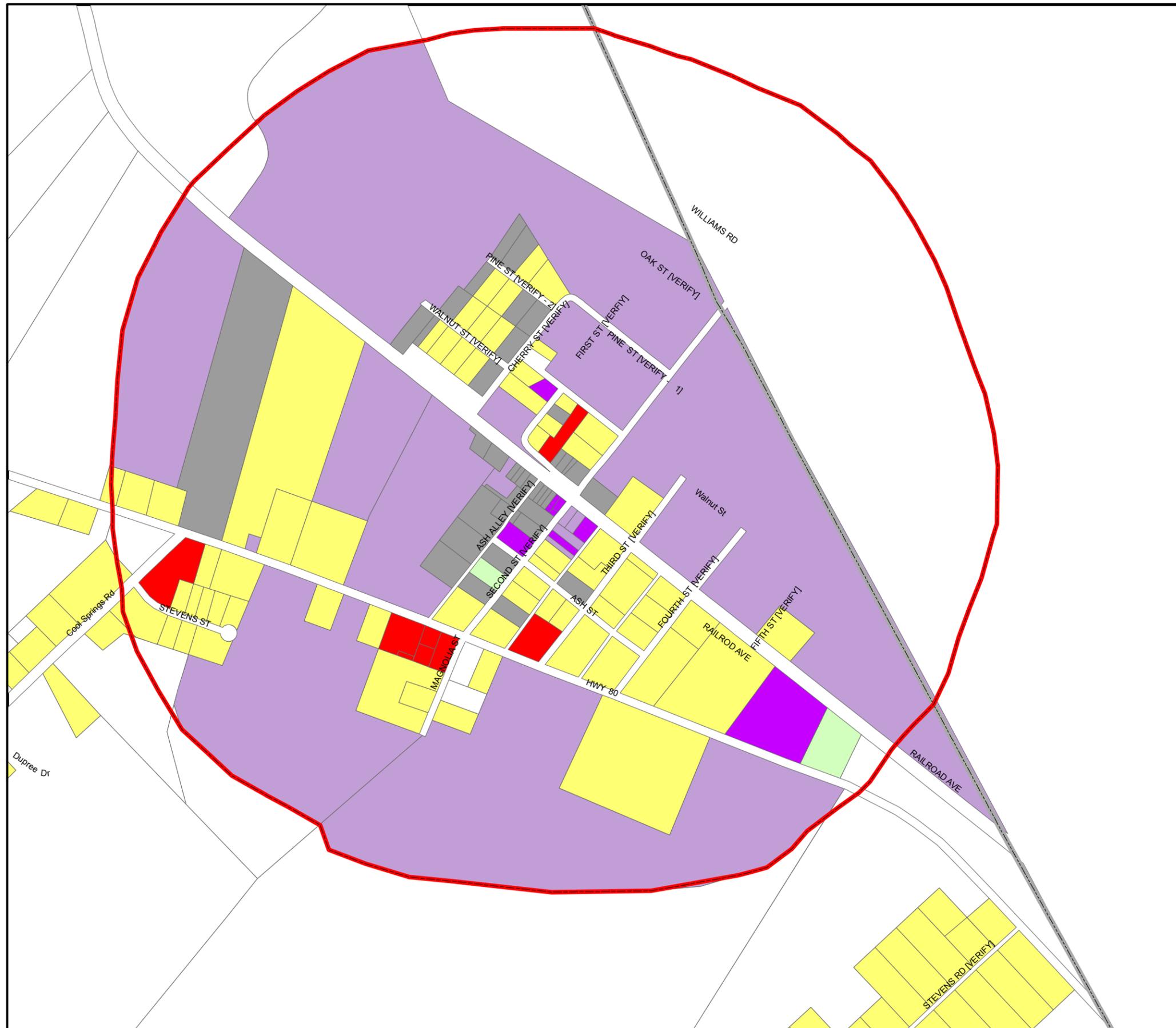
-  Agriculture/Forestry
-  Commercial
-  Parks/Recreation/Conservation
-  Public/Institutional
-  Residential
-  Transportation/Communication/Utilities
-  Undeveloped/Vacant
-  Danville
-  Twiggs County

 Middle Georgia Regional Commission

This map is for planning purposes only.



0 0.15 0.3 Miles



Areas Requiring Special Attention

Legend

ARSA - Points of Interest

-  Charlane Plantation
-  Geographic Center of Georgia
-  Historic Richland
-  Hollywood Farms
-  Magnolia Plantation
-  Myrick's Mill
-  Old Wimberly Plantation

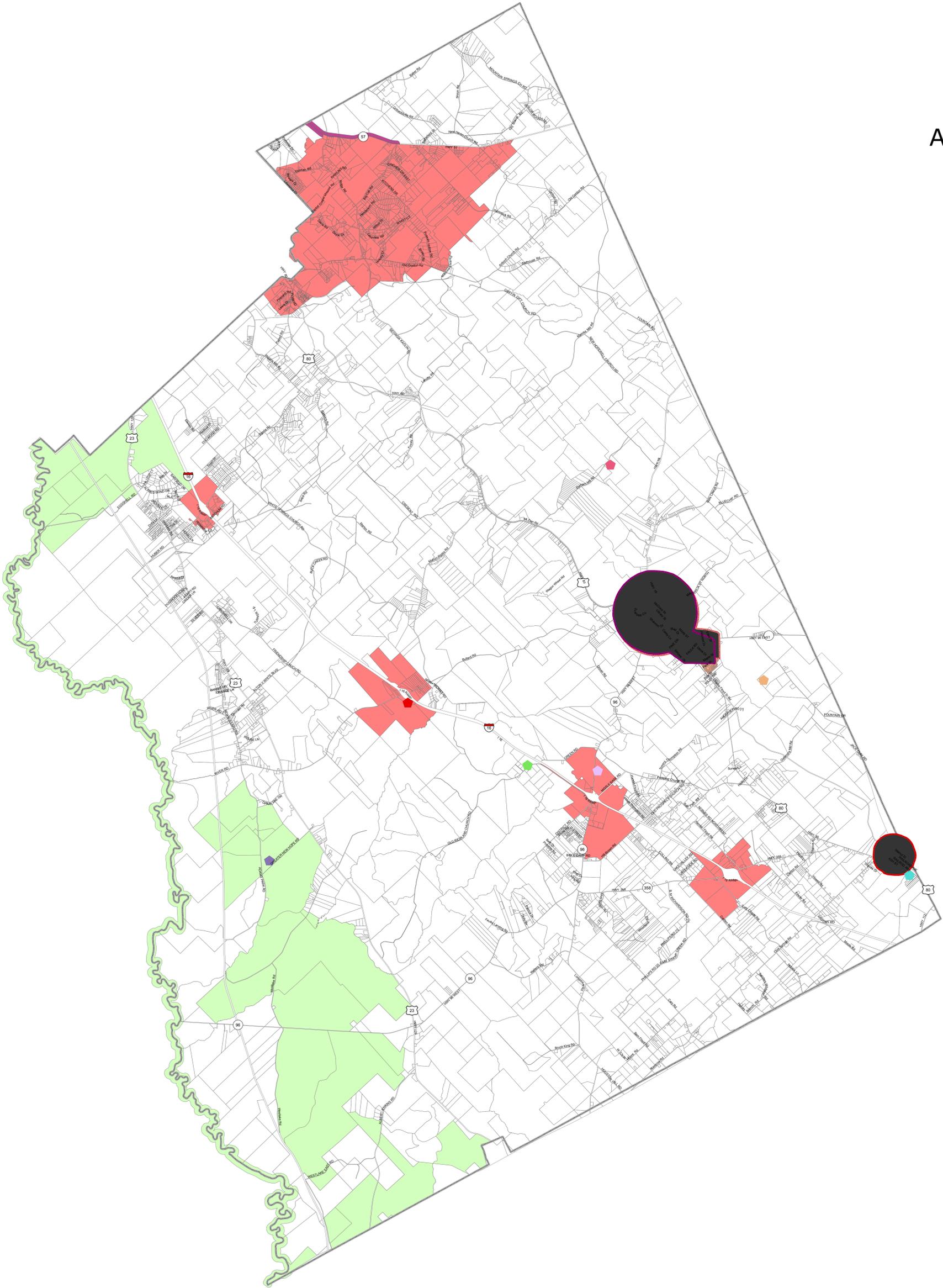
ARSA

-  Areas of Rapid Development/Change in Land Use/Infill Development
-  Areas of Rapid Development
-  Areas in Need of Redevelopment/Significant Cultural Resources
-  Disinvestment/Poverty/Unemployment
-  Significant Natural or Cultural Resources

 Jeffersonville - Boundary As Found in City Charter (1963 Plat)

 Jeffersonville - 2010 US Census Official City Limits

 Danville

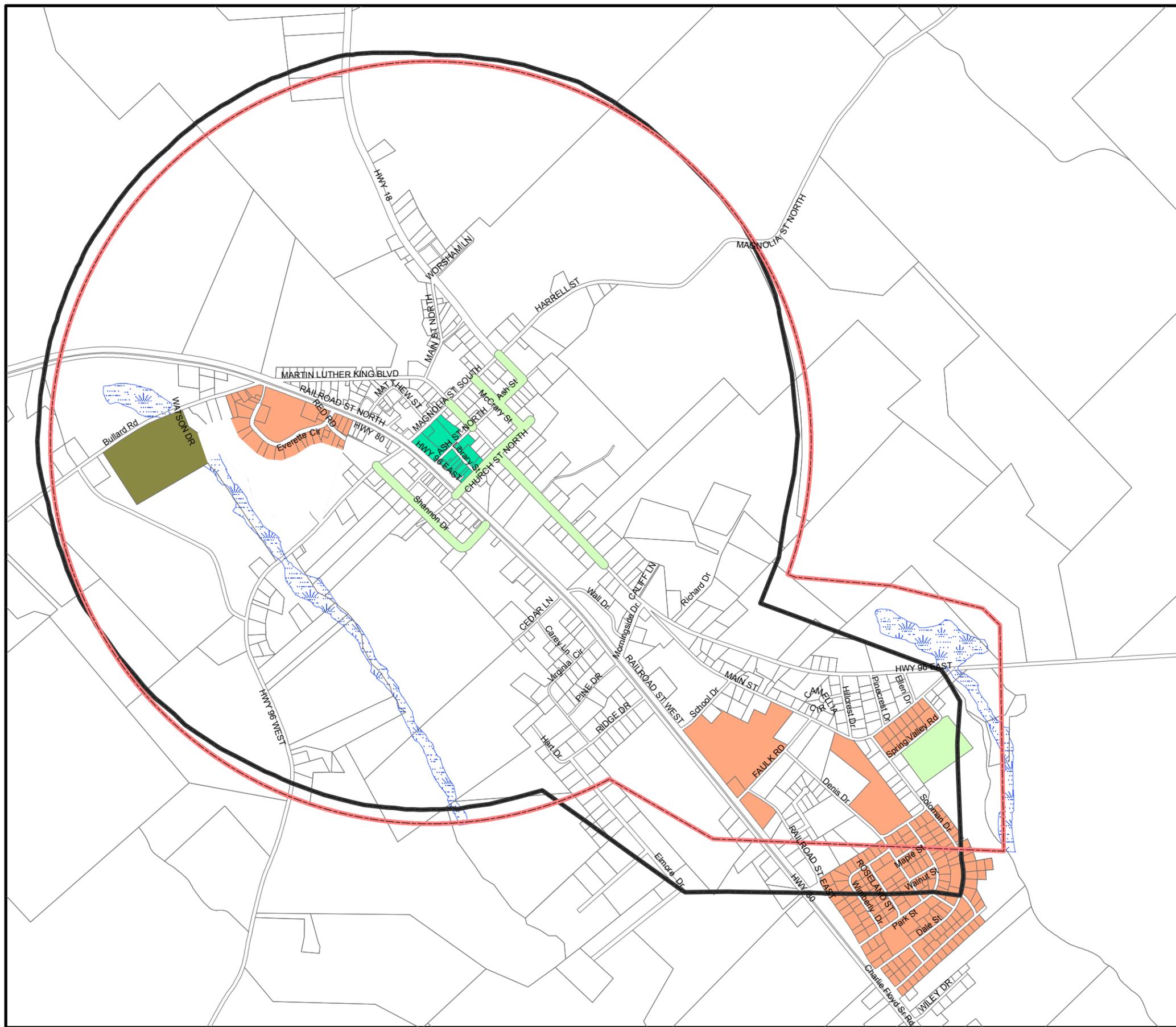


**Areas Requiring Special Attention -
The City of Jeffersonville**

Legend

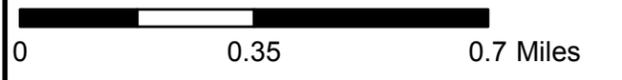
ARSA

-  Areas in need of redevelopment
-  Significant Natural or Cultural Resources
-  Areas in need of redevelopment/
Significant cultural resources
-  Disinvestment/Poverty/
Unemployment
-  Large abandoned structures/sites
-  Wetlands
-  Jeffersonville - 2010
US Census Official
City Limits
-  Jeffersonville - Boundary
As Found in City Charter
(1963 Plat)



 Middle Georgia Regional Commission

This map is for planning
purposes only.



**Areas Requiring Special Attention -
The City of Danville**

Legend

ARSA - Points of Interest

 Magnolia Plantation

ARSA

 Areas in need of
redevelopment

 Areas in need of
redevelopment/
Large abandoned
structure

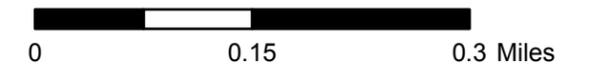
 Disinvestment/Poverty/
Unemployment

 Danville

 Twiggs County



This map is for planning
purposes only.

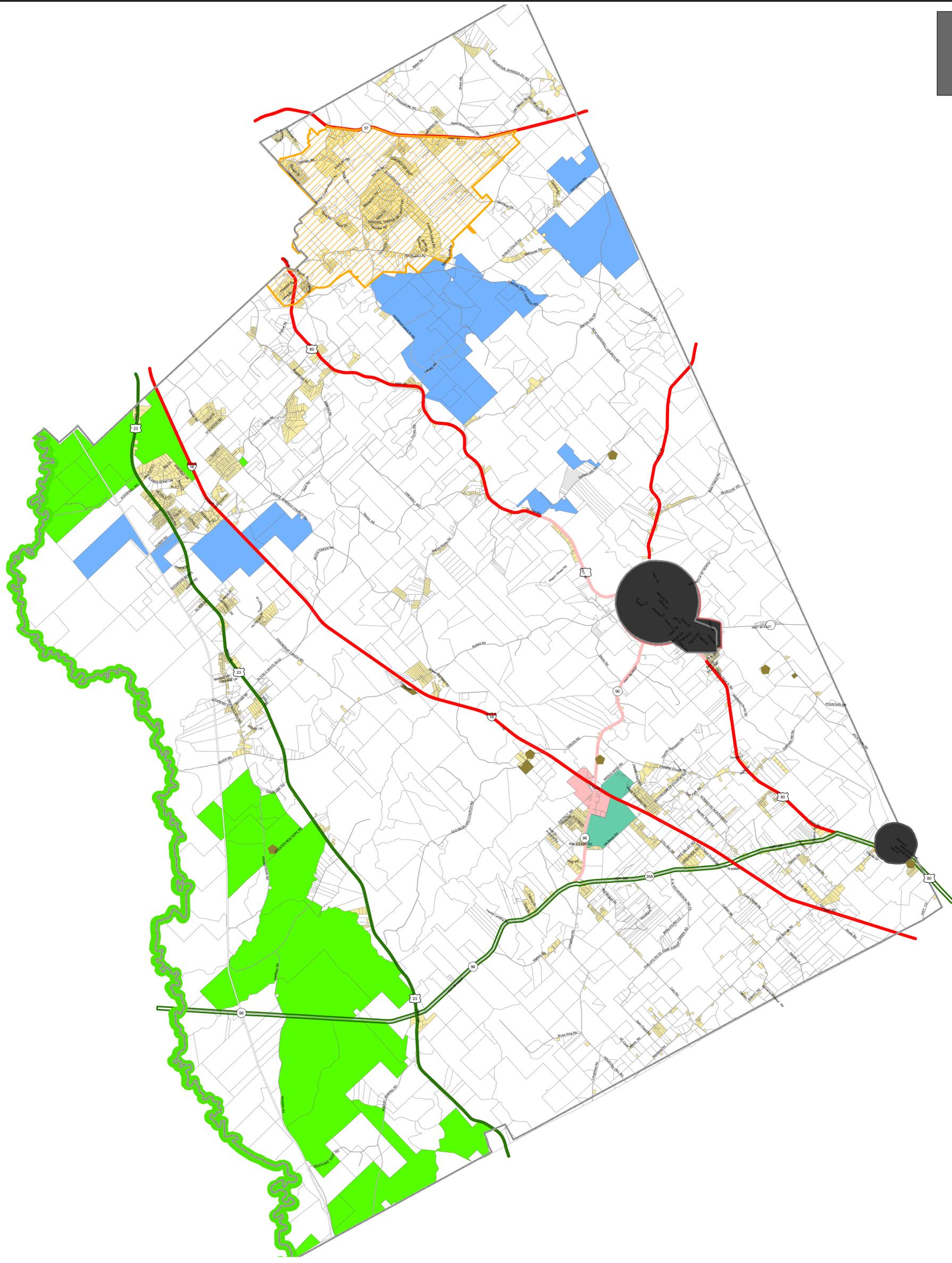
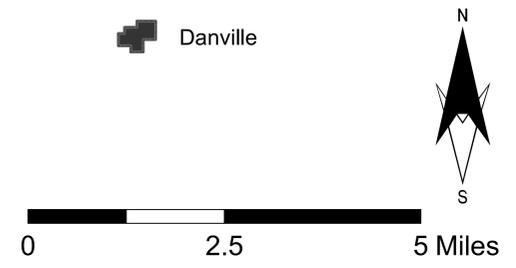


Character Areas

Legend

-  Gateway Corridor
-  Highway Corridor
-  Historic Areas
-  Rural Village
-  Scenic Corridor
-  Agriculture/Forestry
-  Gateway Corridor
-  Greenspace/Parks/Conservation
-  Heavy Industrial
-  Historic Areas
-  Light Industrial
-  Rural Residential

-  Jeffersonville - Boundary As Found in City Charter (1963 Plat)
-  Jeffersonville - 2010 US Census Official City Limits
-  Danville



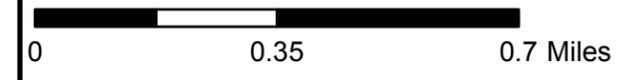
**Character Areas -
The City of Jeffersonville**

Legend

-  Gateway Corridor
-  Highway Corridor
-  Historic Areas
-  Intown Corridor
-  Declining Neighborhood/
Redevelopment
-  Downtown Business District
-  Forest/Undeveloped
-  Gateway Corridor
-  Parks/Greenspace
-  Rural Residential
-  Stable Neighborhood
-  Jeffersonville - 2010
US Census Official
City Limits
-  Jeffersonville - Boundary
As Found in City Charter
(1963 Plat)

 Middle Georgia Regional Commission

This map is for planning
purposes only.



**Character Areas -
The City of Danville**

Legend

-  Gateway Corridor
-  Intown Corridor
-  Agriculture/Forestry
-  Greenspace/Parks/
Conservation
-  Rural Village
-  Twiggs County
-  Danville

 Middle Georgia Regional Commission

This map is for planning
purposes only.



0 0.15 0.3 Miles



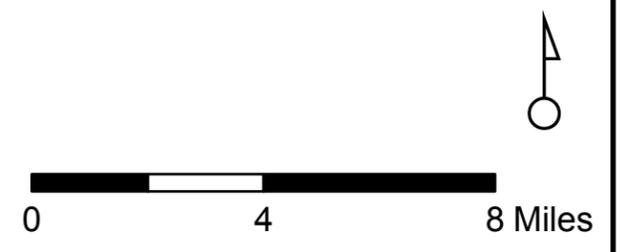
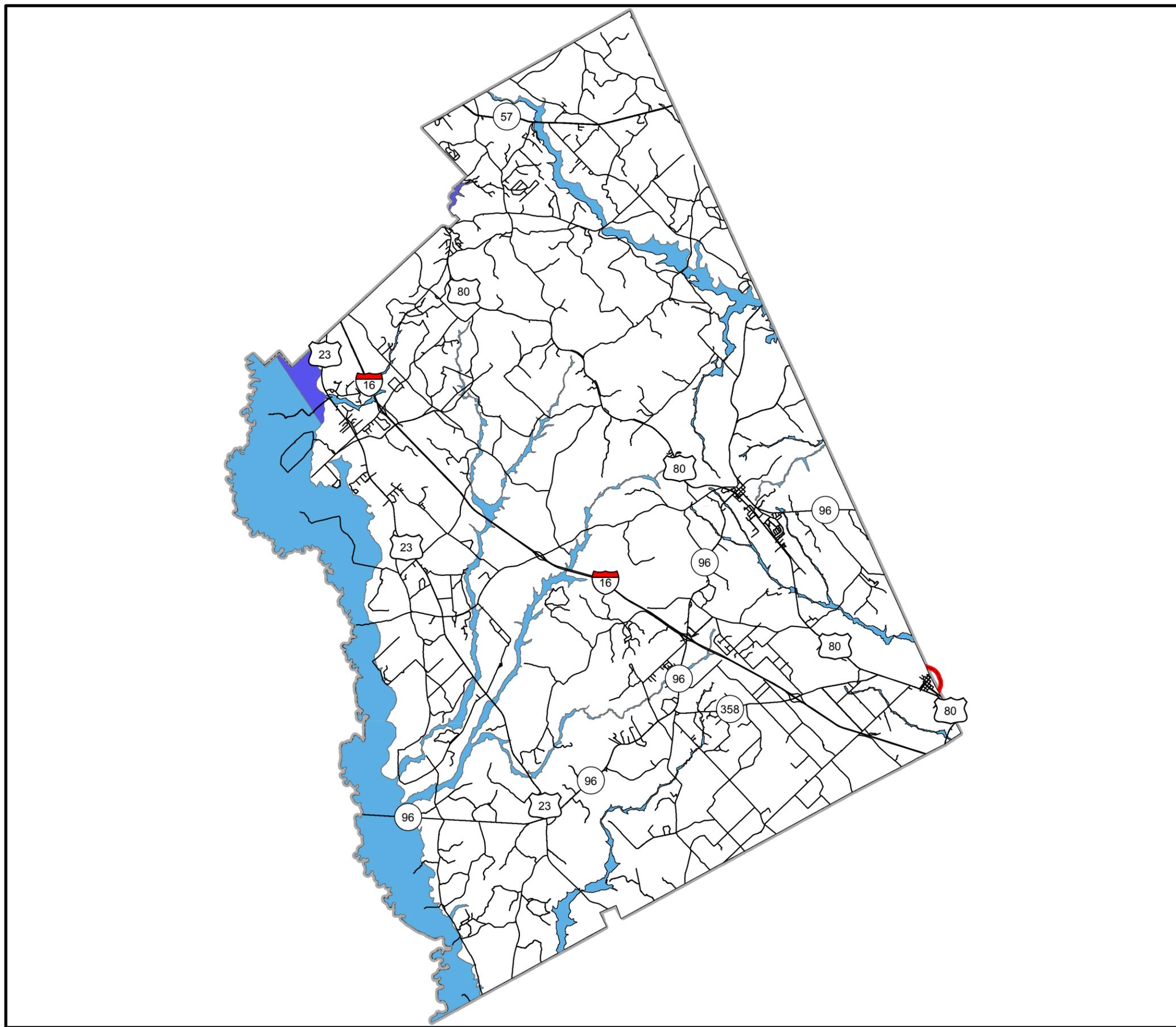
**Flood Plains -
Unincorporated Twiggs County**

Legend

- Jeffersonville Limits via Plat - 2011
- Jeffersonville via DCA

Flood Zone

- 0.2 PCT ANNUAL CHANCE
FLOOD HAZARD
- A
- AE
- X



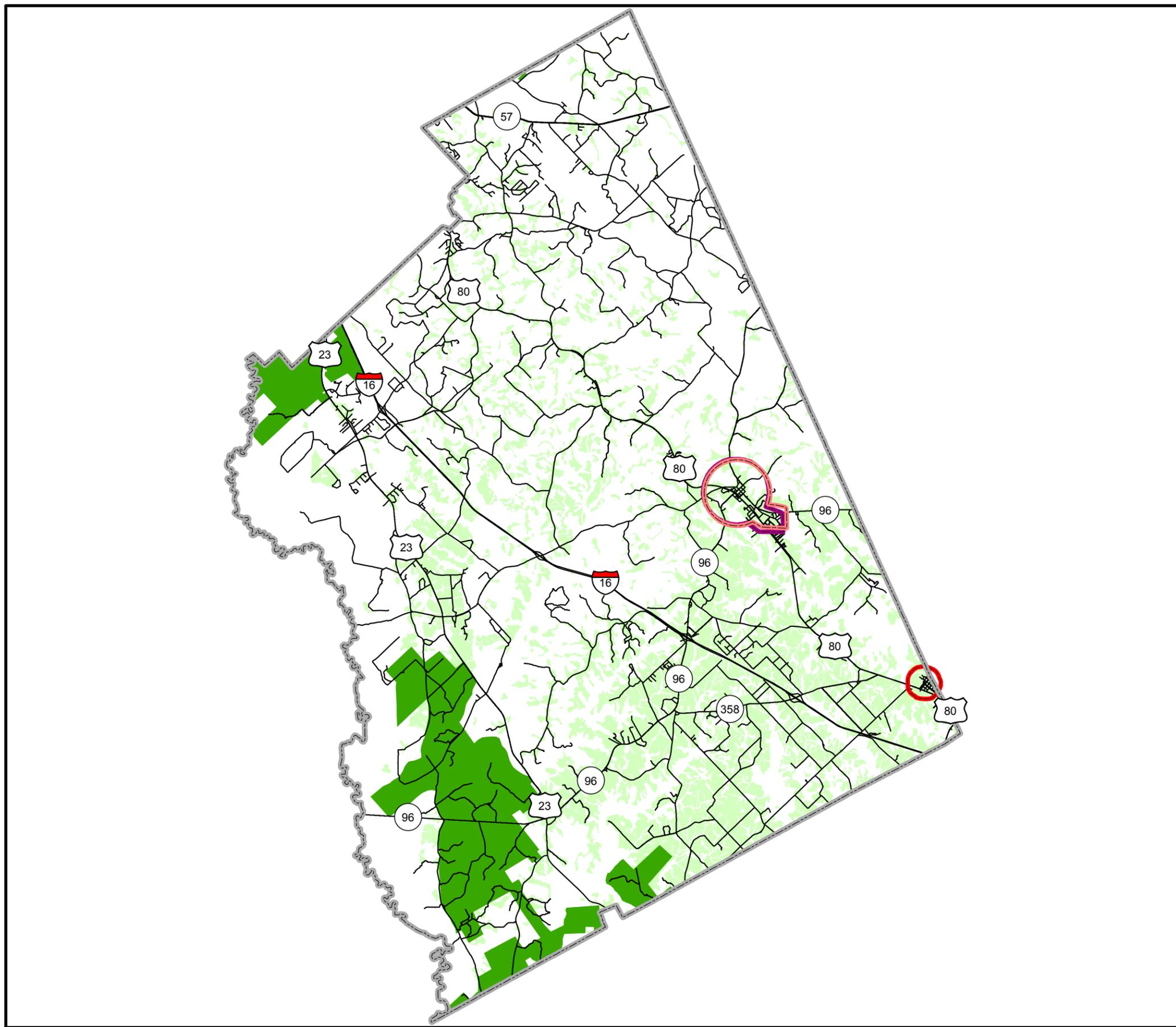
**PrimeAgricultural/Forest Lands -
Unincorporated Twiggs County**

Legend

- Jeffersonville Limits via Plat - 2011
- Jeffersonville via DCA

- Prime Forest Land
- Prime Farmland

Prime Farmland: USDA Natural Resources Conservation Service. Based on soil type.

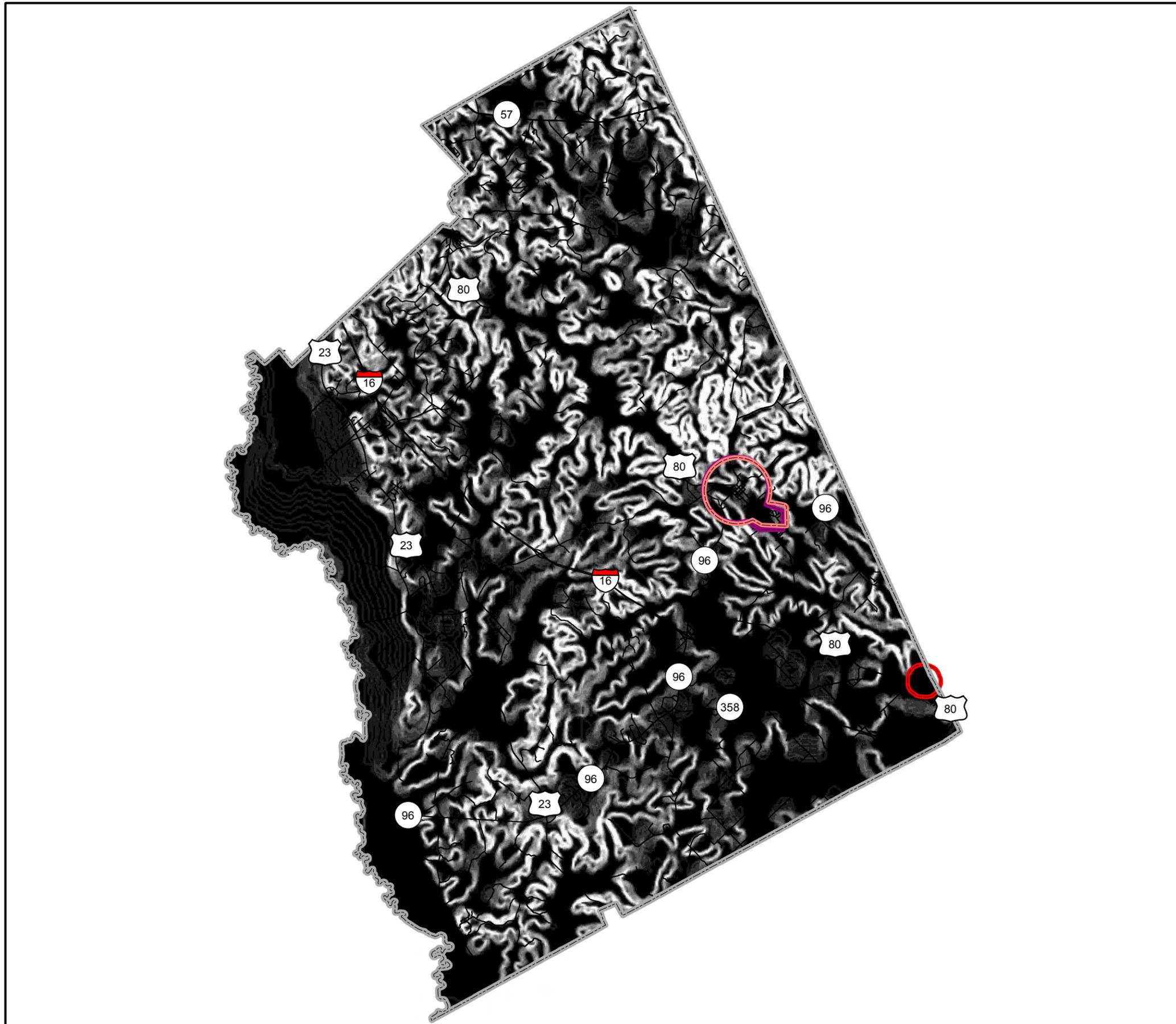
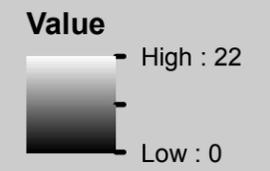


**Slopes -
Unincorporated Twiggs County**

Legend

-  Danville
-  Jeffersonville

Slope

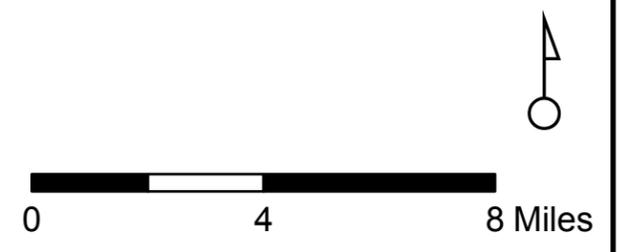
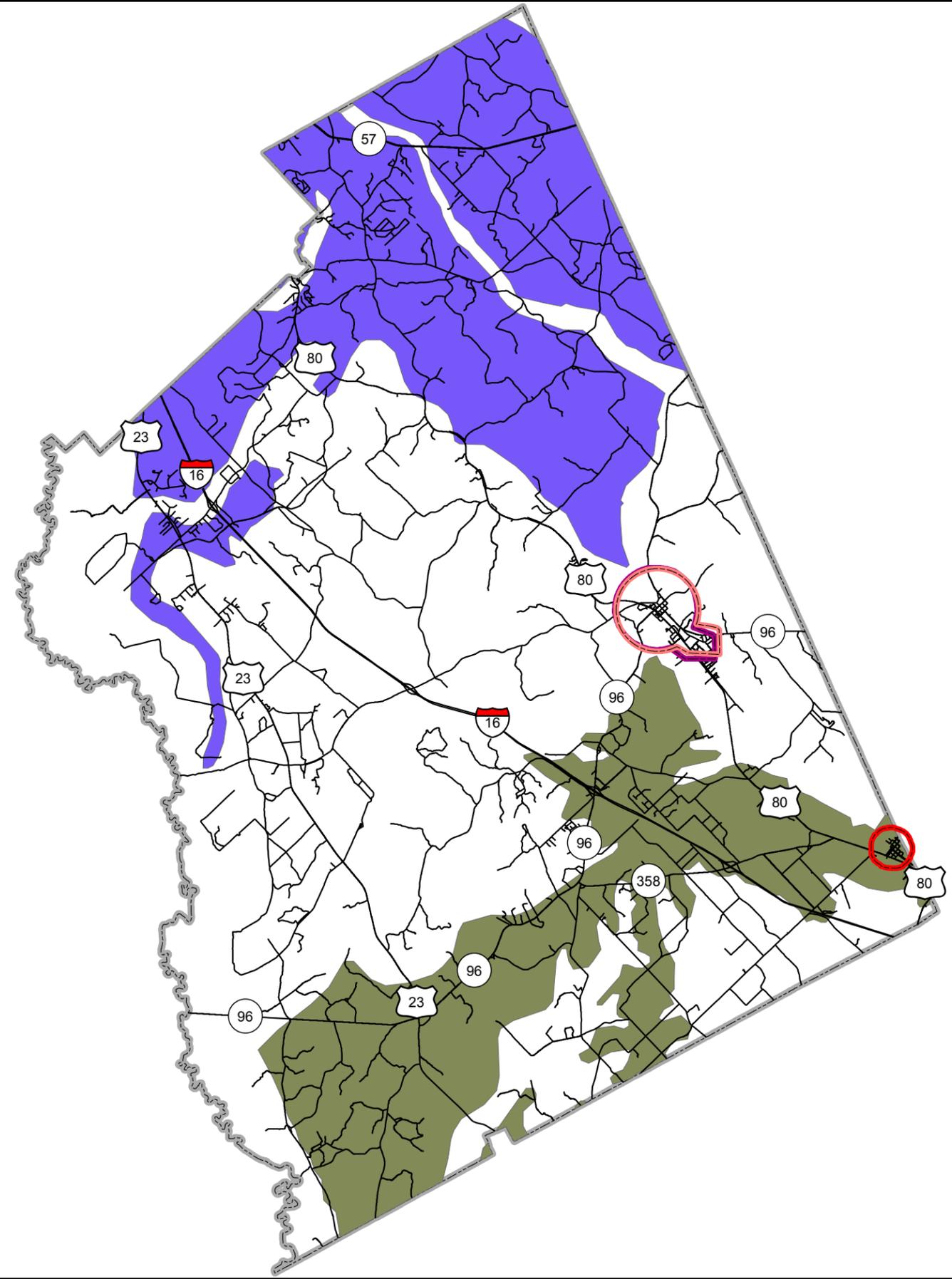


**Ground Water Recharge -
Unincorporated Twiggs County**

Legend

- Jeffersonville Limits via Plat - 2011
- Jeffersonville via DCA

- NAME**
- CRETACEOUS-TERTIARY
 - FLORIDAN/JACKSONIAN

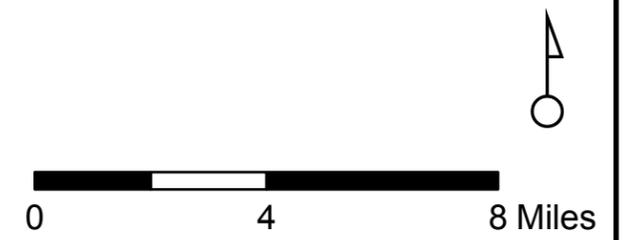
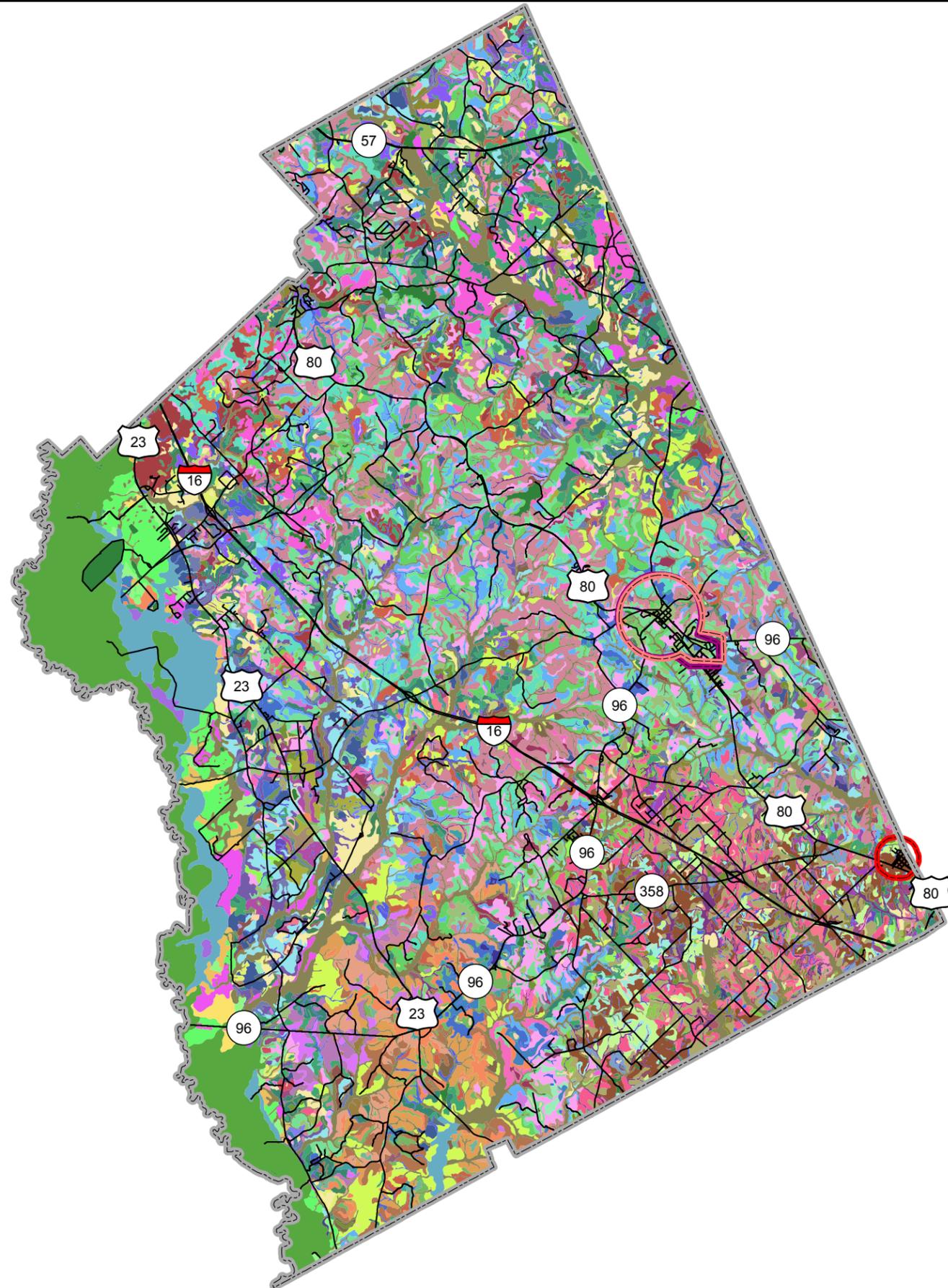


The Joint Partial Update
to the Comprehensive Plan
for Twiggs County and the
Cities of Jeffersonville and Danville

**Soils -
Unincorporated Twiggs County**

Legend

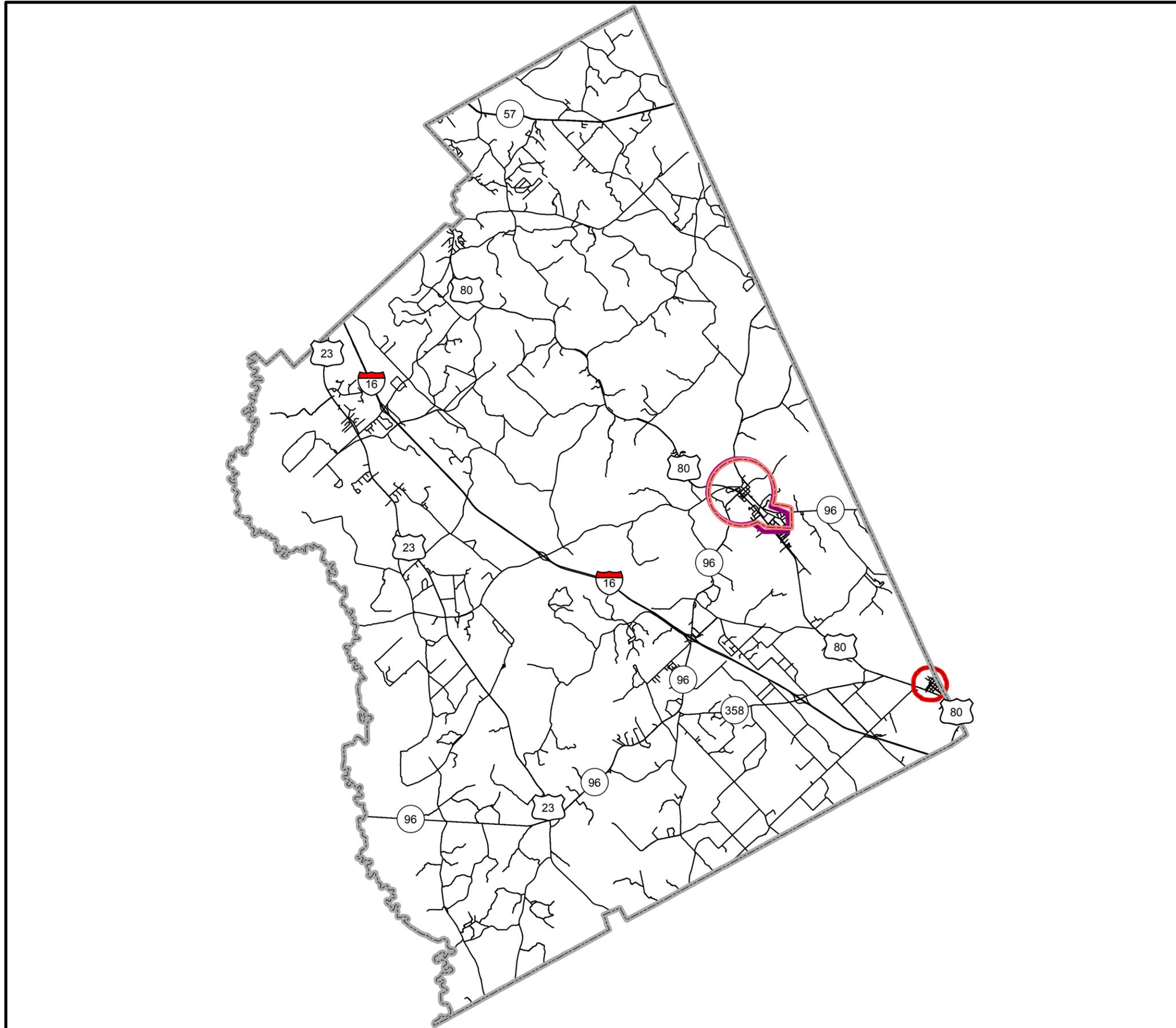
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BuB2	Mpd	RgC2
Csl	MxA	RgD2
ErB	MxB2	RiB
ErC	MxC2	RiB2
ErD	NfB	RiC2
EsB	NfC	RjB
EsC	NhA	RjC
Eus	NhB	SiC2
FoB2	NhB2	SiE2
FoC2	NhC2	SjC3
GoA	NiB2	SjD3
GoB	NiC2	SkC2
GoB2	NiD2	SkD2
GoC2	OcC3	SkE3
GoD2	OcD3	Sok
GpD3	OcE3	Swa
GpE3	OcF3	TtB
GpF3	OdB	TtB2
Gra	OdC	TtC2
Gul	OeA	W
Iza	OeB	Wah
Lak	OeB2	Wat
Lcm	OeC2	Weh
Lcn	OeD2	Wtl
LoB	OeE2	
LoC	OfB2	
LpB	OfD2	
LpC	RgA	
LpD	RgB	



**Transportation Network -
Unincorporated Twiggs County**

Legend

-  Danville
-  Jeffersonville



APPENDIX B: SUPPORTING DATA AND INFORMATION



Census 2010 Summary Profile

Twiggs County, GA_5
 Twiggs County, GA (13289)
 Geography: County

Middle Georgia Regional Commission

	2000	2010	2000-2010 Annual Rate
Population	10,590	9,023	-1.59%
Households	3,832	3,634	-0.53%
Housing Units	4,291	4,235	-0.13%

Population by Race	Number	Percent
Total	9,023	100.0%
Population Reporting One Race	8,920	98.9%
White	5,123	56.8%
Black	3,724	41.3%
American Indian	28	0.3%
Asian	14	0.2%
Pacific Islander	1	0.0%
Some Other Race	30	0.3%
Population Reporting Two or More Races	103	1.1%

Total Hispanic Population	124	1.4%
---------------------------	-----	------

Population by Sex	Number	Percent
Male	4,398	48.7%
Female	4,625	51.3%

Population by Age	Number	Percent
Total	9,023	100.0%
Age 0 - 4	522	5.8%
Age 5 - 9	471	5.2%
Age 10 - 14	496	5.5%
Age 15 - 19	619	6.9%
Age 20 - 24	533	5.9%
Age 25 - 29	430	4.8%
Age 30 - 34	416	4.6%
Age 35 - 39	458	5.1%
Age 40 - 44	572	6.3%
Age 45 - 49	778	8.6%
Age 50 - 54	861	9.5%
Age 55 - 59	745	8.3%
Age 60 - 64	663	7.3%
Age 65 - 69	529	5.9%
Age 70 - 74	375	4.2%
Age 75 - 79	261	2.9%
Age 80 - 84	177	2.0%
Age 85+	117	1.3%
Age 18+	7,167	79.4%
Age 65+	1,459	16.2%

Median Age by Sex and Race/Hispanic Origin	Median Age
Total Population	45.0
Male	43.9
Female	45.7
White Alone	46.6
Black Alone	42.4
American Indian Alone	47.0
Asian Alone	37.5
Pacific Islander Alone	52.5
Some Other Race Alone	25.0
Two or More Races	20.4
Hispanic Population	36.0

Data Note: Hispanic population can be of any race. Census 2010 medians are computed from reported data distributions.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri converted Census 2000 data into 2010 geography.



Census 2010 Summary Profile

Twiggs County, GA_5
Twiggs County, GA (13289)
Geography: County

Middle Georgia Regional Commission

Households by Type		
Total	3,634	100.0%
Households with 1 Person	1,004	27.6%
Households with 2+ People	2,630	72.4%
Family Households	2,492	68.6%
Husband-wife Families	1,685	46.4%
With Own Children	503	13.8%
Other Family (No Spouse Present)	807	22.2%
With Own Children	287	7.9%
Nonfamily Households	138	3.8%
All Households with Children	1,045	28.8%
Multigenerational Households	221	6.1%
Unmarried Partner Households	191	5.3%
Male-female	160	4.4%
Same-sex	31	0.9%
Average Household Size	2.46	

Family Households by Size		
Total	2,492	100.0%
2 People	1,143	45.9%
3 People	588	23.6%
4 People	431	17.3%
5 People	207	8.3%
6 People	73	2.9%
7+ People	50	2.0%
Average Family Size	2.99	

Nonfamily Households by Size		
Total	1,142	100.0%
1 Person	1,004	87.9%
2 People	129	11.3%
3 People	5	0.4%
4 People	1	0.1%
5 People	1	0.1%
6 People	0	0.0%
7+ People	2	0.2%
Average Nonfamily Size	1.14	

Population by Relationship and Household Type		
Total	9,023	100.0%
In Households	8,934	99.0%
In Family Households	7,633	84.6%
Householder	2,492	27.6%
Spouse	1,685	18.7%
Child	2,863	31.7%
Other relative	411	4.6%
Nonrelative	182	2.0%
In Nonfamily Households	1,301	14.4%
In Group Quarters	89	1.0%
Institutionalized Population	89	1.0%
Noninstitutionalized Population	0	0.0%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography. Average family size excludes nonrelatives.

Source: U.S. Census Bureau, Census 2010 Summary File 1.



Census 2010 Summary Profile

Twiggs County, GA_5
Twiggs County, GA (13289)
Geography: County

Middle Georgia Regional Commission

Family Households by Age of Householder		
Total		2,492 100.0%
Householder Age 15 - 44	727	29.2%
Householder Age 45 - 54	634	25.4%
Householder Age 55 - 64	564	22.6%
Householder Age 65 - 74	373	15.0%
Householder Age 75+	194	7.8%

Nonfamily Households by Age of Householder		
Total		1,142 100.0%
Householder Age 15 - 44	198	17.3%
Householder Age 45 - 54	259	22.7%
Householder Age 55 - 64	241	21.1%
Householder Age 65 - 74	242	21.2%
Householder Age 75+	202	17.7%

Households by Race of Householder		
Total		3,634 100.0%
Householder is White Alone	2,156	59.3%
Householder is Black Alone	1,429	39.3%
Householder is American Indian Alone	11	0.3%
Householder is Asian Alone	3	0.1%
Householder is Pacific Islander Alone	1	0.0%
Householder is Some Other Race Alone	9	0.2%
Householder is Two or More Races	25	0.7%
Households with Hispanic Householder	39	1.1%

Husband-wife Families by Race of Householder		
Total		1,685 100.0%
Householder is White Alone	1,146	68.0%
Householder is Black Alone	520	30.9%
Householder is American Indian Alone	3	0.2%
Householder is Asian Alone	0	0.0%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	5	0.3%
Householder is Two or More Races	11	0.7%
Husband-wife Families with Hispanic Householder	16	1.0%

Other Families (No Spouse) by Race of Householder		
Total		807 100.0%
Householder is White Alone	322	39.9%
Householder is Black Alone	474	58.7%
Householder is American Indian Alone	2	0.2%
Householder is Asian Alone	2	0.2%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	2	0.2%
Householder is Two or More Races	5	0.6%
Other Families with Hispanic Householder	10	1.2%

Nonfamily Households by Race of Householder		
Total		1,142 100.0%
Householder is White Alone	688	60.2%
Householder is Black Alone	435	38.1%
Householder is American Indian Alone	6	0.5%
Householder is Asian Alone	1	0.1%
Householder is Pacific Islander Alone	1	0.1%
Householder is Some Other Race Alone	2	0.2%
Householder is Two or More Races	9	0.8%
Nonfamily Households with Hispanic Householder	13	1.1%

Source: U.S. Census Bureau, Census 2010 Summary File 1.



Census 2010 Summary Profile

Twiggs County, GA_5
Twiggs County, GA (13289)
Geography: County

Middle Georgia Regional Commission

Total Housing Units by Occupancy

Total	4,235	100.0%
Occupied Housing Units	3,634	85.8%
Vacant Housing Units		
For Rent	90	2.1%
Rented, not Occupied	6	0.1%
For Sale Only	49	1.2%
Sold, not Occupied	3	0.1%
For Seasonal/Recreational/Occasional Use	55	1.3%
For Migrant Workers	0	0.0%
Other Vacant	398	9.4%
Total Vacancy Rate	14.2%	

Households by Tenure and Mortgage Status

Total	3,634	100.0%
Owner Occupied	2,927	80.5%
Owned with a Mortgage/Loan	1,464	40.3%
Owned Free and Clear	1,463	40.3%
Average Household Size	2.49	
Renter Occupied	707	19.5%
Average Household Size	2.33	

Owner-occupied Housing Units by Race of Householder

Total	2,927	100.0%
Householder is White Alone	1,781	60.8%
Householder is Black Alone	1,109	37.9%
Householder is American Indian Alone	9	0.3%
Householder is Asian Alone	1	0.0%
Householder is Pacific Islander Alone	1	0.0%
Householder is Some Other Race Alone	6	0.2%
Householder is Two or More Races	20	0.7%
Owner-occupied Housing Units with Hispanic Householder	31	1.1%

Renter-occupied Housing Units by Race of Householder

Total	707	100.0%
Householder is White Alone	375	53.0%
Householder is Black Alone	320	45.3%
Householder is American Indian Alone	2	0.3%
Householder is Asian Alone	2	0.3%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	3	0.4%
Householder is Two or More Races	5	0.7%
Renter-occupied Housing Units with Hispanic Householder	8	1.1%

Average Household Size by Race/Hispanic Origin of Householder

Householder is White Alone	2.37
Householder is Black Alone	2.60
Householder is American Indian Alone	2.00
Householder is Asian Alone	2.00
Householder is Pacific Islander Alone	1.00
Householder is Some Other Race Alone	3.67
Householder is Two or More Races	2.32
Householder is Hispanic	2.82

Source: U.S. Census Bureau, Census 2010 Summary File 1.



Demographic and Income Profile

Twiggs County, GA_5
 Twiggs County, GA (13289)
 Geography: County

Middle Georgia Regional Commission

Summary	2010	2011	2016
Population	9,023	8,937	8,317
Households	3,634	3,599	3,402
Families	2,492	2,468	2,313
Average Household Size	2.46	2.46	2.42
Owner Occupied Housing Units	2,927	2,860	2,718
Renter Occupied Housing Units	707	739	684
Median Age	45.0	45.1	46.1
Trends: 2011 - 2016 Annual Rate	Area	State	National
Population	-1.43%	0.94%	0.67%
Households	-1.12%	1.00%	0.71%
Families	-1.29%	0.84%	0.57%
Owner HHs	-1.01%	1.20%	0.91%
Median Household Income	3.24%	3.56%	2.75%

Households by Income	2011		2016	
	Number	Percent	Number	Percent
<\$15,000	1,009	28.0%	923	27.1%
\$15,000 - \$24,999	494	13.7%	392	11.5%
\$25,000 - \$34,999	466	12.9%	354	10.4%
\$35,000 - \$49,999	507	14.1%	381	11.2%
\$50,000 - \$74,999	519	14.4%	516	15.2%
\$75,000 - \$99,999	328	9.1%	471	13.8%
\$100,000 - \$149,999	211	5.9%	279	8.2%
\$150,000 - \$199,999	45	1.3%	62	1.8%
\$200,000+	20	0.6%	24	0.7%
Median Household Income	\$30,660		\$35,950	
Average Household Income	\$42,637		\$49,482	
Per Capita Income	\$17,504		\$20,611	

Population by Age	2010		2011		2016	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	522	5.8%	509	5.7%	473	5.7%
5 - 9	471	5.2%	464	5.2%	423	5.1%
10 - 14	496	5.5%	489	5.5%	451	5.4%
15 - 19	619	6.9%	608	6.8%	521	6.3%
20 - 24	533	5.9%	529	5.9%	469	5.6%
25 - 34	846	9.4%	841	9.4%	791	9.5%
35 - 44	1,030	11.4%	1,012	11.3%	890	10.7%
45 - 54	1,639	18.2%	1,610	18.0%	1,356	16.3%
55 - 64	1,408	15.6%	1,409	15.8%	1,387	16.7%
65 - 74	904	10.0%	917	10.3%	1,027	12.3%
75 - 84	438	4.9%	433	4.8%	412	5.0%
85+	117	1.3%	116	1.3%	117	1.4%

Race and Ethnicity	2010		2011		2016	
	Number	Percent	Number	Percent	Number	Percent
White Alone	5,123	56.8%	5,036	56.4%	4,656	56.0%
Black Alone	3,724	41.3%	3,725	41.7%	3,479	41.8%
American Indian Alone	28	0.3%	28	0.3%	29	0.3%
Asian Alone	14	0.2%	14	0.2%	14	0.2%
Pacific Islander Alone	1	0.0%	1	0.0%	1	0.0%
Some Other Race Alone	30	0.3%	30	0.3%	32	0.4%
Two or More Races	103	1.1%	103	1.2%	106	1.3%
Hispanic Origin (Any Race)	124	1.4%	124	1.4%	134	1.6%

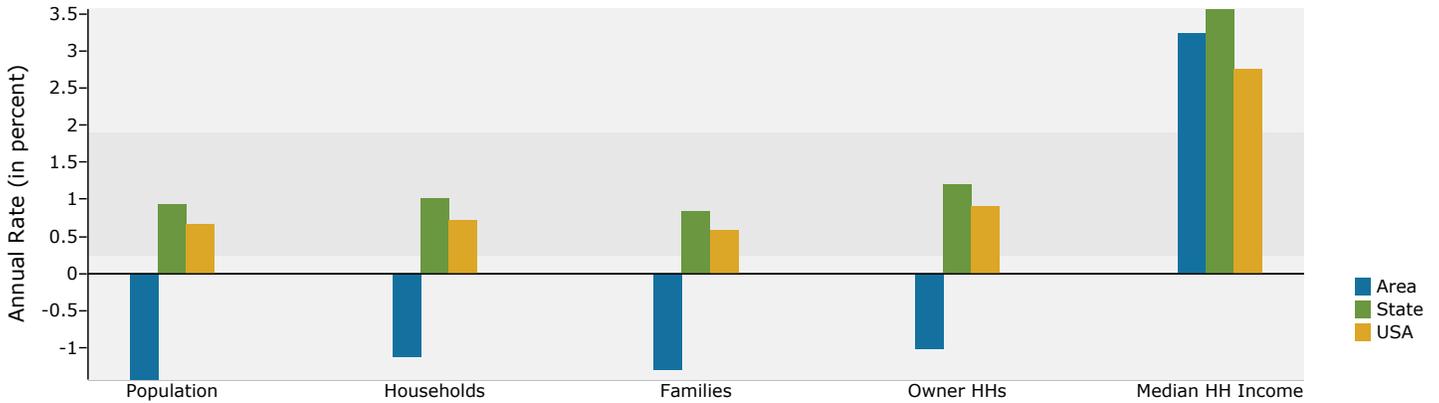
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2011 and 2016.

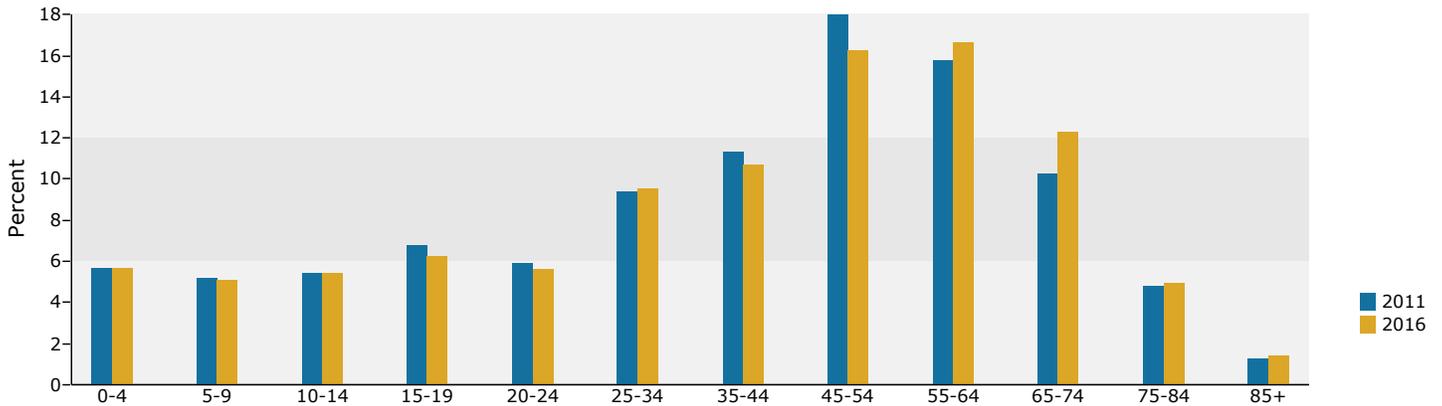
July 18, 2012

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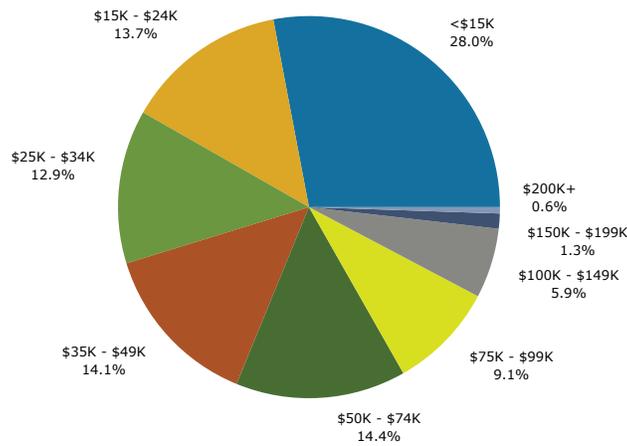
Trends 2011-2016



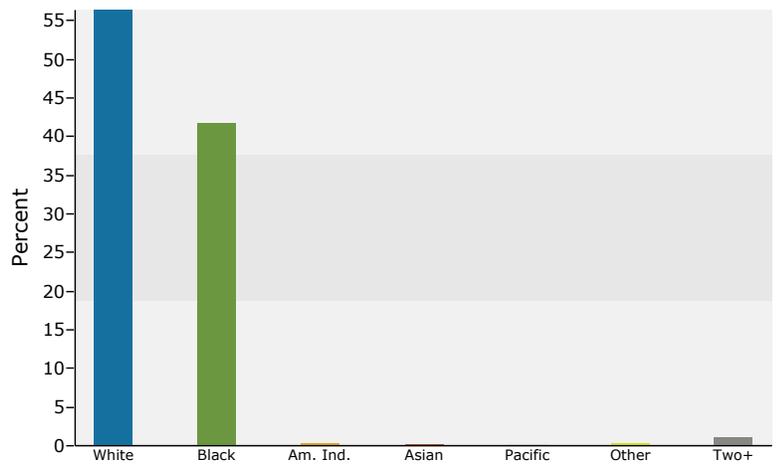
Population by Age



2011 Household Income



2011 Population by Race



2011 Percent Hispanic Origin: 1.4%

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2011 and 2016.



ACS Population Summary

Twiggs County, GA_5
 Twiggs County, GA (13289)
 Geography: County

Middle Georgia Regional Commission

	2005 - 2009 ACS Estimate	Percent	MOE(±)	Reliability
TOTALS				
Total Population	10,259		0	
Total Households	3,178		238	
Total Housing Units	4,486		13	
POPULATION AGE 15+ YEARS BY MARITAL STATUS				
Total	8,240	100.0%	94	
Never married	2,982	36.2%	415	
Married	3,619	43.9%	411	
Widowed	828	10.0%	165	
Divorced	811	9.8%	237	
POPULATION AGE 3+ YEARS BY SCHOOL ENROLLMENT				
Total	9,915	100.0%	188	
Enrolled in school	2,284	23.0%	321	
Enrolled in nursery school, preschool	36	0.4%	40	
Public school	27	0.3%	136	
Private school	9	0.1%	134	
Enrolled in kindergarten	212	2.1%	141	
Public school	199	2.0%	139	
Private school	13	0.1%	135	
Enrolled in grade 1 to grade 4	684	6.9%	178	
Public school	599	6.0%	165	
Private school	85	0.9%	75	
Enrolled in grade 5 to grade 8	488	4.9%	143	
Public school	364	3.7%	117	
Private school	124	1.3%	89	
Enrolled in grade 9 to grade 12	453	4.6%	151	
Public school	373	3.8%	135	
Private school	80	0.8%	70	
Enrolled in college undergraduate years	320	3.2%	156	
Public school	256	2.6%	144	
Private school	64	0.6%	76	
Enrolled in graduate or professional school	91	0.9%	59	
Public school	50	0.5%	43	
Private school	41	0.4%	43	
Not enrolled in school	7,631	77.0%	232	
POPULATION AGE 25+ YEARS BY EDUCATIONAL ATTAINMENT				
Total	6,677	100.0%	239	
No schooling completed	63	0.9%	61	
Nursery to 4th grade	36	0.5%	33	
5th and 6th grade	218	3.3%	83	
7th and 8th grade	445	6.7%	181	
9th grade	339	5.1%	152	
10th grade	522	7.8%	187	
11th grade	708	10.6%	225	
12th grade, no diploma	298	4.5%	275	
High school graduate, GED, or alternative	2,221	33.3%	336	
Some college, less than 1 year	351	5.3%	182	
Some college, 1 or more years, no degree	540	8.1%	164	
Associate's degree	361	5.4%	143	
Bachelor's degree	362	5.4%	157	
Master's degree	194	2.9%	149	
Professional school degree	9	0.1%	133	
Doctorate degree	10	0.1%	133	

Source: U.S. Census Bureau, 2005-2009 American Community Survey

Reliability: high medium low

July 18, 2012

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ACS Population Summary

Twiggs County, GA_5
 Twiggs County, GA (13289)
 Geography: County

Middle Georgia Regional Commission

	2005 - 2009 ACS Estimate	Percent	MOE(±)	Reliability
POPULATION AGE 5+ YEARS BY LANGUAGE SPOKEN AT HOME AND ABILITY TO SPEAK ENGLISH				
Total	9,642	100.0%	192	High
5 to 17 years				
Speak only English	1,792	18.6%	193	High
Speak Spanish	0	0.0%	132	Low
Speak English "very well" or "well"	0	0.0%	187	Low
Speak English "not well"	0	0.0%	132	Low
Speak English "not at all"	0	0.0%	132	Low
Speak other Indo-European languages	0	0.0%	132	Low
Speak English "very well" or "well"	0	0.0%	187	Low
Speak English "not well"	0	0.0%	132	Low
Speak English "not at all"	0	0.0%	132	Low
Speak Asian and Pacific Island languages	0	0.0%	132	Low
Speak English "very well" or "well"	0	0.0%	187	Low
Speak English "not well"	0	0.0%	132	Low
Speak English "not at all"	0	0.0%	132	Low
Speak other languages	0	0.0%	132	Low
Speak English "very well" or "well"	0	0.0%	187	Low
Speak English "not well"	0	0.0%	132	Low
Speak English "not at all"	0	0.0%	132	Low
18 to 64 years				
Speak only English	6,416	66.5%	142	High
Speak Spanish	104	1.1%	143	Low
Speak English "very well" or "well"	27	0.3%	139	Low
Speak English "not well"	0	0.0%	132	Low
Speak English "not at all"	77	0.8%	102	Low
Speak other Indo-European languages	0	0.0%	132	Low
Speak English "very well" or "well"	0	0.0%	187	Low
Speak English "not well"	0	0.0%	132	Low
Speak English "not at all"	0	0.0%	132	Low
Speak Asian and Pacific Island languages	26	0.3%	33	Low
Speak English "very well" or "well"	8	0.1%	133	Low
Speak English "not well"	18	0.2%	28	Low
Speak English "not at all"	0	0.0%	132	Low
Speak other languages	0	0.0%	132	Low
Speak English "very well" or "well"	0	0.0%	187	Low
Speak English "not well"	0	0.0%	132	Low
Speak English "not at all"	0	0.0%	132	Low
65 years and over				
Speak only English	1,304	13.5%	132	High
Speak Spanish	0	0.0%	132	Low
Speak English "very well" or "well"	0	0.0%	187	Low
Speak English "not well"	0	0.0%	132	Low
Speak English "not at all"	0	0.0%	132	Low
Speak other Indo-European languages	0	0.0%	132	Low
Speak English "very well" or "well"	0	0.0%	187	Low
Speak English "not well"	0	0.0%	132	Low
Speak English "not at all"	0	0.0%	132	Low
Speak Asian and Pacific Island languages	0	0.0%	132	Low
Speak English "very well" or "well"	0	0.0%	187	Low
Speak English "not well"	0	0.0%	132	Low
Speak English "not at all"	0	0.0%	132	Low
Speak other languages	0	0.0%	132	Low
Speak English "very well" or "well"	0	0.0%	187	Low
Speak English "not well"	0	0.0%	132	Low
Speak English "not at all"	0	0.0%	132	Low

Source: U.S. Census Bureau, 2005-2009 American Community Survey

Reliability: High medium low



ACS Population Summary

Twiggs County, GA_5
 Twiggs County, GA (13289)
 Geography: County

Middle Georgia Regional Commission

	2005 - 2009 ACS Estimate	Percent	MOE(±)	Reliability
WORKERS AGE 16+ YEARS BY PLACE OF WORK				
Total	3,420	100.0%	359	High
Worked in state and in county of residence	720	21.1%	208	Medium
Worked in state and outside county of residence	2,636	77.1%	373	High
Worked outside state of residence	64	1.9%	72	Low
WORKERS AGE 16+ YEARS BY MEANS OF TRANSPORTATION TO WORK				
Total	3,420	100.0%	359	High
Drove alone	3,084	90.2%	354	High
Carpooled	239	7.0%	152	Medium
Public transportation (excluding taxicab)	0	0.0%	132	
Bus or trolley bus	0	0.0%	132	
Streetcar or trolley car	0	0.0%	132	
Subway or elevated	0	0.0%	132	
Railroad	0	0.0%	132	
Ferryboat	0	0.0%	132	
Taxicab	0	0.0%	132	
Motorcycle	0	0.0%	132	
Bicycle	0	0.0%	132	
Walked	49	1.4%	68	Low
Other means	15	0.4%	19	Low
Worked at home	33	1.0%	27	Low
WORKERS AGE 16+ YEARS (WHO DID NOT WORK FROM HOME) BY TRAVEL TIME TO WORK				
Total	3,387	100.0%	356	High
Less than 5 minutes	65	1.9%	53	Low
5 to 9 minutes	260	7.7%	169	Medium
10 to 14 minutes	416	12.3%	223	Medium
15 to 19 minutes	385	11.4%	165	Medium
20 to 24 minutes	398	11.8%	161	Medium
25 to 29 minutes	387	11.4%	172	Medium
30 to 34 minutes	328	9.7%	166	Medium
35 to 39 minutes	232	6.8%	113	Medium
40 to 44 minutes	171	5.0%	119	Low
45 to 59 minutes	395	11.7%	204	Medium
60 to 89 minutes	241	7.1%	121	Medium
90 or more minutes	109	3.2%	72	Low
Average Travel Time to Work (in minutes)	29.8		5.8	High

Source: U.S. Census Bureau, 2005-2009 American Community Survey

Reliability: High Medium Low

July 18, 2012

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ACS Population Summary

Twiggs County, GA_5
 Twiggs County, GA (13289)
 Geography: County

Middle Georgia Regional Commission

	2005 - 2009 ACS Estimate	Percent	MOE(±)	Reliability
CIVILIAN EMPLOYED POPULATION AGE 16+ YEARS BY OCCUPATION				
Total	3,525	100.0%	351	High
Management	269	7.6%	144	Medium
Business and financial operations	145	4.1%	162	Low
Computer and mathematical	21	0.6%	136	Low
Architecture and engineering	79	2.2%	159	Low
Life, physical, and social science	0	0.0%	187	Low
Community and social services	3	0.1%	132	Low
Legal	9	0.3%	133	Low
Education, training, and library	209	5.9%	145	Low
Arts, design, entertainment, sports, and media	51	1.4%	150	Low
Healthcare practitioner, technologists, and technicians	263	7.5%	174	Low
Healthcare support	289	8.2%	160	Medium
Protective service	22	0.6%	21	Low
Food preparation and serving related	198	5.6%	163	Low
Building and grounds cleaning and maintenance	123	3.5%	98	Low
Personal care and service	19	0.5%	18	Low
Sales and related	202	5.7%	108	Medium
Office and administrative support	506	14.4%	202	Medium
Farming, fishing, and forestry	45	1.3%	144	Low
Construction and extraction	181	5.1%	180	Low
Installation, maintenance, and repair	127	3.6%	92	Low
Production	375	10.6%	140	Medium
Transportation and material moving	389	11.0%	179	Medium
CIVILIAN EMPLOYED POPULATION AGE 16+ YEARS BY INDUSTRY				
Total	3,525	100.0%	351	High
Agriculture, forestry, fishing and hunting	100	2.8%	75	Low
Mining, quarrying, and oil and gas extraction	101	2.9%	156	Low
Construction	327	9.3%	190	Medium
Manufacturing	474	13.4%	152	Medium
Wholesale trade	66	1.9%	55	Low
Retail trade	306	8.7%	130	Medium
Transportation and warehousing	204	5.8%	120	Medium
Utilities	0	0.0%	187	Low
Information	11	0.3%	18	Low
Finance and insurance	144	4.1%	101	Low
Real estate and rental and leasing	80	2.3%	73	Low
Professional, scientific, and technical services	237	6.7%	150	Medium
Management of companies and enterprises	0	0.0%	187	Low
Administrative and support and waste management services	154	4.4%	151	Low
Educational services	265	7.5%	164	Medium
Health care and social assistance	507	14.4%	212	Medium
Arts, entertainment, and recreation	0	0.0%	187	Low
Accommodation and food services	150	4.3%	79	Medium
Other services, except public administration	124	3.5%	96	Low
Public administration	275	7.8%	136	Medium

Source: U.S. Census Bureau, 2005-2009 American Community Survey

Reliability: High Medium Low

July 18, 2012

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ACS Population Summary

Twiggs County, GA_5
 Twiggs County, GA (13289)
 Geography: County

Middle Georgia Regional Commission

	2005 - 2009 ACS Estimate	Percent	MOE(±)	Reliability
FEMALES AGE 20-64 YEARS BY AGE OF OWN CHILDREN AND EMPLOYMENT STATUS				
Total	3,177	100.0%	150	High
Own children under 6 years only	184	5.8%	116	Medium
In labor force	184	5.8%	116	Medium
Not in labor force	0	0.0%	132	Low
Own children under 6 years and 6 to 17 years	172	5.4%	100	Medium
In labor force	126	4.0%	80	Medium
Not in labor force	46	1.4%	56	Low
Own children 6 to 17 years only	472	14.9%	153	Medium
In labor force	245	7.7%	99	Medium
Not in labor force	227	7.1%	130	Medium
No own children under 18 years	2,349	73.9%	239	High
In labor force	962	30.3%	236	Medium
Not in labor force	1,387	43.7%	353	Medium
POPULATION BY RATIO OF INCOME TO POVERTY LEVEL				
Total	10,245	100.0%	7	High
Under .50	651	6.4%	266	Medium
.50 to .99	1,226	12.0%	610	Medium
1.00 to 1.24	959	9.4%	400	Medium
1.25 to 1.49	433	4.2%	208	Medium
1.50 to 1.84	795	7.8%	457	Medium
1.85 to 1.99	572	5.6%	235	Medium
2.00 and over	5,609	54.7%	689	High
HOUSEHOLDS BY POVERTY STATUS				
Total	3,178	100.0%	238	High
Income in the past 12 months below poverty level	607	19.1%	172	Medium
Married-couple family	121	3.8%	89	Low
Other family - male householder (no wife present)	0	0.0%	132	Low
Other family - female householder (no husband present)	195	6.1%	98	Medium
Nonfamily household - male householder	100	3.1%	66	Low
Nonfamily household - female householder	191	6.0%	69	Medium
Income in the past 12 months at or above poverty level	2,571	80.9%	228	High
Married-couple family	1,402	44.1%	208	High
Other family - male householder (no wife present)	66	2.1%	71	Low
Other family - female householder (no husband present)	312	9.8%	130	Medium
Nonfamily household - male householder	474	14.9%	147	Medium
Nonfamily household - female householder	317	10.0%	106	Medium

Source: U.S. Census Bureau, 2005-2009 American Community Survey

Reliability: High Medium Low

July 18, 2012

Made with Esri Business Analyst



ACS Population Summary

Twiggs County, GA_5
 Twiggs County, GA (13289)
 Geography: County

Middle Georgia Regional Commission

	2005 - 2009 ACS Estimate	Percent	MOE(±)	Reliability
HOUSEHOLDS BY INCOME				
Total	3,178	100.0%	238	High
Less than \$10,000	415	13.1%	118	Medium
\$10,000 to \$14,999	247	7.8%	102	Medium
\$15,000 to \$19,999	287	9.0%	102	Medium
\$20,000 to \$24,999	394	12.4%	141	Medium
\$25,000 to \$29,999	260	8.2%	129	Medium
\$30,000 to \$34,999	142	4.5%	61	Medium
\$35,000 to \$39,999	109	3.4%	79	Low
\$40,000 to \$44,999	135	4.2%	75	Medium
\$45,000 to \$49,999	148	4.7%	102	Low
\$50,000 to \$59,999	296	9.3%	147	Medium
\$60,000 to \$74,999	261	8.2%	108	Medium
\$75,000 to \$99,999	286	9.0%	121	Medium
\$100,000 to \$124,999	76	2.4%	45	Medium
\$125,000 to \$149,999	64	2.0%	46	Low
\$150,000 to \$199,999	21	0.7%	29	Low
\$200,000 or more	37	1.2%	46	Low
Median Household Income	\$29,593		\$4,730	High
Average Household Income	\$44,485		\$8,049	High
Per Capita Income	\$16,920		\$1,988	High
HOUSEHOLDS WITH HOUSEHOLDER AGE <25 YEARS BY INCOME				
Total	127	100.0%	94	Low
Less than \$10,000	46	36.2%	64	Low
\$10,000 to \$14,999	0	0.0%	132	
\$15,000 to \$19,999	0	0.0%	132	
\$20,000 to \$24,999	17	13.4%	28	Low
\$25,000 to \$29,999	12	9.4%	22	Low
\$30,000 to \$34,999	12	9.4%	16	Low
\$35,000 to \$39,999	0	0.0%	132	
\$40,000 to \$44,999	0	0.0%	132	
\$45,000 to \$49,999	5	3.9%	10	Low
\$50,000 to \$59,999	35	27.6%	52	Low
\$60,000 to \$74,999	0	0.0%	132	
\$75,000 to \$99,999	0	0.0%	132	
\$100,000 to \$124,999	0	0.0%	132	
\$125,000 to \$149,999	0	0.0%	132	
\$150,000 to \$199,999	0	0.0%	132	
\$200,000 or more	0	0.0%	132	
Median Household Income for HHr <25	\$27,604		\$31,198	Low
Average Household Income for HHr <25	\$27,750		\$33,164	Low

Source: U.S. Census Bureau, 2005-2009 American Community Survey

Reliability: High Medium Low



ACS Population Summary

Twiggs County, GA_5
 Twiggs County, GA (13289)
 Geography: County

Middle Georgia Regional Commission

	2005 - 2009 ACS Estimate	Percent	MOE(±)	Reliability
HOUSEHOLDS WITH HOUSEHOLDER AGE 25-44 YEARS BY INCOME				
Total	861	100.0%	169	High
Less than \$10,000	42	4.9%	31	Low
\$10,000 to \$14,999	51	5.9%	50	Low
\$15,000 to \$19,999	26	3.0%	29	Low
\$20,000 to \$24,999	102	11.8%	96	Low
\$25,000 to \$29,999	55	6.4%	64	Low
\$30,000 to \$34,999	20	2.3%	26	Low
\$35,000 to \$39,999	45	5.2%	69	Low
\$40,000 to \$44,999	81	9.4%	77	Low
\$45,000 to \$49,999	67	7.8%	77	Low
\$50,000 to \$59,999	116	13.5%	92	Low
\$60,000 to \$74,999	84	9.8%	67	Low
\$75,000 to \$99,999	107	12.4%	91	Low
\$100,000 to \$124,999	30	3.5%	30	Low
\$125,000 to \$149,999	8	0.9%	14	Low
\$150,000 to \$199,999	0	0.0%	132	Low
\$200,000 or more	27	3.1%	44	Low
Median Household Income for HHr 25-44	\$47,602		\$14,561	Medium
Average Household Income for HHr 25-44	\$59,333		\$29,190	Medium
HOUSEHOLDS WITH HOUSEHOLDER AGE 45-64 YEARS BY INCOME				
Total	1,339	100.0%	173	High
Less than \$10,000	151	11.3%	75	Medium
\$10,000 to \$14,999	56	4.2%	48	Low
\$15,000 to \$19,999	101	7.5%	62	Medium
\$20,000 to \$24,999	146	10.9%	91	Medium
\$25,000 to \$29,999	112	8.4%	80	Low
\$30,000 to \$34,999	43	3.2%	35	Low
\$35,000 to \$39,999	40	3.0%	30	Low
\$40,000 to \$44,999	52	3.9%	34	Medium
\$45,000 to \$49,999	40	3.0%	45	Low
\$50,000 to \$59,999	118	8.8%	83	Low
\$60,000 to \$74,999	170	12.7%	79	Medium
\$75,000 to \$99,999	177	13.2%	74	Medium
\$100,000 to \$124,999	46	3.4%	32	Low
\$125,000 to \$149,999	56	4.2%	46	Low
\$150,000 to \$199,999	21	1.6%	29	Low
\$200,000 or more	10	0.7%	16	Low
Median Household Income for HHr 45-64	\$41,281		\$13,139	Medium
Average Household Income for HHr 45-64	\$51,608		\$11,278	Medium

Source: U.S. Census Bureau, 2005-2009 American Community Survey

Reliability: High Medium Low

July 18, 2012

Made with Esri Business Analyst



ACS Population Summary

Twiggs County, GA_5
 Twiggs County, GA (13289)
 Geography: County

Middle Georgia Regional Commission

	2005 - 2009 ACS Estimate	Percent	MOE(±)	Reliability
HOUSEHOLDS WITH HOUSEHOLDER AGE 65+ YEARS BY INCOME				
Total	851	100.0%	102	
Less than \$10,000	176	20.7%	70	
\$10,000 to \$14,999	140	16.5%	74	
\$15,000 to \$19,999	160	18.8%	89	
\$20,000 to \$24,999	129	15.2%	88	
\$25,000 to \$29,999	81	9.5%	67	
\$30,000 to \$34,999	67	7.9%	47	
\$35,000 to \$39,999	24	2.8%	21	
\$40,000 to \$44,999	2	0.2%	4	
\$45,000 to \$49,999	36	4.2%	40	
\$50,000 to \$59,999	27	3.2%	28	
\$60,000 to \$74,999	7	0.8%	11	
\$75,000 to \$99,999	2	0.2%	6	
\$100,000 to \$124,999	0	0.0%	132	
\$125,000 to \$149,999	0	0.0%	132	
\$150,000 to \$199,999	0	0.0%	132	
\$200,000 or more	0	0.0%	132	
Median Household Income for HHr 65+	\$18,921		\$1,589	
Average Household Income for HHr 65+	\$20,754		\$3,705	

Data Note: N/A means not available. Population by Ratio of Income to Poverty Level represents persons for whom poverty status is determined. Household income represents income in 2009, adjusted for inflation.

2005-2009 ACS Estimate: The American Community Survey (ACS) replaces census sample data. Esri is releasing the 2005-2009 ACS estimates, five-year period data collected monthly from January 1, 2005 through December 31, 2009. Although the ACS includes many of the subjects previously covered by the decennial census sample, there are significant differences between the two surveys including fundamental differences in survey design and residency rules.

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

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

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

Source: U.S. Census Bureau, 2005-2009 American Community Survey

Reliability: high medium low

July 18, 2012

Made with Esri Business Analyst



	2000	2010	2000-2010 Annual Rate
Population	1,295	1,035	-2.22%
Households	434	401	-0.79%
Housing Units	499	485	-0.28%

Population by Race	Number	Percent
Total	1,035	100.0%
Population Reporting One Race	1,023	98.8%
White	408	39.4%
Black	604	58.4%
American Indian	1	0.1%
Asian	4	0.4%
Pacific Islander	1	0.1%
Some Other Race	5	0.5%
Population Reporting Two or More Races	12	1.2%

Total Hispanic Population	16	1.5%
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Population by Sex	Number	Percent
Male	493	47.6%
Female	542	52.4%

Population by Age	Number	Percent
Total	1,031	100.0%
Age 0 - 4	57	5.5%
Age 5 - 9	52	5.0%
Age 10 - 14	54	5.2%
Age 15 - 19	68	6.6%
Age 20 - 24	54	5.2%
Age 25 - 29	45	4.4%
Age 30 - 34	47	4.6%
Age 35 - 39	61	5.9%
Age 40 - 44	64	6.2%
Age 45 - 49	92	8.9%
Age 50 - 54	84	8.1%
Age 55 - 59	89	8.6%
Age 60 - 64	72	7.0%
Age 65 - 69	68	6.6%
Age 70 - 74	47	4.6%
Age 75 - 79	38	3.7%
Age 80 - 84	32	3.1%
Age 85+	12	1.2%
Age 18+	828	80.0%
Age 65+	197	19.0%

Median Age by Sex and Race/Hispanic Origin	Median Age
Total Population	45.9
Male	44.6
Female	47.0
White Alone	51.0
Black Alone	41.6
American Indian Alone	62.5
Asian Alone	32.5
Pacific Islander Alone	52.5
Some Other Race Alone	35.0
Two or More Races	30.0
Hispanic Population	23.8

Data Note: Hispanic population can be of any race. Census 2010 medians are computed from reported data distributions.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri converted Census 2000 data into 2010 geography.



Households by Type		
Total	401	100.0%
Households with 1 Person	121	30.2%
Households with 2+ People	280	69.8%
Family Households	267	66.6%
Husband-wife Families	161	40.2%
With Own Children	52	13.0%
Other Family (No Spouse Present)	106	26.4%
With Own Children	35	8.7%
Nonfamily Households	13	3.2%
All Households with Children	121	30.2%
Multigenerational Households	24	6.0%
Unmarried Partner Households	23	5.7%
Male-female	19	4.7%
Same-sex	4	1.0%
Average Household Size	2.46	
Family Households by Size		
Total	267	100.0%
2 People	120	44.9%
3 People	66	24.7%
4 People	51	19.1%
5 People	18	6.7%
6 People	10	3.7%
7+ People	2	0.7%
Average Family Size	3.03	
Nonfamily Households by Size		
Total	135	100.0%
1 Person	121	89.6%
2 People	12	8.9%
3 People	1	0.7%
4 People	0	0.0%
5 People	0	0.0%
6 People	0	0.0%
7+ People	1	0.7%
Average Nonfamily Size	1.15	
Population by Relationship and Household Type		
Total	1,035	100.0%
In Households	985	95.2%
In Family Households	831	80.3%
Householder	275	26.6%
Spouse	165	15.9%
Child	318	30.7%
Other relative	50	4.8%
Nonrelative	23	2.2%
In Nonfamily Households	154	14.9%
In Group Quarters	50	4.8%
Institutionalized Population	50	4.8%
Noninstitutionalized Population	0	0.0%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography. Average family size excludes nonrelatives.

Source: U.S. Census Bureau, Census 2010 Summary File 1.



Family Households by Age of Householder

Total	267	100.0%
Householder Age 15 - 44	78	29.2%
Householder Age 45 - 54	65	24.3%
Householder Age 55 - 64	62	23.2%
Householder Age 65 - 74	39	14.6%
Householder Age 75+	23	8.6%

Nonfamily Households by Age of Householder

Total	133	100.0%
Householder Age 15 - 44	20	15.0%
Householder Age 45 - 54	32	24.1%
Householder Age 55 - 64	28	21.1%
Householder Age 65 - 74	30	22.6%
Householder Age 75+	23	17.3%

Households by Race of Householder

Total	401	100.0%
Householder is White Alone	163	40.6%
Householder is Black Alone	232	57.9%
Householder is American Indian Alone	1	0.2%
Householder is Asian Alone	1	0.2%
Householder is Pacific Islander Alone	1	0.2%
Householder is Some Other Race Alone	1	0.2%
Householder is Two or More Races	2	0.5%
Households with Hispanic Householder	3	0.7%

Husband-wife Families by Race of Householder

Total	161	100.0%
Householder is White Alone	92	57.1%
Householder is Black Alone	68	42.2%
Householder is American Indian Alone	0	0.0%
Householder is Asian Alone	0	0.0%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	1	0.6%
Householder is Two or More Races	0	0.0%
Husband-wife Families with Hispanic Householder	1	0.6%

Other Families (No Spouse) by Race of Householder

Total	106	100.0%
Householder is White Alone	20	18.9%
Householder is Black Alone	84	79.2%
Householder is American Indian Alone	0	0.0%
Householder is Asian Alone	1	0.9%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	0	0.0%
Householder is Two or More Races	1	0.9%
Other Families with Hispanic Householder	1	0.9%

Nonfamily Households by Race of Householder

Total	135	100.0%
Householder is White Alone	52	38.5%
Householder is Black Alone	79	58.5%
Householder is American Indian Alone	1	0.7%
Householder is Asian Alone	1	0.7%
Householder is Pacific Islander Alone	1	0.7%
Householder is Some Other Race Alone	0	0.0%
Householder is Two or More Races	1	0.7%
Nonfamily Households with Hispanic Householder	1	0.7%

Source: U.S. Census Bureau, Census 2010 Summary File 1.



Total Housing Units by Occupancy

Total	483	100.0%
Occupied Housing Units	401	83.0%
Vacant Housing Units		
For Rent	20	4.1%
Rented, not Occupied	1	0.2%
For Sale Only	8	1.7%
Sold, not Occupied	1	0.2%
For Seasonal/Recreational/Occasional Use	9	1.9%
For Migrant Workers	0	0.0%
Other Vacant	43	8.9%
Total Vacancy Rate	17.3%	

Households by Tenure and Mortgage Status

Total	401	100.0%
Owner Occupied	315	78.6%
Owned with a Mortgage/Loan	163	40.6%
Owned Free and Clear	152	37.9%
Average Household Size	2.52	
Renter Occupied	86	21.4%
Average Household Size	2.24	

Owner-occupied Housing Units by Race of Householder

Total	315	100.0%
Householder is White Alone	141	44.8%
Householder is Black Alone	171	54.3%
Householder is American Indian Alone	0	0.0%
Householder is Asian Alone	0	0.0%
Householder is Pacific Islander Alone	1	0.3%
Householder is Some Other Race Alone	1	0.3%
Householder is Two or More Races	1	0.3%
Owner-occupied Housing Units with Hispanic Householder	3	1.0%

Renter-occupied Housing Units by Race of Householder

Total	86	100.0%
Householder is White Alone	22	25.6%
Householder is Black Alone	61	70.9%
Householder is American Indian Alone	1	1.2%
Householder is Asian Alone	1	1.2%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	0	0.0%
Householder is Two or More Races	1	1.2%
Renter-occupied Housing Units with Hispanic Householder	0	0.0%

Average Household Size by Race/Hispanic Origin of Householder

Householder is White Alone	2.32
Householder is Black Alone	2.54
Householder is American Indian Alone	1.00
Householder is Asian Alone	3.00
Householder is Pacific Islander Alone	1.00
Householder is Some Other Race Alone	7.00
Householder is Two or More Races	3.00
Householder is Hispanic	4.00

Source: U.S. Census Bureau, Census 2010 Summary File 1.



Demographic and Income Profile

Jeffersonville

Middle Georgia Regional Commission

Summary	2010	2011	2016
Population	1,035	1,029	960
Households	401	398	378
Families	267	265	249
Average Household Size	2.46	2.46	2.41
Owner Occupied Housing Units	315	308	294
Renter Occupied Housing Units	86	90	84
Median Age	45.9	46.1	47.2
Trends: 2011 - 2016 Annual Rate	Area	State	National
Population	-1.38%	0.94%	0.67%
Households	-1.03%	1.00%	0.71%
Families	-1.24%	0.84%	0.57%
Owner HHs	-0.93%	1.20%	0.91%
Median Household Income	2.68%	3.56%	2.75%

Households by Income	2011		2016	
	Number	Percent	Number	Percent
<\$15,000	143	35.9%	133	35.1%
\$15,000 - \$24,999	62	15.6%	49	12.9%
\$25,000 - \$34,999	39	9.8%	31	8.2%
\$35,000 - \$49,999	48	12.1%	36	9.5%
\$50,000 - \$74,999	45	11.3%	45	11.9%
\$75,000 - \$99,999	27	6.8%	40	10.6%
\$100,000 - \$149,999	21	5.3%	28	7.4%
\$150,000 - \$199,999	9	2.3%	12	3.2%
\$200,000+	4	1.0%	5	1.3%
Median Household Income	\$23,635		\$26,982	
Average Household Income	\$39,603		\$46,736	
Per Capita Income	\$17,358		\$20,784	

Population by Age	2010		2011		2016	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	57	5.5%	55	5.3%	51	5.3%
5 - 9	52	5.0%	52	5.0%	47	4.9%
10 - 14	54	5.2%	54	5.2%	49	5.1%
15 - 19	68	6.6%	66	6.4%	57	6.0%
20 - 24	54	5.2%	54	5.2%	48	5.0%
25 - 34	92	8.9%	92	8.9%	87	9.1%
35 - 44	125	12.1%	123	11.9%	107	11.2%
45 - 54	176	17.0%	175	17.0%	147	15.3%
55 - 64	161	15.5%	161	15.6%	158	16.5%
65 - 74	115	11.1%	117	11.3%	128	13.4%
75 - 84	70	6.8%	70	6.8%	67	7.0%
85+	12	1.2%	12	1.2%	12	1.3%

Race and Ethnicity	2010		2011		2016	
	Number	Percent	Number	Percent	Number	Percent
White Alone	408	39.4%	402	39.1%	374	38.9%
Black Alone	604	58.4%	604	58.7%	562	58.5%
American Indian Alone	1	0.1%	1	0.1%	1	0.1%
Asian Alone	4	0.4%	4	0.4%	4	0.4%
Pacific Islander Alone	1	0.1%	1	0.1%	1	0.1%
Some Other Race Alone	5	0.5%	5	0.5%	6	0.6%
Two or More Races	12	1.2%	12	1.2%	13	1.4%
Hispanic Origin (Any Race)	16	1.5%	16	1.6%	18	1.9%

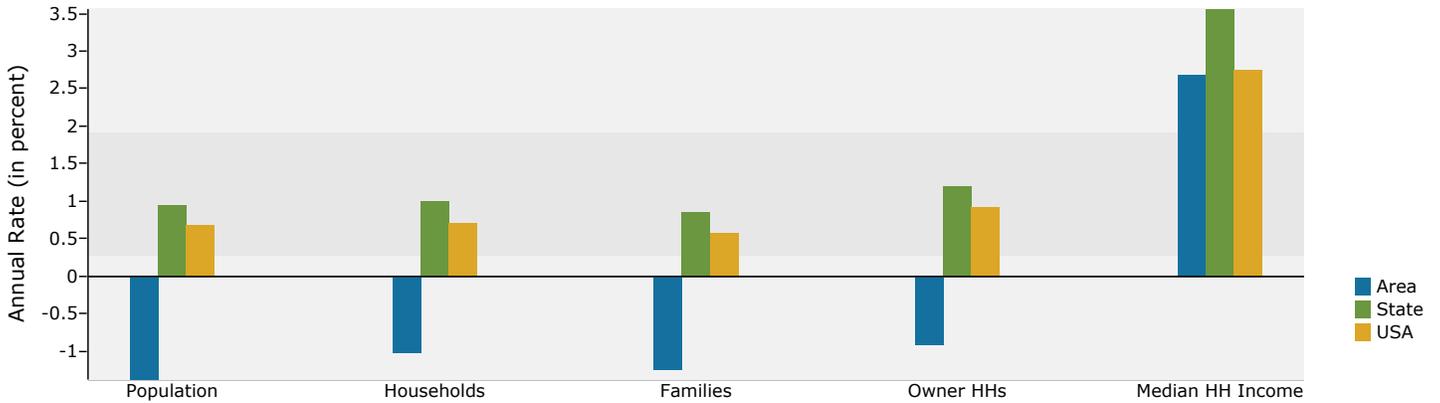
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2011 and 2016.

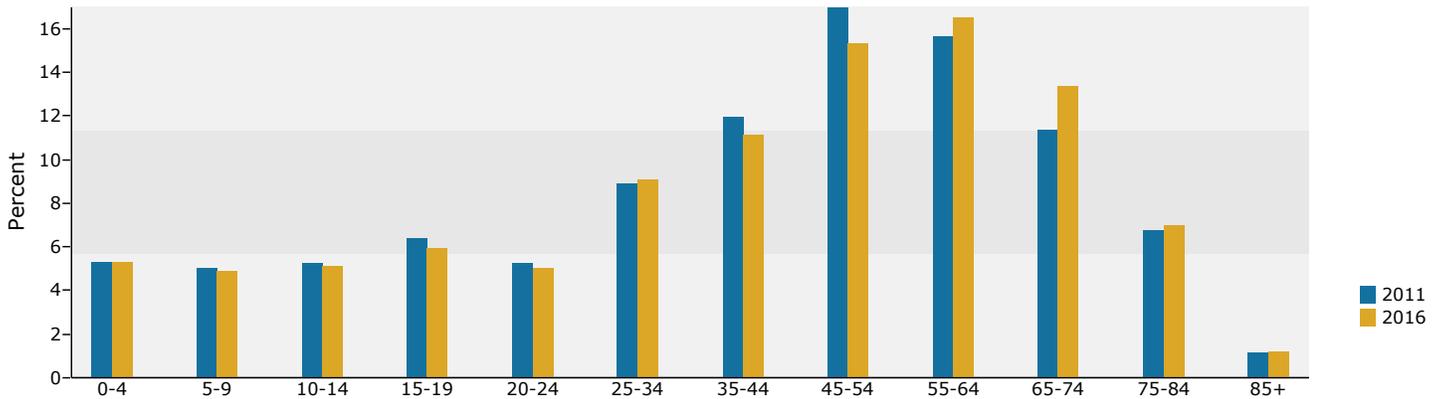
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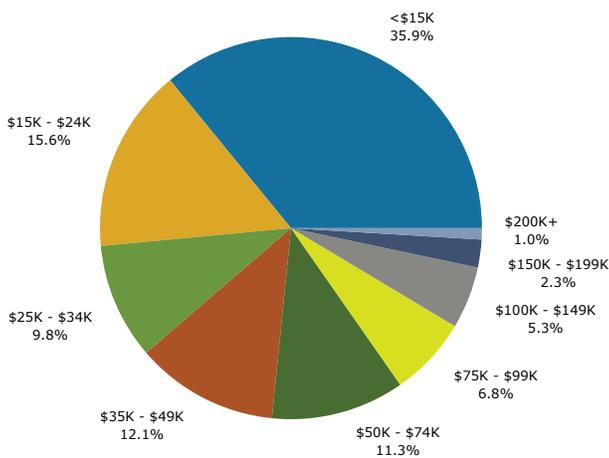
Trends 2011-2016



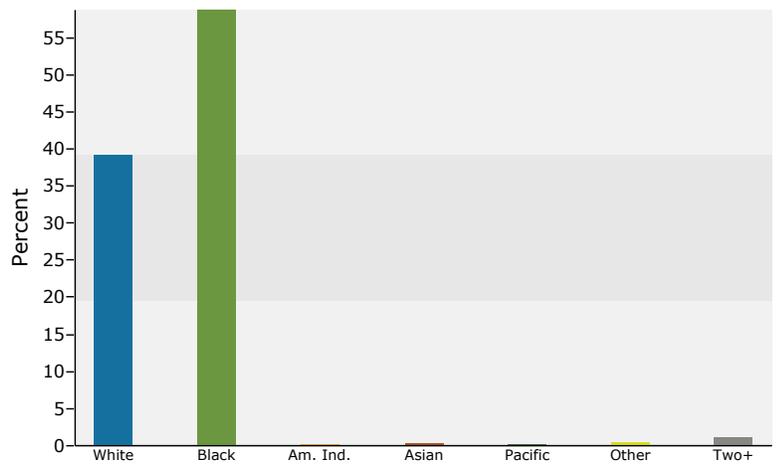
Population by Age



2011 Household Income



2011 Population by Race



2011 Percent Hispanic Origin: 1.6%

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2011 and 2016.



ACS Housing Summary

Jeffersonville

Middle Georgia Regional Commission

	2005-2009 ACS Estimate	Percent	MOE(±)	Reliability
TOTALS				
Total Population	1,050		308	■ ■
Total Households	313		79	■ ■
Total Housing Units	502		87	■ ■ ■
OWNER-OCCUPIED HOUSING UNITS BY VALUE				
Total	240	100.0%	72	■ ■
Less than \$10,000	3	1.3%	6	■
\$10,000 to \$14,999	6	2.5%	18	■
\$15,000 to \$19,999	0	0.0%	0	
\$20,000 to \$24,999	5	2.1%	12	■
\$25,000 to \$29,999	29	12.1%	74	■
\$30,000 to \$34,999	21	8.8%	29	■
\$35,000 to \$39,999	30	12.5%	41	■
\$40,000 to \$49,999	32	13.3%	53	■
\$50,000 to \$59,999	32	13.3%	28	■
\$60,000 to \$69,999	22	9.2%	24	■
\$70,000 to \$79,999	18	7.5%	15	■
\$80,000 to \$89,999	2	0.8%	7	■
\$90,000 to \$99,999	24	10.0%	26	■
\$100,000 to \$124,999	4	1.7%	7	■
\$125,000 to \$149,999	0	0.0%	0	
\$150,000 to \$174,999	12	5.0%	16	■
\$175,000 to \$199,999	0	0.0%	0	
\$200,000 to \$249,999	0	0.0%	0	
\$250,000 to \$299,999	0	0.0%	0	
\$300,000 to \$399,999	0	0.0%	0	
\$400,000 to \$499,999	0	0.0%	0	
\$500,000 to \$749,999	0	0.0%	0	
\$750,000 to \$999,999	0	0.0%	0	
\$1,000,000 or more	0	0.0%	0	
Median Home Value	\$48,125		N/A	
Average Home Value	\$56,676		\$26,480	■ ■
OWNER-OCCUPIED HOUSING UNITS BY MORTGAGE STATUS				
Total	240	100.0%	72	■ ■
Housing units with a mortgage/contract to purchase/similar debt	120	50.0%	63	■ ■
Second mortgage only	2	0.8%	7	■
Home equity loan only	5	2.1%	14	■
Both second mortgage and home equity loan	0	0.0%	0	
No second mortgage and no home equity loan	112	46.7%	65	■ ■
Housing units without a mortgage	121	50.4%	48	■ ■
AVERAGE VALUE BY MORTGAGE STATUS				
Housing units with a mortgage	\$61,019		\$48,261	■
Housing units without a mortgage	\$52,365		\$30,093	■ ■

Source: U.S. Census Bureau, 2005-2009 American Community Survey

Reliability: ■ ■ high ■ medium ■ low

July 18, 2012

Made with Esri Business Analyst



ACS Housing Summary

Jeffersonville

Middle Georgia Regional Commission

	2005-2009 ACS Estimate	Percent	MOE(±)	Reliability
RENTER-OCCUPIED HOUSING UNITS BY CONTRACT RENT				
Total	73	100.0%	37	■ ■
With cash rent	53	72.6%	33	■ ■
Less than \$100	0	0.0%	0	
\$100 to \$149	10	13.7%	37	■
\$150 to \$199	0	0.0%	0	
\$200 to \$249	8	11.0%	15	■
\$250 to \$299	5	6.8%	11	■
\$300 to \$349	0	0.0%	0	
\$350 to \$399	11	15.1%	17	■
\$400 to \$449	7	9.6%	27	■
\$450 to \$499	2	2.7%	8	■
\$500 to \$549	0	0.0%	0	
\$550 to \$599	0	0.0%	0	
\$600 to \$649	5	6.8%	15	■
\$650 to \$699	0	0.0%	0	
\$700 to \$749	4	5.5%	14	■
\$750 to \$799	0	0.0%	0	
\$800 to \$899	0	0.0%	0	
\$900 to \$999	0	0.0%	0	
\$1,000 to \$1,249	0	0.0%	0	
\$1,250 to \$1,499	0	0.0%	0	
\$1,500 to \$1,999	0	0.0%	0	
\$2,000 or more	0	0.0%	0	
No cash rent	20	27.4%	20	■
Median Contract Rent	\$364		N/A	
Average Contract Rent	\$355		\$315	■
RENTER-OCCUPIED HOUSING UNITS BY INCLUSION OF UTILITIES IN RENT				
Total	73	100.0%	37	■ ■
Pay extra for one or more utilities	66	90.4%	39	■ ■
No extra payment for any utilities	6	8.2%	21	■
HOUSING UNITS BY UNITS IN STRUCTURE				
Total	502	100.0%	87	■ ■ ■
1, detached	306	61.0%	78	■ ■
1, attached	9	1.8%	16	■
2	3	0.6%	10	■
3 or 4	0	0.0%	0	
5 to 9	7	1.4%	23	■
10 to 19	4	0.8%	14	■
20 to 49	0	0.0%	0	
50 or more	6	1.2%	21	■
Mobile home	167	33.3%	60	■ ■
Boat, RV, van, etc.	0	0.0%	0	

Source: U.S. Census Bureau, 2005-2009 American Community Survey

Reliability: ■ ■ ■ high ■ ■ medium ■ low

July 18, 2012

Made with Esri Business Analyst



ACS Housing Summary

Jeffersonville

Middle Georgia Regional Commission

	2005-2009 ACS Estimate	Percent	MOE(±)	Reliability
HOUSING UNITS BY YEAR STRUCTURE BUILT				
Total	502	100.0%	87	High
Built 2005 or later	0	0.0%	0	
Built 2000 to 2004	0	0.0%	0	
Built 1990 to 1999	131	26.1%	62	Medium
Built 1980 to 1989	39	7.8%	29	Low
Built 1970 to 1979	108	21.5%	63	Medium
Built 1960 to 1969	92	18.3%	49	Medium
Built 1950 to 1959	68	13.5%	40	Medium
Built 1940 to 1949	18	3.6%	31	Low
Built 1939 or earlier	45	9.0%	37	Low
Median Year Structure Built	1973		N/A	
OCCUPIED HOUSING UNITS BY YEAR HOUSEHOLDER MOVED INTO UNIT				
Total	313	100.0%	79	Medium
Owner occupied				
Moved in 2005 or later	16	5.1%	23	Low
Moved in 2000 to 2004	33	10.5%	39	Low
Moved in 1990 to 1999	86	27.5%	50	Medium
Moved in 1980 to 1989	43	13.7%	33	Low
Moved in 1970 to 1979	16	5.1%	14	Low
Moved in 1969 or earlier	47	15.0%	30	Medium
Renter occupied				
Moved in 2005 or later	32	10.2%	23	Low
Moved in 2000 to 2004	20	6.4%	36	Low
Moved in 1990 to 1999	18	5.8%	21	Low
Moved in 1980 to 1989	0	0.0%	0	
Moved in 1970 to 1979	3	1.0%	4	Low
Moved in 1969 or earlier	0	0.0%	0	
Median Year Householder Moved Into Unit	1995		N/A	
OCCUPIED HOUSING UNITS BY HOUSE HEATING FUEL				
Total	313	100.0%	79	Medium
Utility gas	62	19.8%	27	Medium
Bottled, tank, or LP gas	49	15.7%	30	Medium
Electricity	195	62.3%	74	Medium
Fuel oil, kerosene, etc.	0	0.0%	0	
Coal or coke	0	0.0%	0	
Wood	0	0.0%	0	
Solar energy	0	0.0%	0	
Other fuel	0	0.0%	0	
No fuel used	6	1.9%	21	Low

Source: U.S. Census Bureau, 2005-2009 American Community Survey

Reliability: High Medium Low

July 18, 2012

Made with Esri Business Analyst

	2005-2009 ACS Estimate	Percent	MOE(±)	Reliability
OCCUPIED HOUSING UNITS BY VEHICLES AVAILABLE				
Total	313	100.0%	79	■
Owner occupied				
No vehicle available	18	5.8%	26	■
1 vehicle available	76	24.3%	46	■
2 vehicles available	108	34.5%	49	■
3 vehicles available	29	9.3%	25	■
4 vehicles available	5	1.6%	20	■
5 or more vehicles available	3	1.0%	14	■
Renter occupied				
No vehicle available	15	4.8%	15	■
1 vehicle available	42	13.4%	26	■
2 vehicles available	16	5.1%	25	■
3 vehicles available	0	0.0%	0	
4 vehicles available	0	0.0%	0	
5 or more vehicles available	0	0.0%	0	
Average Number of Vehicles Available	1.6		0.6	■

Data Note: N/A means not available.

2005-2009 ACS Estimate: The American Community Survey (ACS) replaces census sample data. Esri is releasing the 2005-2009 ACS estimates, five-year period data collected monthly from January 1, 2005 through December 31, 2009. Although the ACS includes many of the subjects previously covered by the decennial census sample, there are significant differences between the two surveys including fundamental differences in survey design and residency rules.

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

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

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



	2000	2010	2000-2010 Annual Rate
Population	298	238	-2.22%
Households	112	101	-1.03%
Housing Units	143	133	-0.72%

Population by Race	Number	Percent
Total	238	100.0%
Population Reporting One Race	236	99.2%
White	150	63.0%
Black	85	35.7%
American Indian	1	0.4%
Asian	0	0.0%
Pacific Islander	0	0.0%
Some Other Race	0	0.0%
Population Reporting Two or More Races	2	0.8%

Total Hispanic Population	2	0.8%
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Population by Sex	Number	Percent
Male	114	47.9%
Female	124	52.1%

Population by Age	Number	Percent
Total	238	100.0%
Age 0 - 4	11	4.6%
Age 5 - 9	10	4.2%
Age 10 - 14	16	6.7%
Age 15 - 19	18	7.6%
Age 20 - 24	14	5.9%
Age 25 - 29	11	4.6%
Age 30 - 34	8	3.4%
Age 35 - 39	11	4.6%
Age 40 - 44	20	8.4%
Age 45 - 49	18	7.6%
Age 50 - 54	23	9.7%
Age 55 - 59	18	7.6%
Age 60 - 64	19	8.0%
Age 65 - 69	13	5.5%
Age 70 - 74	12	5.0%
Age 75 - 79	6	2.5%
Age 80 - 84	6	2.5%
Age 85+	5	2.1%
Age 18+	191	80.3%
Age 65+	42	17.6%

Median Age by Sex and Race/Hispanic Origin	Median Age
Total Population	45.1
Male	44.4
Female	45.6
White Alone	47.7
Black Alone	41.6
American Indian Alone	0.0
Asian Alone	0.0
Pacific Islander Alone	0.0
Some Other Race Alone	0.0
Two or More Races	0.0
Hispanic Population	0.0

Data Note: Hispanic population can be of any race. Census 2010 medians are computed from reported data distributions.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri converted Census 2000 data into 2010 geography.

Households by Type		
Total	101	100.0%
Households with 1 Person	30	29.7%
Households with 2+ People	71	70.3%
Family Households	67	66.3%
Husband-wife Families	47	46.5%
With Own Children	13	12.9%
Other Family (No Spouse Present)	20	19.8%
With Own Children	9	8.9%
Nonfamily Households	4	4.0%
All Households with Children	27	26.7%
Multigenerational Households	5	5.0%
Unmarried Partner Households	5	5.0%
Male-female	4	4.0%
Same-sex	1	1.0%
Average Household Size	2.36	
Family Households by Size		
Total	67	100.0%
2 People	31	46.3%
3 People	16	23.9%
4 People	11	16.4%
5 People	6	9.0%
6 People	2	3.0%
7+ People	1	1.5%
Average Family Size	2.91	
Nonfamily Households by Size		
Total	34	100.0%
1 Person	30	88.2%
2 People	4	11.8%
3 People	0	0.0%
4 People	0	0.0%
5 People	0	0.0%
6 People	0	0.0%
7+ People	0	0.0%
Average Nonfamily Size	1.12	
Population by Relationship and Household Type		
Total	238	100.0%
In Households	238	100.0%
In Family Households	200	84.0%
Householder	66	27.7%
Spouse	46	19.3%
Child	75	31.5%
Other relative	8	3.4%
Nonrelative	5	2.1%
In Nonfamily Households	38	16.0%
In Group Quarters	0	0.0%
Institutionalized Population	0	0.0%
Noninstitutionalized Population	0	0.0%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography. Average family size excludes nonrelatives.

Source: U.S. Census Bureau, Census 2010 Summary File 1.



Family Households by Age of Householder		
Total		66 100.0%
Householder Age 15 - 44	20	30.3%
Householder Age 45 - 54	16	24.2%
Householder Age 55 - 64	14	21.2%
Householder Age 65 - 74	10	15.2%
Householder Age 75+	6	9.1%

Nonfamily Households by Age of Householder		
Total	35	100.0%
Householder Age 15 - 44	8	22.9%
Householder Age 45 - 54	7	20.0%
Householder Age 55 - 64	7	20.0%
Householder Age 65 - 74	6	17.1%
Householder Age 75+	7	20.0%

Households by Race of Householder		
Total	101	100.0%
Householder is White Alone	68	67.3%
Householder is Black Alone	32	31.7%
Householder is American Indian Alone	1	1.0%
Householder is Asian Alone	0	0.0%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	0	0.0%
Householder is Two or More Races	0	0.0%
Households with Hispanic Householder	1	1.0%

Husband-wife Families by Race of Householder		
Total	46	100.0%
Householder is White Alone	36	78.3%
Householder is Black Alone	10	21.7%
Householder is American Indian Alone	0	0.0%
Householder is Asian Alone	0	0.0%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	0	0.0%
Householder is Two or More Races	0	0.0%
Husband-wife Families with Hispanic Householder	0	0.0%

Other Families (No Spouse) by Race of Householder		
Total	20	100.0%
Householder is White Alone	8	40.0%
Householder is Black Alone	12	60.0%
Householder is American Indian Alone	0	0.0%
Householder is Asian Alone	0	0.0%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	0	0.0%
Householder is Two or More Races	0	0.0%
Other Families with Hispanic Householder	0	0.0%

Nonfamily Households by Race of Householder		
Total	33	100.0%
Householder is White Alone	24	72.7%
Householder is Black Alone	9	27.3%
Householder is American Indian Alone	0	0.0%
Householder is Asian Alone	0	0.0%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	0	0.0%
Householder is Two or More Races	0	0.0%
Nonfamily Households with Hispanic Householder	0	0.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1.



Total Housing Units by Occupancy

Total	120	100.0%
Occupied Housing Units	101	84.2%
Vacant Housing Units		
For Rent	2	1.7%
Rented, not Occupied	0	0.0%
For Sale Only	3	2.5%
Sold, not Occupied	0	0.0%
For Seasonal/Recreational/Occasional Use	2	1.7%
For Migrant Workers	0	0.0%
Other Vacant	12	10.0%
Total Vacancy Rate	24.1%	

Households by Tenure and Mortgage Status

Total	101	100.0%
Owner Occupied	81	80.2%
Owned with a Mortgage/Loan	42	41.6%
Owned Free and Clear	40	39.6%
Average Household Size	2.40	
Renter Occupied	20	19.8%
Average Household Size	2.20	

Owner-occupied Housing Units by Race of Householder

Total	81	100.0%
Householder is White Alone	58	71.6%
Householder is Black Alone	22	27.2%
Householder is American Indian Alone	1	1.2%
Householder is Asian Alone	0	0.0%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	0	0.0%
Householder is Two or More Races	0	0.0%
Owner-occupied Housing Units with Hispanic Householder	1	1.2%

Renter-occupied Housing Units by Race of Householder

Total	19	100.0%
Householder is White Alone	10	52.6%
Householder is Black Alone	9	47.4%
Householder is American Indian Alone	0	0.0%
Householder is Asian Alone	0	0.0%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	0	0.0%
Householder is Two or More Races	0	0.0%
Renter-occupied Housing Units with Hispanic Householder	0	0.0%

Average Household Size by Race/Hispanic Origin of Householder

Householder is White Alone	2.21
Householder is Black Alone	2.66
Householder is American Indian Alone	1.00
Householder is Asian Alone	0.00
Householder is Pacific Islander Alone	0.00
Householder is Some Other Race Alone	0.00
Householder is Two or More Races	0.00
Householder is Hispanic	1.00

Source: U.S. Census Bureau, Census 2010 Summary File 1.



Demographic and Income Profile

Danville

Middle Georgia Regional Commission

Summary	2010	2011	2016
Population	238	239	234
Households	101	102	101
Families	67	68	67
Average Household Size	2.36	2.34	2.32
Owner Occupied Housing Units	81	81	81
Renter Occupied Housing Units	20	21	20
Median Age	45.1	45.4	46.8
Trends: 2011 - 2016 Annual Rate	Area	State	National
Population	-0.42%	0.94%	0.67%
Households	-0.20%	1.00%	0.71%
Families	-0.30%	0.84%	0.57%
Owner HHs	0.00%	1.20%	0.91%
Median Household Income	2.89%	3.56%	2.75%

Households by Income	2011		2016	
	Number	Percent	Number	Percent
<\$15,000	22	21.6%	22	21.4%
\$15,000 - \$24,999	12	11.8%	10	9.7%
\$25,000 - \$34,999	15	14.7%	11	10.7%
\$35,000 - \$49,999	18	17.6%	16	15.5%
\$50,000 - \$74,999	19	18.6%	21	20.4%
\$75,000 - \$99,999	8	7.8%	12	11.7%
\$100,000 - \$149,999	6	5.9%	8	7.8%
\$150,000 - \$199,999	1	1.0%	2	1.9%
\$200,000+	1	1.0%	1	1.0%
Median Household Income	\$36,177		\$41,722	
Average Household Income	\$45,185		\$51,270	
Per Capita Income	\$18,937		\$22,060	

Population by Age	2010		2011		2016	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	11	4.6%	11	4.6%	11	4.7%
5 - 9	10	4.2%	10	4.2%	10	4.3%
10 - 14	16	6.7%	16	6.7%	15	6.4%
15 - 19	18	7.5%	18	7.5%	16	6.9%
20 - 24	14	5.9%	14	5.9%	13	5.6%
25 - 34	19	8.0%	19	8.0%	19	8.2%
35 - 44	31	13.0%	30	12.6%	27	11.6%
45 - 54	41	17.2%	41	17.2%	36	15.5%
55 - 64	37	15.5%	38	15.9%	39	16.7%
65 - 74	25	10.5%	25	10.5%	29	12.4%
75 - 84	12	5.0%	12	5.0%	12	5.2%
85+	5	2.1%	5	2.1%	6	2.6%

Race and Ethnicity	2010		2011		2016	
	Number	Percent	Number	Percent	Number	Percent
White Alone	150	63.0%	150	62.8%	146	62.7%
Black Alone	85	35.7%	86	36.0%	84	36.1%
American Indian Alone	1	0.4%	1	0.4%	1	0.4%
Asian Alone	0	0.0%	0	0.0%	0	0.0%
Pacific Islander Alone	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	0	0.0%	0	0.0%	0	0.0%
Two or More Races	2	0.8%	2	0.8%	2	0.9%
Hispanic Origin (Any Race)	2	0.8%	1	0.4%	1	0.4%

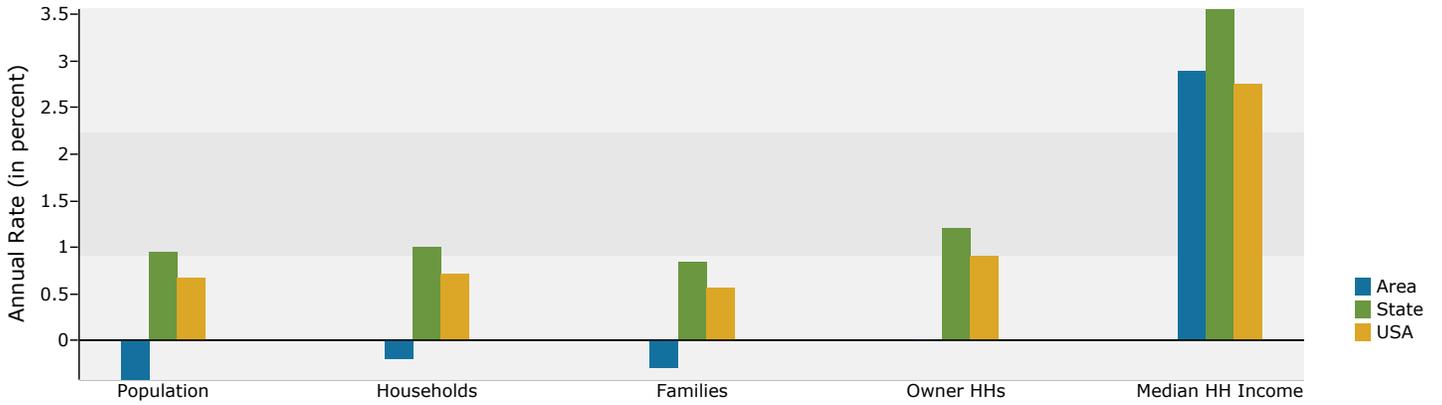
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2011 and 2016.

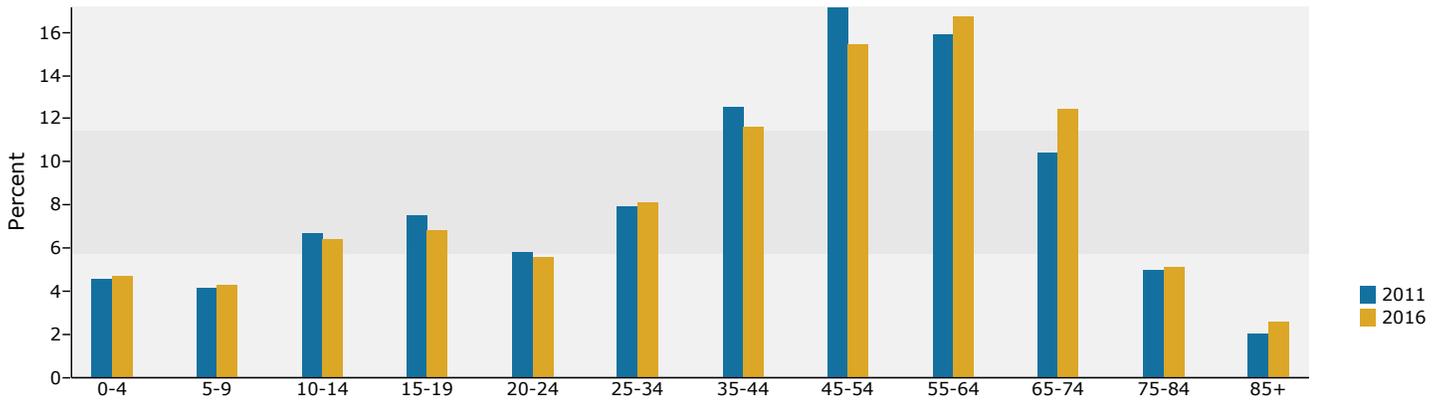
July 18, 2012

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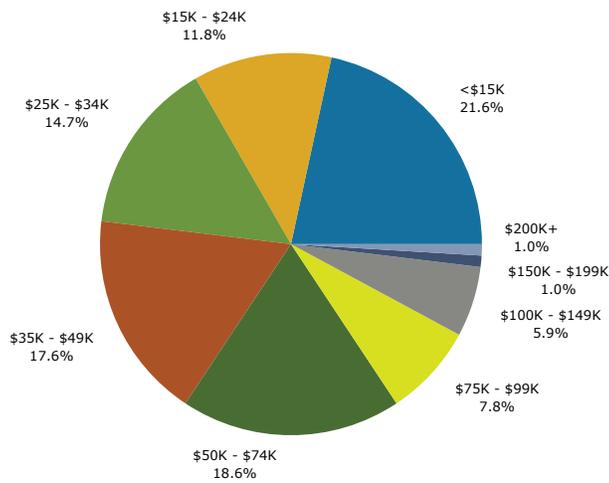
Trends 2011-2016



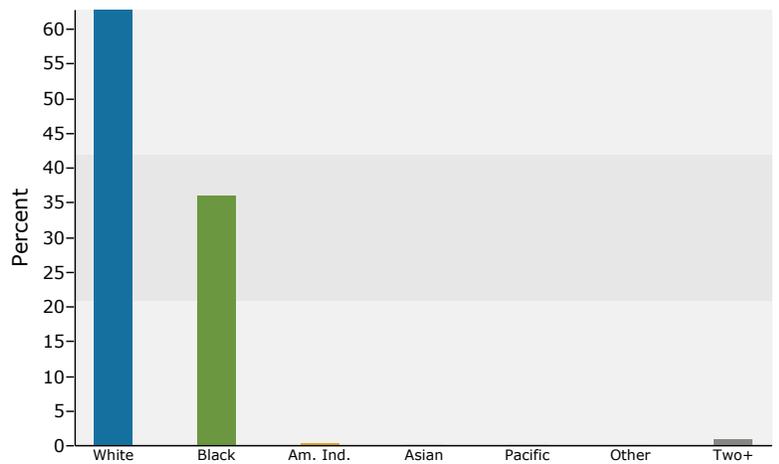
Population by Age



2011 Household Income



2011 Population by Race



2011 Percent Hispanic Origin: 0.4%

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2011 and 2016.



ACS Housing Summary

Danville

Middle Georgia Regional Commission

	2005-2009 ACS Estimate	Percent	MOE(±)	Reliability
TOTALS				
Total Population	378		336	■
Total Households	137		99	■
Total Housing Units	162		103	■
OWNER-OCCUPIED HOUSING UNITS BY VALUE				
Total	101	100.0%	87	■
Less than \$10,000	6	5.9%	31	■
\$10,000 to \$14,999	0	0.0%	0	
\$15,000 to \$19,999	7	6.9%	18	■
\$20,000 to \$24,999	3	3.0%	22	■
\$25,000 to \$29,999	8	7.9%	38	■
\$30,000 to \$34,999	0	0.0%	0	
\$35,000 to \$39,999	10	9.9%	45	■
\$40,000 to \$49,999	17	16.8%	43	■
\$50,000 to \$59,999	6	5.9%	17	■
\$60,000 to \$69,999	2	2.0%	18	■
\$70,000 to \$79,999	7	6.9%	19	■
\$80,000 to \$89,999	5	5.0%	29	■
\$90,000 to \$99,999	4	4.0%	19	■
\$100,000 to \$124,999	7	6.9%	18	■
\$125,000 to \$149,999	2	2.0%	9	■
\$150,000 to \$174,999	4	4.0%	21	■
\$175,000 to \$199,999	9	8.9%	36	■
\$200,000 to \$249,999	2	2.0%	12	■
\$250,000 to \$299,999	0	0.0%	0	
\$300,000 to \$399,999	0	0.0%	0	
\$400,000 to \$499,999	0	0.0%	0	
\$500,000 to \$749,999	1	1.0%	12	■
\$750,000 to \$999,999	0	0.0%	0	
\$1,000,000 or more	0	0.0%	0	
Median Home Value	\$49,412		N/A	
Average Home Value	\$76,924		\$101,835	■
OWNER-OCCUPIED HOUSING UNITS BY MORTGAGE STATUS				
Total	101	100.0%	87	■
Housing units with a mortgage/contract to purchase/similar debt	36	35.6%	59	■
Second mortgage only	0	0.0%	0	
Home equity loan only	0	0.0%	0	
Both second mortgage and home equity loan	0	0.0%	0	
No second mortgage and no home equity loan	36	35.6%	59	■
Housing units without a mortgage	65	64.4%	70	■
AVERAGE VALUE BY MORTGAGE STATUS				
Housing units with a mortgage	\$86,594		\$210,059	■
Housing units without a mortgage	\$71,531		\$111,968	■

Source: U.S. Census Bureau, 2005-2009 American Community Survey

Reliability: ■ high ■ medium ■ low

July 18, 2012

Made with Esri Business Analyst



ACS Housing Summary

Danville

Middle Georgia Regional Commission

	2005-2009 ACS Estimate	Percent	MOE(±)	Reliability
RENTER-OCCUPIED HOUSING UNITS BY CONTRACT RENT				
Total	35	100.0%	77	■
With cash rent	33	94.3%	79	■
Less than \$100	0	0.0%	0	
\$100 to \$149	0	0.0%	0	
\$150 to \$199	16	45.7%	73	■
\$200 to \$249	0	0.0%	0	
\$250 to \$299	2	5.7%	7	■
\$300 to \$349	1	2.9%	5	■
\$350 to \$399	3	8.6%	20	■
\$400 to \$449	0	0.0%	0	
\$450 to \$499	2	5.7%	10	■
\$500 to \$549	2	5.7%	8	■
\$550 to \$599	7	20.0%	46	■
\$600 to \$649	0	0.0%	0	
\$650 to \$699	0	0.0%	0	
\$700 to \$749	0	0.0%	0	
\$750 to \$799	0	0.0%	0	
\$800 to \$899	0	0.0%	0	
\$900 to \$999	0	0.0%	0	
\$1,000 to \$1,249	0	0.0%	0	
\$1,250 to \$1,499	0	0.0%	0	
\$1,500 to \$1,999	0	0.0%	0	
\$2,000 or more	0	0.0%	0	
No cash rent	2	5.7%	9	■
Median Contract Rent	N/A		N/A	
Average Contract Rent	N/A		N/A	
RENTER-OCCUPIED HOUSING UNITS BY INCLUSION OF UTILITIES IN RENT				
Total	35	100.0%	77	■
Pay extra for one or more utilities	35	100.0%	77	■
No extra payment for any utilities	0	0.0%	0	
HOUSING UNITS BY UNITS IN STRUCTURE				
Total	162	100.0%	103	■
1, detached	101	62.3%	82	■
1, attached	3	1.9%	15	■
2	1	0.6%	4	■
3 or 4	0	0.0%	0	
5 to 9	0	0.0%	0	
10 to 19	0	0.0%	0	
20 to 49	0	0.0%	0	
50 or more	0	0.0%	0	
Mobile home	57	35.2%	85	■
Boat, RV, van, etc.	0	0.0%	0	

Source: U.S. Census Bureau, 2005-2009 American Community Survey

Reliability: ■ high ■ medium ■ low

July 18, 2012

Made with Esri Business Analyst



ACS Housing Summary

Danville

Middle Georgia Regional Commission

	2005-2009 ACS Estimate	Percent	MOE(±)	Reliability
HOUSING UNITS BY YEAR STRUCTURE BUILT				
Total	162	100.0%	103	■
Built 2005 or later	2	1.2%	10	■
Built 2000 to 2004	1	0.6%	5	■
Built 1990 to 1999	26	16.0%	59	■
Built 1980 to 1989	12	7.4%	25	■
Built 1970 to 1979	50	30.9%	89	■
Built 1960 to 1969	23	14.2%	47	■
Built 1950 to 1959	7	4.3%	15	■
Built 1940 to 1949	21	13.0%	50	■
Built 1939 or earlier	20	12.3%	36	■
Median Year Structure Built	1972		N/A	
OCCUPIED HOUSING UNITS BY YEAR HOUSEHOLDER MOVED INTO UNIT				
Total	137	100.0%	99	■
Owner occupied				
Moved in 2005 or later	6	4.4%	18	■
Moved in 2000 to 2004	15	10.9%	46	■
Moved in 1990 to 1999	33	24.1%	68	■
Moved in 1980 to 1989	8	5.8%	19	■
Moved in 1970 to 1979	23	16.8%	51	■
Moved in 1969 or earlier	16	11.7%	32	■
Renter occupied				
Moved in 2005 or later	12	8.8%	46	■
Moved in 2000 to 2004	18	13.1%	73	■
Moved in 1990 to 1999	4	2.9%	15	■
Moved in 1980 to 1989	1	0.7%	8	■
Moved in 1970 to 1979	1	0.7%	7	■
Moved in 1969 or earlier	0	0.0%	0	■
Median Year Householder Moved Into Unit	1995		N/A	
OCCUPIED HOUSING UNITS BY HOUSE HEATING FUEL				
Total	137	100.0%	99	■
Utility gas	30	21.9%	70	■
Bottled, tank, or LP gas	33	24.1%	65	■
Electricity	68	49.6%	83	■
Fuel oil, kerosene, etc.	1	0.7%	7	■
Coal or coke	0	0.0%	0	■
Wood	4	2.9%	21	■
Solar energy	0	0.0%	0	■
Other fuel	0	0.0%	0	■
No fuel used	0	0.0%	0	■

Source: U.S. Census Bureau, 2005-2009 American Community Survey

Reliability: ■ high ■ medium ■ low

July 18, 2012

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	2005-2009 ACS Estimate	Percent	MOE(±)	Reliability
OCCUPIED HOUSING UNITS BY VEHICLES AVAILABLE				
Total	137	100.0%	99	
Owner occupied				
No vehicle available	4	2.9%	15	
1 vehicle available	23	16.8%	48	
2 vehicles available	50	36.5%	64	
3 vehicles available	16	11.7%	35	
4 vehicles available	2	1.5%	18	
5 or more vehicles available	6	4.4%	25	
Renter occupied				
No vehicle available	2	1.5%	10	
1 vehicle available	5	3.6%	16	
2 vehicles available	28	20.4%	76	
3 vehicles available	0	0.0%	0	
4 vehicles available	0	0.0%	0	
5 or more vehicles available	0	0.0%	0	
Average Number of Vehicles Available	2.0		2.3	

Data Note: N/A means not available.

2005-2009 ACS Estimate: The American Community Survey (ACS) replaces census sample data. Esri is releasing the 2005-2009 ACS estimates, five-year period data collected monthly from January 1, 2005 through December 31, 2009. Although the ACS includes many of the subjects previously covered by the decennial census sample, there are significant differences between the two surveys including fundamental differences in survey design and residency rules.

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