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PIERCE COUNTY
City of Blackshear
City of Patterson

Community Assessment

Population
Economic Development
Natural Resources
Facilities & Services
Intergovernmental Coordination
Land Use
Transportation
Housing

Prepared in Compliance with the
Georgia Comprehensive Planning Act of 1989

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TABLE OF CONTENTS

1.0 Introduction	
Purpose	1
Scope	1
2.0 Issues and Opportunities	
Population	2
Economic Development	2
Housing	3
Natural Resources	4
Cultural Resources	4
Community Facilities and Services	5
Transportation	5
Intergovernmental Coordination	6
Land Use	6
3.0 Analysis of Existing Development Patterns	
Existing Land Use	7
Existing Land Use Maps	8, 9, 10
Areas Requiring Special Attention	11
Groundwater Pollution Susceptibility	12
Character Areas	13
Character Area Maps	14, 15, 16
4.0 Analysis of Consistency with Quality Community Objectives (QCOs)	17
5.0 Analysis of Supportive Data and Information	
Compliance with Rules for Environmental Planning Criteria	21
Analysis of Consistency with Service Delivery Strategy	22

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1.0. INTRODUCTION

Purpose

The community assessment is to lay the foundation for the revisions to the joint county-cities Comprehensive Plan for Pierce County and the Cities of Blackshear and Patterson. This assessment is necessitated to create an agenda in order for local governments to more effectively manage community growth over the next twenty years.

The report specifically outlines a set of issues and opportunities related to each of the Comprehensive Plan's elements that are based on an analysis of the existing conditions and historical trends. The report is designed to meet the Standards and Procedures for Local Comprehensive Planning established by the Georgia Department of Community Affairs (DCA) and adopted on May 1, 2005.

Scope

The Assessment is written as a summary in order to provide an overview of the major findings on existing conditions, historical trends, and future forecasts. The report contains four specific components:

- (1) a list of issues and opportunities resulting from an analysis of the available data;
- (2) an analysis of existing development patterns;
- (3) an evaluation of the community's existing policies and development patterns for consistency with the Quality Community Objectives; and
- (4) an analysis of supportive data and information showing compliance to the Environmental Planning Criteria established by the Department of Natural Resources and the Service Delivery Strategy.

The Assessment will be submitted to the Southeast Georgia Regional Development Center and the Georgia Department of Community Affairs for review and approval and will form the basis for developing the Community Agenda.

The Community Agenda represents the community's vision, goals, policies, key issues and opportunities that the community chooses to address, and an action plan highlighting the necessary tools for implementing the plan.

2.0. ISSUES AND OPPORTUNITIES

I. Population

Issues

The Cities of Blackshear and Patterson had almost no increase in population between 1990 and 2000. Projections show that the City of Blackshear will only have a slight increase in population over the next 20 years, while the City of Patterson began losing population as early as 2005, with the most significant population loss occurring between 2015 and 2025.

The population growth in the unincorporated areas of Pierce County is expected to continue through 2025, with the largest increase occurring between 2000 and 2010. The projections of growth in Pierce County between 2005 and 2025 will be 22.9%, while Ware County will have a 5.0% decrease in its population for the same period. The State of Georgia is expected to continue to grow by 22.6% over the next 20 years. The trend for Pierce County's growth is in the unincorporated areas of the County, where land is much less expensive than in the corporate limits of Blackshear or Patterson.

II. Economic Development

Issues

1. There is a lack of available employment opportunities in Pierce County for the expanding labor force.
2. There is a limited skilled labor force for higher paying job opportunities in the Pierce County area perpetuating the outflow of daily commuters and the exodus of graduates.
3. The county has a limited amount of economic activity outside of a few individual industrial sectors and the governmental sector which will eventually increase the tax burden on homeowners.
4. Business recruitment is not successful.

Between 1990 and 2000 three (3) of the economic sectors in Pierce County had losses in employment, with Manufacturing having the largest decrease of 26.9%. Retail Trade had a loss of 15%, while "Other" Services had a loss of 17.1%. Agriculture, Fishing Hunting and Mining had a very slight decrease of only 3.4%. The Arts, Entertainment, Recreation, Accommodation and Food Services industries for this period had the largest increase in employment with a staggering increase of 721%, with Education, Health and Social Services having the second largest increase of employment by sector at 93.7%.

The Manufacturing sector in Pierce County will continue to decline through 2025. For the period 2015-2025, data shows that the basic trends in the Manufacturing sector will continue declining at a much higher rate than any other sector.

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Over the past 10 years, the largest loss of employment by sector State wide was in Agriculture, Forestry, Fishing, Hunting, Mining at -35.5%, while Pierce County only lost -3.4% of its employment in this sector. Pierce County's largest loss in employment was in Manufacturing at -26.9%, while the States loss of employment in this sector was only -2.8%.

The largest increase for both Pierce County and the State was in the Arts, Entertainment, Recreation, Accommodation and Food Services sector, with Pierce County's increase of 721% and the States' increase of 760%. This trend is expected to continue over the next 20 years and this sector is expected to continue to grow.

Information from the US Census data shows that in 1990 only 46.7% of the employed labor force of Pierce County work inside the county, while 37.8% of the employed labor force of Pierce County worked in Ware County and the largest majority of the remaining 15.5% worked in Coffee and Wayne Counties. In 2000 there was an increase in the number of the employed labor force of Pierce County that commuted outside the county for employment. The number of persons working inside Pierce County dropped by 2.4%; however, the number of the employed labor force of Pierce County who commuted to Ware County for employment for the same period increased by 2.3%. Unless the economy of Pierce County is not stimulated with job opportunities that offer more than minimum wage, which have formable benefits; the labor force will continue to commute to other areas of South Georgia to work.

Economic Opportunities

1. Focus economic recruitment initiatives on business and industry matching the skill-sets of the local labor force and requiring minimal infrastructure needs.
2. Develop and promote a new industrial park area in order to attract new industry.
3. Encourage and collaborate on continued expansion of local job training programs.

III. Housing

Issues

1. Residential development in the unincorporated areas of Pierce County increases the investment required for public services and infrastructure expenditure (roads, schools, public safety), especially cluster mobile home development for rental purposes.
2. The majority of housing is moderately priced; however, 33.6% are mobile homes, which is 22.2% higher than that of the State and 26.6% higher than that of the Nation. Depreciation of the value of these homes (owner or renter) reduces the taxable revenue accrued from residential development and places financial burdens on local governments to provide the necessary services.
3. There is a lack of diversity in the housing supply limiting options for low-to-moderate income and elderly households.
4. Historic neighborhoods within the City of Blackshear are becoming blighted and are in need of revitalization and upgrade.
5. Small lot sizes and high densities in the unincorporated areas causing potential environmental risks related to septic systems and groundwater recharge areas.

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Opportunities

1. Promote development in areas of the county that are in close proximity to municipalities where water and sewer are available to reduce the number of septic tanks being installed within the county.
2. Continue to update ordinances and codes to protect against insufficient and poor quality in residential development.
3. Explore establishment of impact fee system and public/private shared costs proposals in preparation for future speculative housing development.
4. Coordinate efforts of Planning Commissions in ordinance compliance and development of compatible uses and design criteria in historic districts and neighborhoods.

IV. Natural Resources

Issues

1. Preservation of agricultural resources and open space/greenspace.
2. Water quality degradation in the watersheds as development increases.
3. Protect all groundwater recharge areas
4. Uniform enforcement of Environmental Ordinances by all jurisdictions.

Opportunities

1. Prioritize areas for additional greenspace acquisition/designation.
2. Focus on a Service Delivery Strategy agreement between the county and cities to extend water and sewer services into areas where septic failures are suspected that will assist in protecting the area's groundwater recharge area and the watershed(s).
3. Protecting the principal groundwater recharge areas for the Miocene-Pliocene Aquifer, which is located in the southwest section of Pierce County. A large amount of development has occurred in and around this site including the construction of the Waycross city sewage treatment plant.

V. Cultural Resources

Issues

1. The county's cultural resources are thoroughly documented through surveys and mapping that was conducted by the Southeast Georgia Regional Development Center. All documents are housed at the RDC.
2. A significant number of historic properties are not being improved and are unused and deteriorating.
3. Management plans and feasibility studies for historic properties are needed to determine potential uses and rehabilitation costs.

Opportunities

1. Create and/or participate in formal programs to promote cultural resources and increase cultural tourism.
2. Promote the use of state, federal, and local financial incentives for rehabilitating historic properties by private owners.
3. Promote the development of heritage education programs of the varied cultures which make up the county.

VI. Community Facilities and Services

Issues

1. All new development in the unincorporated areas of the county is anticipated to utilize septic tanks for on-site wastewater treatment, which increases the potential for tank failure and environmental degradation.
2. Projected age distribution of the population illustrates a continued decrease in school-aged children, which will reduce revenues and create potential costs burdens to the cities.
3. Emergency Services and Public Safety continues to require additional personnel, equipment and improved facilities to meet current levels of need.
4. Large amount of dirt roads within the county and a lack of adequate drainage.
5. Provision of public facilities is not used to guide development to desired locations.

Opportunities

1. Explore inter-jurisdictional and inter-agency opportunities for infrastructure expansion maximizing the efficiency of financial investment.
2. Evaluate current water distribution to determine and correct deficiencies in order to maximize water flow, pressure and fire protection to future growth areas.
3. Evaluate current sewage collection systems to determine possible areas of infiltration and make needed corrections to maximize sewer capacity for future growth areas.
4. Continue local enforcement of state guidelines related to septic tank usage and drain field requirements.
5. Explore areas where impact fee requirements would facilitate expedited infrastructure improvements.
6. Secure property and assist in recreational facilities planning for centralized facilities, as well as evaluate opportunities to create smaller neighborhood facilities.
7. Develop a strategic implementation plan for Emergency Services, Public Safety and Codes Enforcement which is based on anticipated growth trends and targeted to high growth areas.

VII. Transportation

Issues

1. Approximately 58.8% of all roadways throughout the county are unpaved.
2. Potential increase in vehicular traffic at 5-Points on Highway 84 due to the development of the Cotton Exchange strip mall.
3. Pierce County does have a rural transit system; however, this system only operates between the hours of 6:00 am and 6:00 pm Monday through Friday, with no service available on the week-ends to the overall public but is available up to 11:00 pm for emergency calls for at-risk children.
4. U.S. Highway 32 four-lane through Bristol will afford opportunities for development and make the area more easily accessible for truck traffic for agricultural products.

Opportunities

1. Work closely with Georgia DOT in developing plans for paving dirt roads in high density areas.
2. Develop a corridor congestion management plan with functional classifications to determine curve, cuts and access points along Highway 84 along with development and adoption of a rights-of-way ordinance for future development in this area and all future commercial, industrial, and residential development.
3. Promote the existing system and seek additional funds in order to operate the system 7 days per week.

VIII. Intergovernmental Coordination

Issues

1. Pierce County joined with Ware County in creating the Okefenokee Area Development Authority in order to be able to offer more incentives to potential industries looking to locate in the area.
2. Possible future intergovernmental coordination with the City of Waycross and/or the City of Blackshear may be required in order for Pierce County to provide adequate infrastructure to accommodate the projected growth in the county.

IX. Land Use

Issues

1. New development is occurring within the unincorporated areas disconnected from existing municipalities, and available infrastructure and services.
2. Residential development is encroaching into active agricultural areas increasing potential conflicts between farms and subdivisions.
3. Commercial and industrial interests are locating within classified low density residential and agricultural areas away from public infrastructure and main access points.

Opportunities

1. Encourage reinvestment and redevelopment opportunities within existing municipalities, especially where in-fill development is feasible.
2. Reserve land for commercial/industrial growth on the Future Land Use map in areas with sufficient infrastructure and access to accommodate economic development initiatives.
3. Create public/private partnerships that identify financially feasible opportunities for preserving agricultural land and greenspace.
4. Encourage traditional neighborhood development.
5. Create greenways and pedestrians trails, as well as providing more sidewalks within the cities and requiring developers to pave streets and provide sidewalks within new developments.

3.0. ANALYSIS OF EXISTING DEVELOPMENT PATTERNS

Existing Land Use

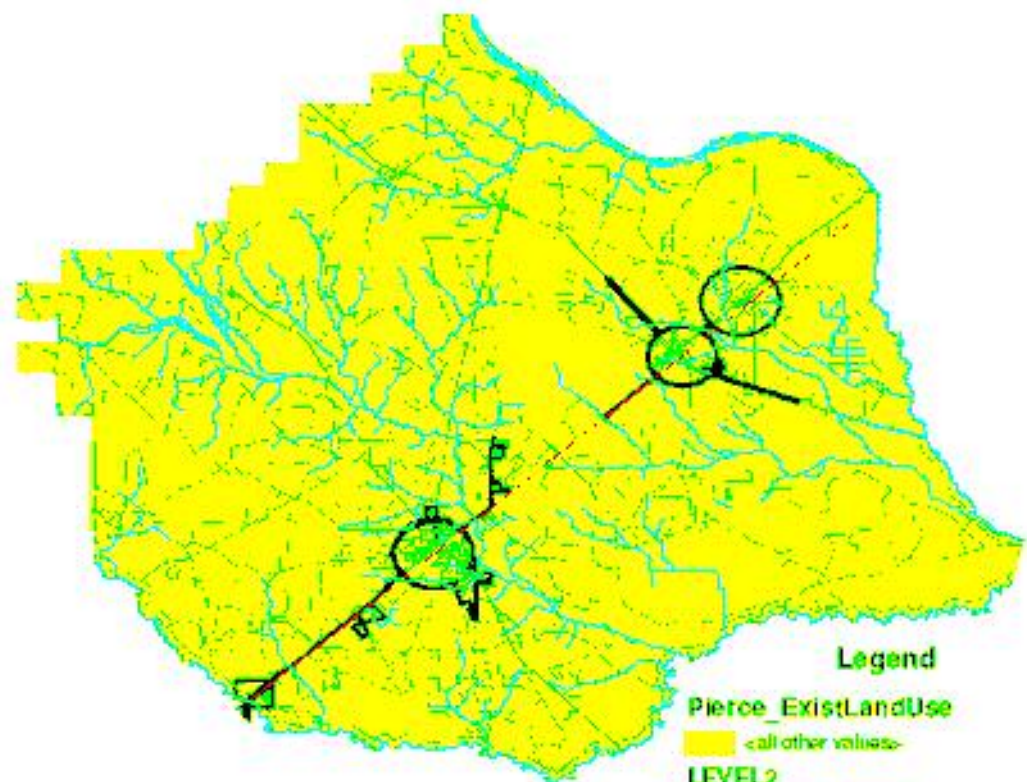
The existing land use information and map is used to illustrate the issues and opportunities in relation to the existing development patterns. Analyzing the existing land use map in conjunction with the historical trend data can help to illustrate how the development patterns were formed.

The following analysis looks at three aspects of the existing development patterns in Pierce County and the Cities of Blackshear and Patterson: Existing Land Use, Areas Requiring Special Attention, and Character Areas.

Table 1 defines the types of land uses found in Pierce County.

<i>Existing Land Use Category Definition</i>	
Residential	Single-family residential uses is only 7% of all Uses of land in Pierce County.
Agricultural/Forestry	Land used for agricultural purposes such as cropland or livestock production and all land used or potentially used for commercial timber production.
Commercial	Commercial and office uses; including strip malls, small retailers, restaurants, convenience stores, and office buildings.
Industrial	Industrial uses.
Parks/Recreation/Conservation	Active and passive recreation areas, parks, and protected lands. Includes land owned by a land trust or public agency and preserved from future development and maintained as open space.
Cemeteries	Areas dedicated for the burial of human remains.
Public/Institutional	Community facilities (except utilities), general government, and institutional uses. Examples include schools, public safety stations, city halls, courthouses, jails, health facilities, churches, and libraries.
Transportation/Communication/Utilities	Land used by transportation, communication or utility facilities; such as cell towers, sewer treatment plants, water towers, and water treatment facilities.
Undeveloped/Vacant	No active use on the property, includes property improved for real estate sale (cleared and graded but no structure) and property with vacant or abandoned structures with which no employment or residence can be associated.

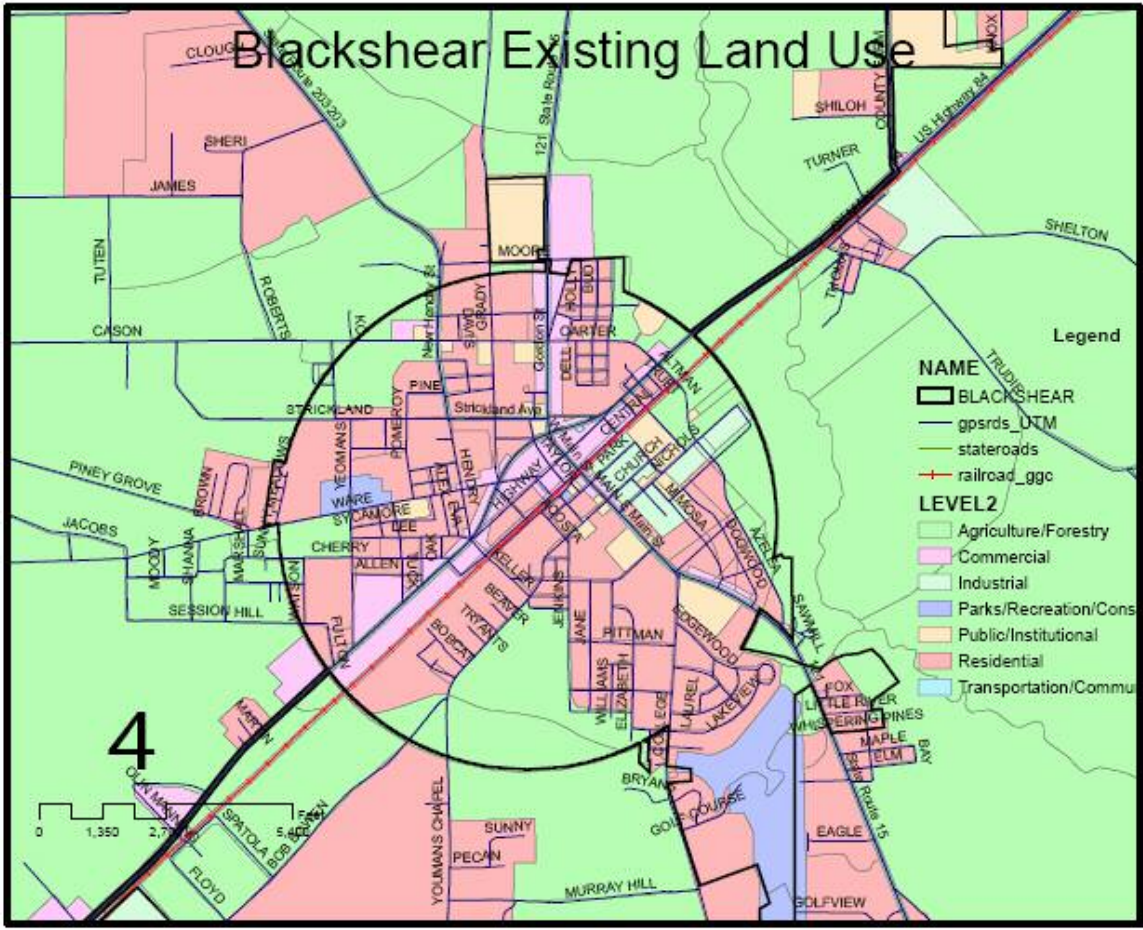
Pierce County Existing Land Use



Legend

- Pierce_ExistLandUse
- <all other values>
- LEVEL2
- Agriculture/Forestry
 - Commercial
 - Industrial
 - Parks/Recreation/Conservation
 - Public/Institutional
 - Residential
 - Transportation/Communication/Utilities
- citylimits
- railroad_ggc
- rivers_ggc

Blackshear Existing Land Use



Legend

NAME

- BLACKSHEAR
- gpsrds_UTM
- stateroads
- railroad_ggc

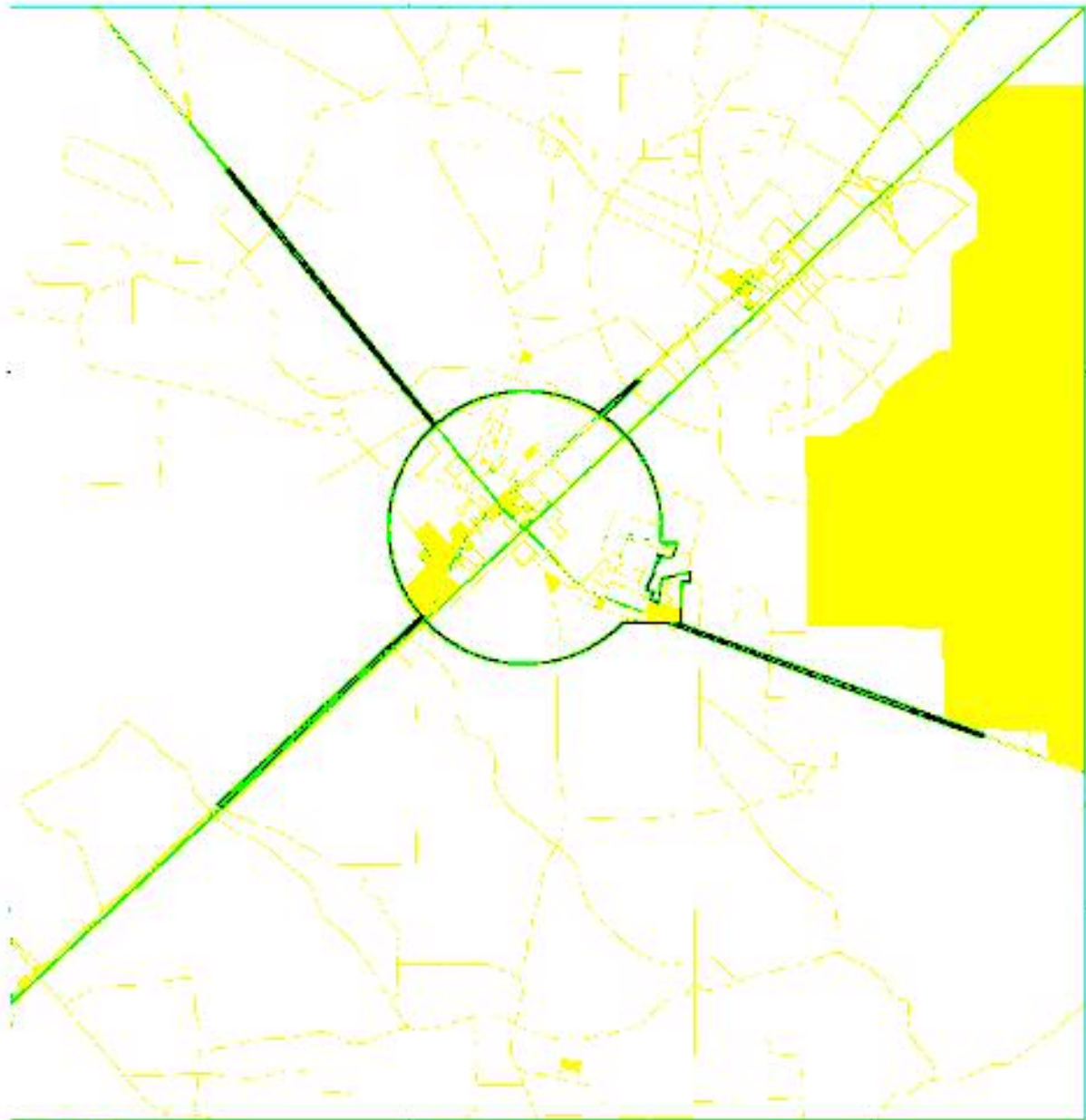
LEVEL2

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

4



Patterson Existing Land Use



- Legend
- LEVEL 1
- LEVEL 2
- Agri/Residential
- Commercial
- Industrial
- Heavy Industrial/Manufacturing
- Public Utilities
- Residential
- Special Use/Community Center



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Areas Requiring Special Attention

As growth continues there are inevitably going to be impacts to the existing natural and cultural environment as well as the community facilities, services and infrastructure that are required to service existing and future development. This section outlines areas where growth should be avoided, where growth is likely to occur, and where growth could potentially be stimulated.

Areas of significant natural or cultural resources

Rapid Development and/or Land Use Change

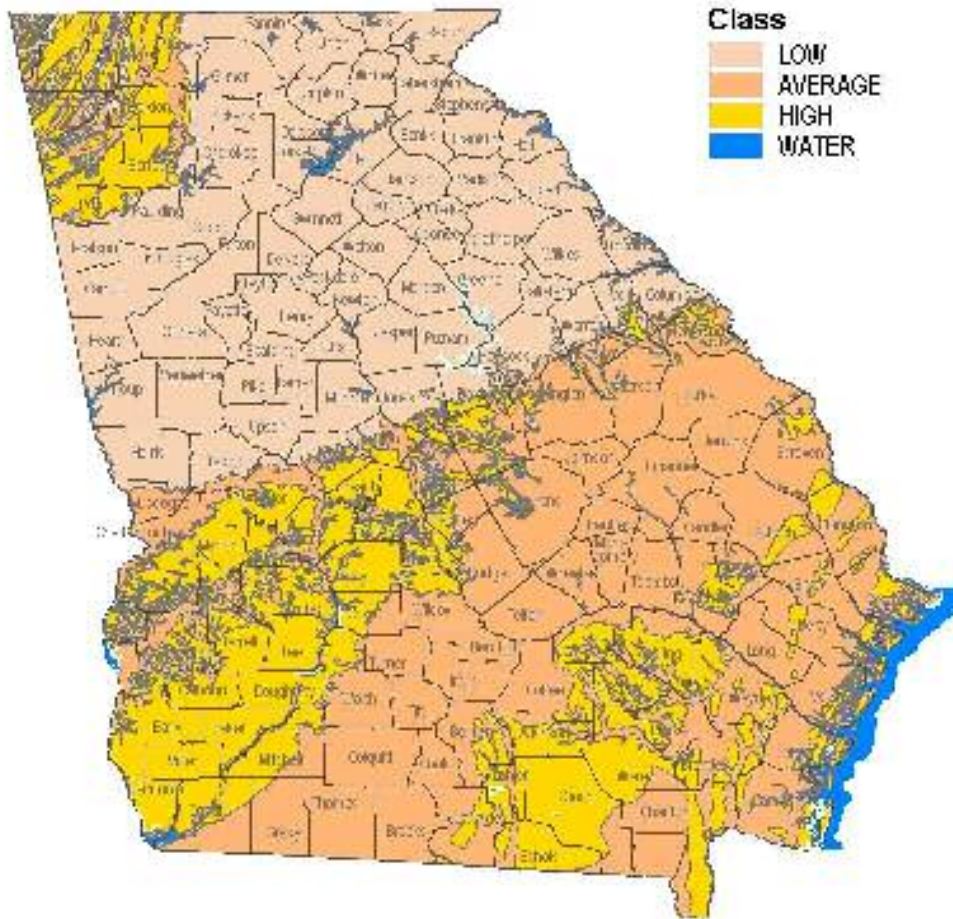
Currently the area in close proximity to the Pierce/Ware County line is developing quickly. Much of this area was at one time agriculture/forestry land use but with the rapid development of this area, the land use will continue to change over the next 20 years. Due to the expected growth in this area and other areas in close proximity to the Little Satilla River and the Big Satilla River, Pierce County will need to address items, i.e. water/sewer services in that these areas are low lying and septic tank failures are highly probable, thus making these rivers and groundwater highly susceptible to contamination. See Figure 1 Map.

Declining Areas and Areas in Need of Redevelopment

The main declining areas can be found in the City of Blackshear and has high potential for revitalization. This area is found just off Highway 84 at 5-Points. It is one of the oldest neighborhoods in the City of Blackshear and has many vacant homes and a large number of rental properties.

Figure 1

Groundwater Pollution Susceptibility

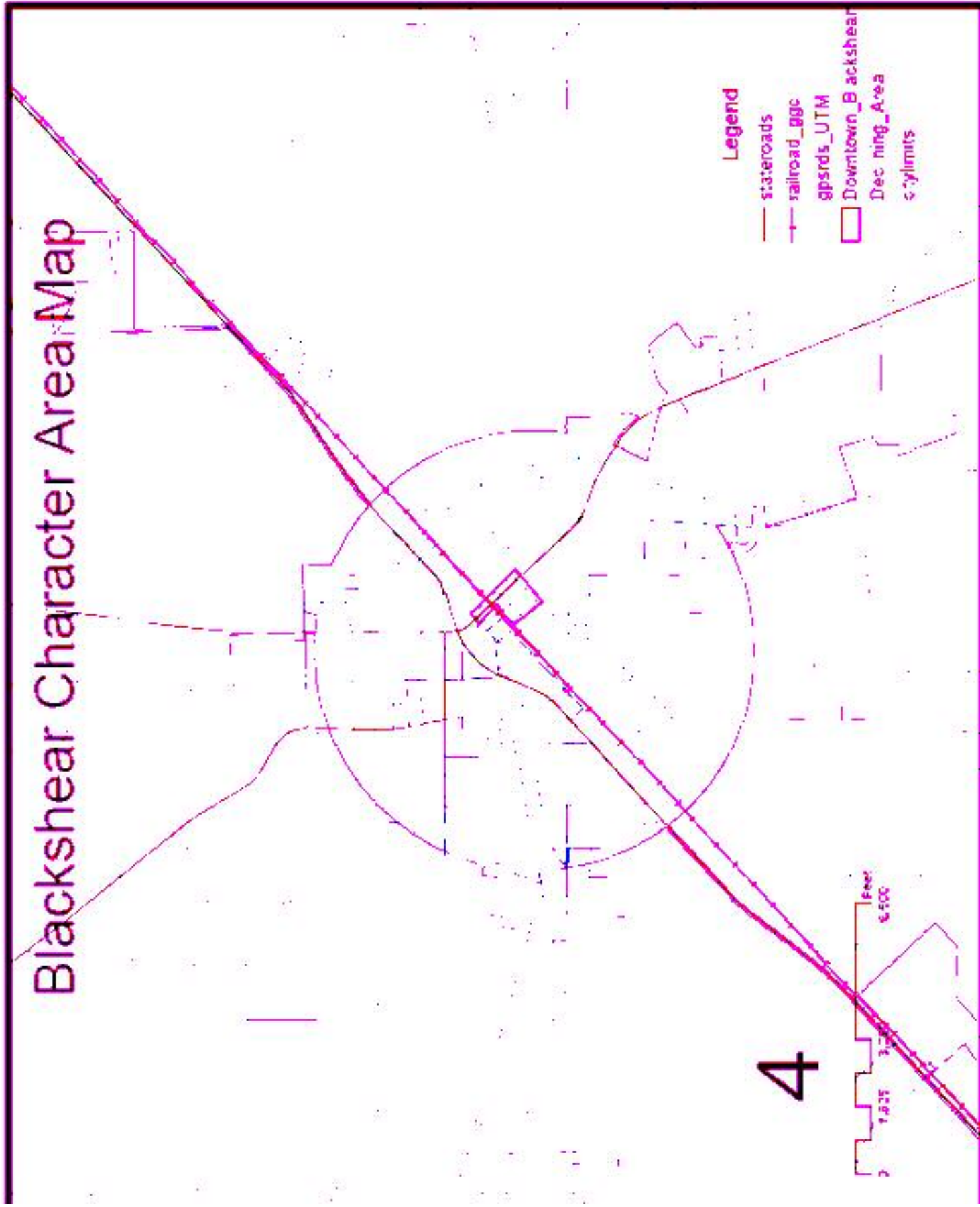


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Recommended Character Areas

Character Area	Description/Location	Development Strategy
Conservation Areas and Greenspace	Protected open space including wetlands, rivers, streams, forests and floodplains	Not allow any new development. Promote conservation easements.
Linear Greenspace Trail, Pedestrian and Bike Network	Protection of open space that follows natural and/or man-made linear features for recreation, transportation and conservation.	Linking greenspaces into pleasant network of greenways. Land for pedestrian/pedestrian/bicycle connections between neighborhoods and other important areas.
Rural and Open Land	Consisting primarily of farm land and woodland.	Strict limitations on residential Subdivisions. Promote areas as passive-use recreation destinations.
Traditional Neighborhood Decline	Areas that has most of its original housing stock in place, but housing conditions are worsening due to low rates of homeownership and neglect of maintenance.	Specific attention should be given to older neighborhoods around the 5-points area, which have high concentrations of low income families. A study Revitalization of this area should be strongly considered.
Industrial Areas	Consist of industries, warehouses, and distribution facilities on sites with access to railroads, utilities, and highways.	Encourage attractive, landscaped entrances and grounds. Protect environmentally sensitive areas and buffer surrounding neighborhoods.
Highway Commercial	Traffic congestion on Hwy 84 at 5-Points and at intersection where large number of trucks egress/ingress at Ace Pole.	Develop a congestion management plan with specific tools for functional classifications. Consider adopting rights-of-way ordinance for future development, i.e. commercial, industrial and residential.

Blackshear Character Area Map



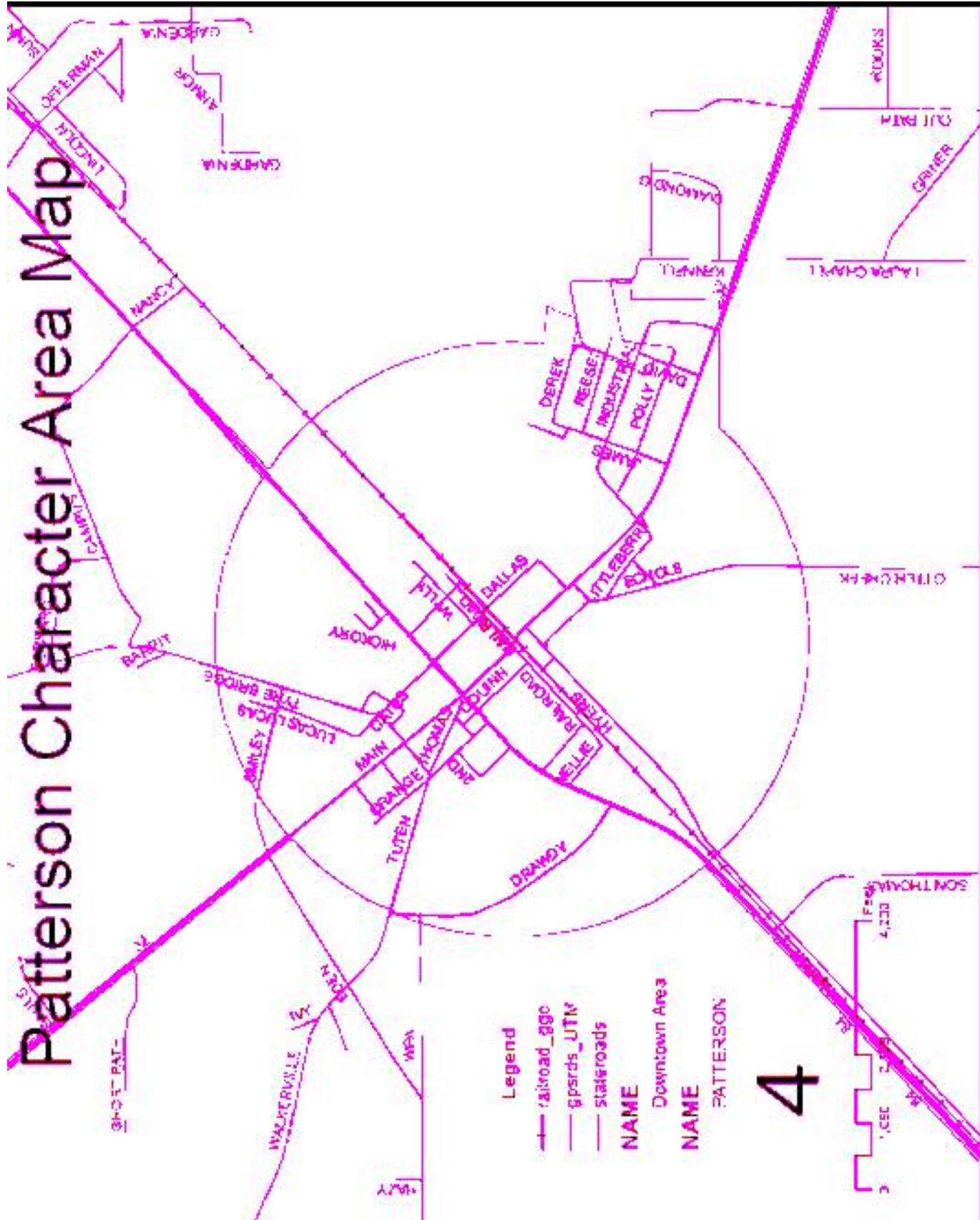
Legend

- state roads
- railroad_bgc
- Downtown_Blackshear
- Decatur Area
- city limits

4



Patterson Character Area Map



4.0. Analysis of Consistency with Quality Community Objectives (QCOs)

The Quality Community Objectives (QCOs) as defined by the Georgia Department of Community Affairs help a community assess its development patterns with regard to preserving its unique character areas. Pierce County and the cities of Blackshear and Patterson have developed this assessment for consistency with these QCOs and upon the completion of the Community Agenda will reevaluate this consistency as it relates to planned development trends.

<i>Development Patterns</i>	
<i>Traditional Neighborhood development patterns should be encouraged including use of more human scale development, mixing of uses with easy compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.</i>	
Objective	Status
If we have a zoning code, it does not separate commercial, residential and retail uses in every district.	Zoning is primarily single use in the county and both cities.
Our community has ordinances in place that allow neo-traditional “By Right” so that developers do not have to go through a long variance process.	No
We have a street tree ordinance that requires new development to plant shade-bearing trees appropriate to our climate.	No
Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in summer.	Yes
We have a program to keep our public areas clean and safe.	Yes
Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	Yes
In some areas, several errands can be made on foot, if so desired.	Yes
Some of our children can and do walk to school safely.	Yes
Some of our children can and do bike to school safely.	Yes
Schools are located in or near neighborhoods in our community.	Yes
Infill Development: Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.	
Objective	Status
Our community has an inventory of vacant sites and buildings that are available for re-development and/or infill development.	Yes
Our community is actively working to promote Brownfield development	Yes
Our community is actively working to promote Greyfield development	Yes
We have areas of our community that are planned for nodal development.	No
Our community allows small lot development for some uses.	Yes
Sense of Place: Traditional downtown areas should be maintained as a focal point of the community or, for newer areas where this is not possible, the development of activity centers that serves as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping dining, socializing and entertainment.	
Objective	Status
If someone dropped from the sky into our community, he/she would know immediately where he/she was, based on our distinct characteristics.	NO
We have delineated the areas of our community that are important to our history and heritage and have taken steps to protect them.	Yes, in Blackshear and Patterson
We have ordinances to regulate the aesthetics of development in our highly visible areas.	No
We have ordinances to regulate the size and type of signage in our community.	Yes
If applicable, our community has a plan to protect designated farmland.	Depends on Existing Zoning
Transportation Alternatives by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of transportation alternatives should be encouraged.	

Objective	Status
We have public transportation in our community.	Yes
We require that new development connects with existing development through street network, not a single entry/exit.	No
We have a good network of sidewalks to allow people to walk to a variety of destinations.	Yes, in Blackshear and Patterson
We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.	Yes, in Blackshear
We require that newly built sidewalks connect to existing sidewalks where ever possible.	Yes, in Blackshear
We have a plan for bicycle routes through our community.	Yes, part of regional plan
We allow commercial and retail development to share parking areas where ever possible.	Yes
Regional Identity or regional sense of place should be promoted and preserved, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.	
Objective	Status
Our community is characteristic of the region in terms of architectural style and heritage.	Yes
Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.	Yes
Our community encourages businesses that create products that draw on our regional heritage.	Yes
Our community participates in the Georgia Department of Economic Development's regional tourism partnership.	Yes
Our community promotes tourism opportunities based on the unique characteristics of our region.	Yes, in Blackshear
Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment, and education.	Yes
Resource Conservation	
Heritage Preservation of the traditional character of the community should be maintained through the preserving and revitalizing of historic areas, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the Community's charter.	
Objective	Status
We have designated historic districts in our community.	No
We have an active historic preservation commission.	No
We want new development to complement our historic development, and have Ordinances in place to ensure that happening.	No
Open Space Preservation: New development should be designed to minimize the amount of land consumed, and open space should be set aside for development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.	
Objective	Status
Our community has a greenspace plan.	No
Our community is actively preserving greenspace-either through direct purchase, or by encouraging set-asides in new development.	No
We have a local land conservation program, or, we work with state or national land conservation programs to preserve environmentally important areas in our community.	Yes
We have a conservation subdivision ordinance for residential development that is Environmental Protection of environmentally sensitive areas is necessary to protect	Yes

from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. When possible, the natural terrain, drainage, and vegetation of an area should be preserved.	
Objective	Status
Our community has a comprehensive natural resources inventory.	Yes, housed at RDC
We use this resource inventory to steer development away from environmentally sensitive areas.	Yes
We have identified our defining natural resources and have taken steps to protect them.	Yes
Our community has passed the necessary Part V Environmental Ordinances, and we enforce them.	Yes
Our community has and actively enforces a tree preservation ordinance.	No
Our community has a tree-planting ordinance for new development.	No
We are using storm water best management best practices for all new development.	Yes
We have land use measures that will protect the natural resources in our community.	Yes
Social and Economic Development	
Growth Preparedness: Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These might include Infrastructure, new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.	
Objective	Status
We have population projections for the next 20 years that we refer to when making infrastructure decisions.	Yes
Our local governments, the local school board, and other decision-making entities use the same population projections.	Yes
We have a Capital Improvements Program that supports current and future growth.	Yes, Blackshear and Patterson
We have designated areas of our community where we would like to see growth. These areas are based on the natural resources inventory of our community.	Yes
Appropriate Businesses and industries encouraged to develop or expand in a Community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.	
Objective	Status
Our economic development organization has considered our community's strength, assets and weaknesses and has created a business development strategy based on them.	No
Our ED organization has considered the types of businesses already in our Community and has a plan to recruit business/industry that will be compatible.	Yes
We recruit businesses that provide/create sustainable products.	Yes
We have a diverse jobs base, so that one employer leaving would not cripple us.	No
Employment Options: A range of job types should be provided in each community to meet the diverse needs of the local workforce.	
Objective	Status
Our community has jobs for skilled labor.	Some, but not many
Housing choices in size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing the commuting distances), to promote a mixture of income and age continuing the existing street design and recommending smaller setbacks.	

We have options available for loft living, downtown living, or neo-traditional development.	Yes
Educational Opportunities and training should be readily available in each Community - to permit community residents to improve their job skills, adapt to technological advances, or to entrepreneurial ambitions.	
Objective	Status
Our community provides work-force training options for citizens.	Yes
Our workforce training programs provide citizens with skills for jobs that are available in our community.	Yes, but not at competitive wages
Our community has higher education opportunities or is close to a community that does.	Yes, within a 30 mile radius
Our community has job opportunities for college graduates, so our children may live and work here, if they so choose.	Very limited in number and wages.
Governmental Relations	
Local Self-determination: Communities should be allowed to develop and work toward achieving their own vision for the future.	
Where the state seeks to achieve particular objectives, state financial and technical assistance should be used as the incentive to encourage local government conformance to those objectives.	
Objective	Status
We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.	Yes
We have processes in place that make it simple for the public to stay informed on land use and zoning decisions, and new development.	No, limited media access
We have a public-awareness element in our comprehensive planning process.	Yes
We have clearly understandable guidelines for new development.	Yes
We offer a development guidebook that illustrates the type of new development we want in our community.	No
We have reviewed our development regulations and/or zoning code recently and are sure that our ordinances will help us achieve our QCO goals.	Yes
We have a budget for annual training for planning commission members and staff; and we use it.	Yes
Our elected officials understand the land-development process in our community. Regional Cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to the success of a venture, such as protection of shared natural resources or transportation networks.	Yes
Objective	Status
We plan jointly with our cities and county for Comprehensive Planning purposes.	Yes
We are satisfied with our Service Delivery Strategies.	Yes
We cooperate with at least one local government to provide or share services.	Yes

5.0. ANALYSIS OF SUPPORTIVE DATA AND INFORMATION

Compliance with Rules for Environmental Planning Criteria

The Rules for Environmental Planning Criteria (Chapter 391-3-16) were developed by the Georgia Department of Natural Resources (DNR) and are part of the local government planning standards. The rules direct local governments to establish local protection efforts to conserve critical environmental resources. They are divided into the following five sections:

- Water Supply Watersheds
- Groundwater
- Wetlands
- Protected Rivers
- Protected Mountains

As of the date of this Assessment; DCA has temporarily suspended putting local governments “on notice” for these requirements. This is because EPD and DCA are working to revise the criteria to make them easier to administer on the local level (to allow for variances and “grandfathered” exemptions, for example). Unfortunately the DNR board has never acted to revise these rules (each state agency must revise its own rules – DCA can’t revise DNR’s rules).

Many local governments have been granted indefinite extensions of their original deadlines for meeting these environmental requirements. That is the case for the Cities of Blackshear, Patterson and Pierce County.

Current status of the Cities of Blackshear and Patterson and Pierce County:

BLACKSHEAR Original Part V Deadline: 6/30/2005 Extension: Indefinite Extension: Extension: Extension: Extension:		Current Part V Deadline: Part V is Complete: No Area Planner:		
Wetlands	GWR	WSW	River	Mountain
On Notice	No Resource	No Resource	No Resource	No Resource

PATTERSON Original Part V Deadline: 6/30/2005 Extension: Indefinite Extension: Extension: Extension: Extension:		Current Part V Deadline: Part V is Complete: No Area Planner:		
Wetlands	GWR	WSW	River	Mountain
On Notice	No Resource	No Resource	No Resource	No Resource

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PIERCE COUNTY				
Original Part V Deadline: 6/30/2005		Current Part V Deadline:		
Extension: Indefinite		Part V is Complete: No		
Extension:		Area Planner:		
Extension:				
Extension:				
Extension:				
Wetlands	GWR	WSW	River	Mountain
On Notice	On Notice	No Resource	On Notice	No Resource

The Cities of Blackshear and Patterson and Pierce County should consider adopting the appropriate ordinances to ensure that vital resources within the community are adequately protected.

Analysis of Consistency with Service Delivery Strategy

The county and each of the municipalities are coordinating services under an adopted Service Delivery Strategy, as approved by the Georgia Department of Community Affairs dated January, 1999 and are reviewed annually.

The cooperation in meeting the stipulations as defined in the SDS has been very successful. Specific service delivery efforts which need to be addressed include business development, emergency services, law enforcement, road maintenance, parks and recreation, and animal control services. Based on the results of this comprehensive planning process, the local governments feel that no revision are needed to their existing service delivery strategy as mandated by GA DCA for consistency.

Analysis and Technical Addendum are included under separate cover.

PIERCE COUNTY
City of Blackshear
City of Patterson

JOINT COMPREHENSIVE PLAN
2025 EDITION

Technical Addendum

Population
Economic Development
Natural Resources
Facilities & Services
Intergovernmental Coordination
Land Use
Transportation
Housing

Prepared in Compliance with the
Georgia Comprehensive Planning Act of 1989

Governmental Consulting Unlimited, Inc.

June 20, 2006

Table of Contents

	<u>Page</u>
Introduction	i
The Planning Process	ii
Stakeholders List	iv-v
I. Population Element	
Purpose	1
Current/Projected Population	2
Daytime Population	3
Households	4
Age Distribution	5
Future Population Projections	6
Implications for Community	7
Racial and Ethnic Composition	8
Implications for Community	9
Educational Attainment	10
Drop Out Rates	12
Income	13
II. Economic Development Element	
Purpose	1
Existing Businesses	1
Employment by Sector 1990-2000	2
Employment by Sector Compared to State	3
Five Largest Employers in Pierce County	4
Labor Force (Present and Future)	5
Commuting Patterns	6
Average Wages	7
Personal Income	8
Economic Resources	8
Business Incentives	9
Implications for Community (Trends)	10
III. Natural and Cultural Resources Element	
Purpose	1
Implementation/Enforcements	1
Scenic Views and Sights	4
Significant Cultural Resources	5
Resources Awareness	5
Natural Resources Maps	
Wetland Maps	
Soil Type Maps	
Floodplain Maps	
Groundwater Recharge Area Maps	
Watershed Maps	
Rivers and Streams Maps	
Transportation Map	

IV. Community Facilities Element	<u>Page</u>
Purpose	1
Facilities and Services	1
Water Supply Services	1
Sewer System and Wastewater Treatment	2
Other Facilities and Services	3
Fire Protection	3
Public Safety	3
Parks and Recreation	4
Storm water Management	5
Solid Waste Management	5
Hospitals and Other Public Health Facilities	6
Education Facilities	6
Libraries and Other Cultural Facilities	7
Transportation Network	7
V. Housing Element	
Introduction	1
Housing Mix and Future Demand	1
Recent Trends	2
Age and Condition of Housing	3
Housing Stock by Occupancy	4
Cost of Housing	4
Median Property Value	4
Median Rent	4
Cost-Burden Households	4
Special Housing Needs	5
Sufficient Supply of Affordable Housing	6
VI. Land Use Element	
Introduction	1
Purpose	1
Existing Land Use Category Definitions	2
Existing Land Use Map	
VII. Transportation Element	
Current and Future Conditions	1
Transportation Alternatives	1
Transportation Map	
VIII. Intergovernmental Element	1

INTRODUCTION

The joint Comprehensive Plan for Pierce County and the Cities of Blackshear and Patterson is a long-range plan for guiding development within the jurisdictions for the next twenty years. The plan is based on the foundation that if a community knows where it wants to go, it possesses better prospects of getting there. The plan attempts to recognize the relationship between diverse development goals and objectives and establishes a meaningful basis for the resolution of conflicts.

A comprehensive plan functions as a master yardstick for evaluating all significant future development proposals. The plan is intended to provide the essential background and perspective for decision making in respect to regulations, land subdivisions, public investment and capital improvement programs. The plan also provides guidance to businesses and development regarding the development policies and the future direction and intensity of growth.

The development and update of the 2025 Edition of the Joint Pierce County/Blackshear/Patterson Comprehensive Plan is not just a requirement of the Comprehensive Planning Act of 1989 for all Georgia Counties and Cities; it encourages critical self examination of and by the community as it determines where it is, where it wants to go and more importantly is how it is going to get there. These exercises better equips local governments to create a unified plan that will effectively carry their communities through 2025.

The Planning Process

Georgia's Minimum Planning Standards and Procedures require that all local government Comprehensive Plans follow a specific planning process in their development. This process consists of the following three steps, as described by the Georgia Department of Community Affairs. The results of these steps are intermingled into the plan elements that follow.

In order to plan for the future, a community must first know and understand the existing conditions of the community. This can only be accomplished through an inventory of existing conditions and an assessment of these conditions. The Community Assessment is the first step in the development of the overall Comprehensive Plan in that it provides an accurate picture of the communities that are affected through the assessment. This process is not a subjective process but an objective assessment based on actual data and information about the communities involved.

The Community Assessment that was performed as a part of this Plan includes the following:

(1) Identification of Potential Issues and Opportunities – This process was performed by reviewing typical issues and opportunities listed in the Georgia State Planning Recommendations and determining which of these issues and opportunities were applicable for the community.

(2) Analysis of Existing Development Patterns – The process included reviews and analysis of the existing land use maps, which contain land use categories and classification systems including (a) Residential; (b) Commercial/Industrial; (c) Public/Institutional; (d) Park/Recreation/Conservation; (e) Agriculture/Forestry; and (f) Undeveloped/Vacant. The analysis also includes the evaluation patterns and trends within the jurisdiction, including areas requiring special attention. The analysis assisted the communities in a better understanding of what is occurring within their jurisdictions and assigned prudence in the development of the overall vision for future development of the communities.

The last component of this section of the Community Assessment included:

(3) Recommended Character Areas, which included identifying recommended boundaries of existing or potential character areas covering the entire community, including the areas requiring special attention identified above and existing community sub-areas for which plans have already been prepared. 'Character Area' means a specific geographic area within the community that:

- a) has unique or special characteristics to be preserved or enhanced;
- b) has potential to evolve into a unique area with more intentional guidance of future development through adequate planning and implementation; or
- c) requires special attention due to unique development issues.

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.

(3) Analysis of Consistency with Quality Community Objectives – This process included evaluating current community policies, activities, and development patterns to ensure consistency with the Quality Community Objectives.

The basic planning process is applied to each of the planning elements required in the State’s Minimum Planning Standards and Procedures. The following briefly describes the elements of the 2025 Edition of the Pierce County/Blackshear/Patterson Comprehensive Plan.

I. Population

In order to plan for the future, the community must have a general consensus of the number of people within their community. The Basic Level Planning Standards and Procedures require that all local plans contain an analysis of historical population, estimated population and projected population. This element is part of the Community Assessment section of the Plan.

II. Economic Development

An analysis of the past trends of a community’s economic base and its labor force, as well as an analysis of regional comparisons in these areas, will provide insight into the community’s economic health. This analysis is critical if the communities are to understand how to develop goals and strategies for the future economic development.

III. Natural and Historic Resources

This element provides an inventory and assessment of the community’s natural features and historic resources. Goals, objectives, and polices can only be developed after an inventory and assessment of the natural and historic resources have been identified. The question is how the goals, objectives and policies of all other elements with this Plan will be addressed to ensure that future population growth and its related development will not have a negative impact on these resources.

IV. Community Facilities

In order to identify the existing community facilities needs, an inventory and assessment was performed on the various services that are provided by either Pierce County, the City of Blackshear, the City of Patterson or others. The impact of future population growth on public services such as police protection, water and sewer service, schools, and garbage disposal is addressed. Goals and strategies are developed to address the future provision of community facilities.

V. Housing

This element provides an inventory and assessment of all the housing within the Cities of Blackshear and Patterson and the unincorporated areas of Pierce County. The inventory includes the age, type, and condition. Using the projected population of both Cities and the County of Pierce will supply ample data to determine the additional housing units that will be needed to accommodate the future population of the communities. Goals and strategies are developed to address existing needs and the future provision of housing within the communities.

VI. Land Use

This element provides an inventory and assessment of how land is used in the city. The estimated acreage of each land use type is calculated and projections are made of the amount of land required for each land use type. Goals and strategies are developed to address existing land use problems and to address how the city’s land should be used in future years.

VII. Transportation Network

Roads, transit, sidewalks and bikeways are actually considered as community facilities; however, their importance is recognized as a separate element of the plan. Existing needs are analyzed and assessed and the improvements needed to serve the current and future growth are identified, leading to goals and strategies for future system improvements and/or expansion.

Public Participation

As a part of the planning process each local government must provide and implement opportunities to encourage public participation during the preparation of the comprehensive plan. The purpose of this is to insure that citizens and other stakeholders are aware of the planning process, are provided opportunities to comment on the local plan elements, and have adequate access to the process of defining the community's vision, values, priorities, goals, policies, and implementation strategies.

At a minimum, the public participation program must provide for: adequate notice to keep the general public informed of the emerging plan; opportunities for the public to provide written comments on the plan; hold the required public hearings; and, provide notice to property owners through advertisements in the newspaper (legal organ) of the planning effort soliciting participation and comments.

Final public hearings were announced according to local public hearing procedure requirement to solicit additional public participation and comments. In addition, final work sessions were held with local government leaders to discuss plan status, plan data and garner additional comments from elected officials.

Stakeholders List

Pierce County Board of Commissioners

Mitch Bowen, Chairman
K. Neal Bennett
Noah Strickland
Aldeen Davis

City of Blackshear, Mayor and Council

Dr. Tom Davis, Mayor
David Broady
Mary Lott Walker
Barbara Smith
Charles Foreman
Bob Johnson

City of Patterson, Mayor and Council

Sammie June Thomas, Mayor
Edison Kicklighter
Melvin Hollis
George Denison
Sarah Davis
Rodney James

List of Stakeholders

Jereal Bennett	Rhon Carter	Laura Owens	Wesley Walker
Charlie Cooper	Brian Fey	Jim Walker	Alvin Walker
R. D. Thomas, Jr.	Jay Davis	Morris Pate	Gail Cochran
J. P. Barnard, Jr.	Tommy Brown	Alicia Sweat	A. J. Strickland
Edward Drawdy	Marie Taylor	David Smith	Doys O'Steen
Tom Boyette	David Boxten	Tom Bragg	Bill Cselle
David Herrin	Charles Broady	Matt Carter	Jim Waters
Nick Taylor	Bill Wall	Greg White	Matt Cochran
Chris Wright	Tony Batten	Ronnie Carswell	Joe Boyett
Blake Smith	Rene Lee	Jon Drawdy	Tommy Whitfield
William Sauls	Joey Walker	Mark Bowen	Blake Smith
Dottie Cummings	Steven Paul	Joey Denison	Curtis Deal

I. Population Element

Purpose

The Population Element provides communities the opportunity to inventory and assess trends in population growth or decline as well as demographic characteristics of the population. This information is the foundation for determining the needs of subsequent elements of the plan and assists the local government in assessing its growth rate in comparison with the state and surrounding jurisdictions.

The outline of this element follows the minimum planning standards set forth by the Department of Community Affairs (DCA). The population and demographic characteristics of the community are inventoried and assessed in each of the following categories: Total Population, Total Households, Age Distribution, Racial Composition, Educational Attainment, and Income Levels.

1.1.0 - POPULATION

Table 1.1.1 Population Projections 2000-2025

	1990	2000	% CHANGE 1990-2000	2010	% CHANGE 2000-2010	2015	% CHANGE 2010-2015	2025	%CHANGE 2015-2025
POPULATION									
Pierce County	13,328	15,636	17.3%	17,506	12.0%	18,440	5.3%	20,310	10.1%
Blackshear	3,263	3,283	0.1%	3,314	0.1%	3,329	0.00%	3,359	0.1%
Patterson	626	627	0.0%	559	-10.8%	525	-6.10%	457	-13.0%
Ware County	35,471	35,483	0.0%	34,635	-23.9%	34,210	-12.3%	33,362	-24.8%
Georgia	6,478,216	8,186,453	26.4%	9,550,897	16.7%	10,233,118	7.10%	11,597,562	13.3%

Source: US Bureau of Census (SF1)

As shown in Table 1.1.1, the Cities of Blackshear and Patterson have almost no increase in population from 1990 through 2000. Projections show that the City of Blackshear will only have a slight increase in population over the next 20-years, while the City of Patterson began losing population as early as 2005, with the most significant population loss occurring between 2015 and 2025.

The population growth in the unincorporated areas of Pierce County is expected to continue through 2025, with the largest increase occurring between 2000 and 2010.

Chart 1.1.1 is reflective of the projected increases or decreases in the populations for the Cities of Blackshear and Patterson; the Counties of Pierce and Ware; and the State of Georgia. As shown on the chart below, the trend of loss of population in Ware County will continue through 2025, while the population, mostly in the unincorporated areas of Pierce County will continue to increase.

The projections of growth in Pierce County between 2005 and 2025 will be 22.9%, while Ware County will have a 5.0% decrease in its population for the same period. The State of Georgia is expected to continue to grow by 22.6% over the next 20 years. As shown in the table above, some of this growth will occur in Pierce County. The trend for Pierce County’s growth is in the unincorporated areas of the County, where land is must less expensive than in the corporate limits of Blackshear or Patterson.

Chart 1.1.1 Projected Population 2000-2025

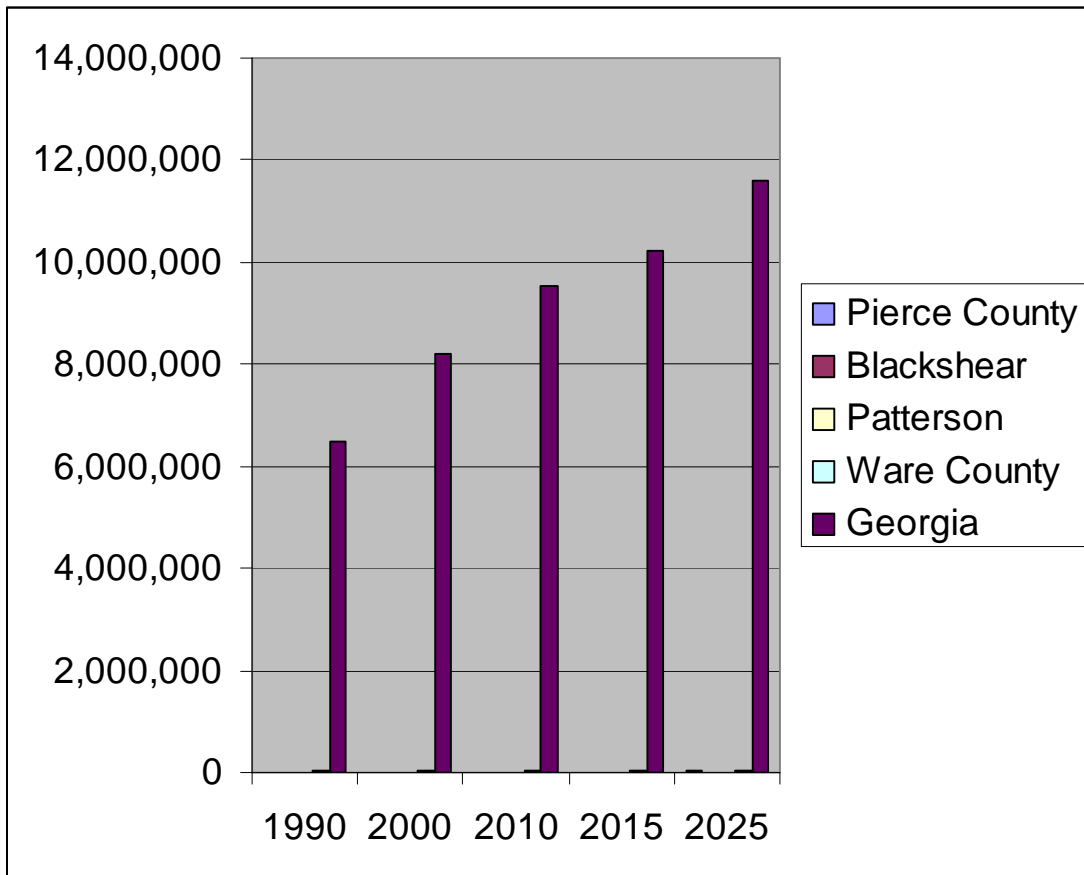


Table 1.1.2 – Daytime Population 1990-2000

	1990	2000
Total Population Inside County	11,093	13,016
People Leaving County During Day to Work	2,989	3,703
People Coming into County During Day to Work	754	1,083
Total Number of Workers During the Day	3,444	4,070

Source: US Bureau of Census (SF1)

Chart 1.1.2 Daytime Population 1990-2000

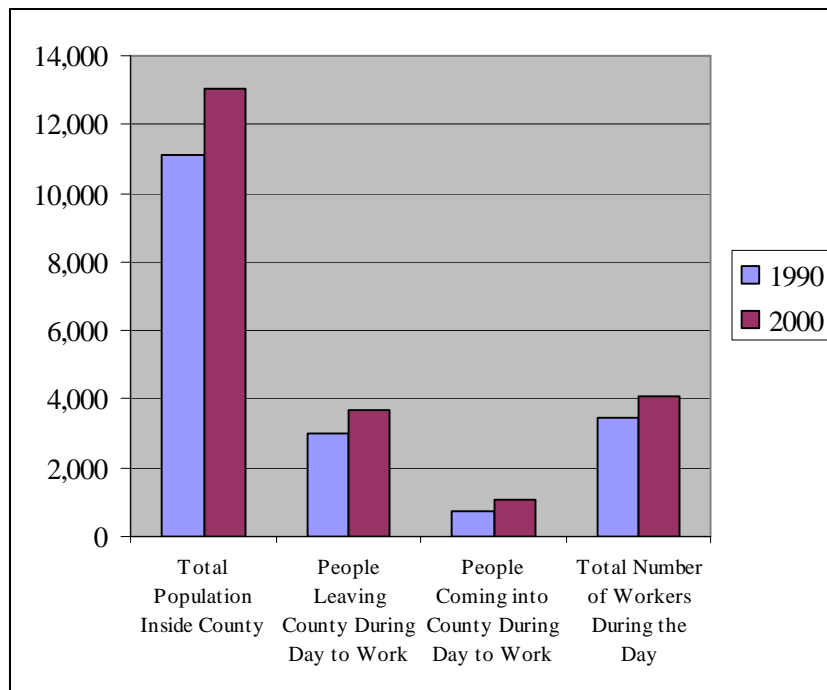


Table 1.1.3 Percentage of Change Daytime Population (1990-2000)

	1990	2000	% CHANGE 1990-2000
Daytime Population Inside County	11,093	13,016	17.3%
People Leaving County During Day to Work	2,989	3,703	23.8%
People Coming into County During Day to Work	754	1,083	43.6%
Total Number of Workers During the Day	3,444	4,070	18.2%

Source: US Bureau of Census (SF1)

The daytime population refers to the County’s resident population plus the daytime visitors to the County (both overnight guests in hotels and daytime tourists), plus workers that commute into the County to work, minus those individuals who commute outside the County to work. As shown in the table above, there has been a 43.6% increase in the number of persons who come into the County than there were in 1990.

1.2.0 - HOUSEHOLDS

Table 1.2.1 – Number of Households 1990-2005

	1990	2000	% CHANGE 1990-2000	2005	% CHANGE 2000-2005
PIERCE	4,807	5,958	23.9	6,466	8.5
BLACKSHEAR	1,277	1,354	6.0	1,396	3.1
PATTERSON	262	264	.0	263	0.0
WARE	13,046	13,475	3.3	13,647	1.3

All source data for this section was obtained from the Department of Community Affairs Data Book
Source: US Bureau of Census (SF1)

Table 1.2.2 – Household Forecast (2005-2025)

	2005	2010	2015	2025
PIERCE	6,466	6,973	7,481	8,496
BLACKSHEAR	1,396	1,438	1,480	1,564
PATTERSON	263	262	261	259
WARE	13,647	13,819	13,990	14,334

Source: US Bureau of Census (SF1)

Chart 1.2.1 Projected Households (2005-2025)

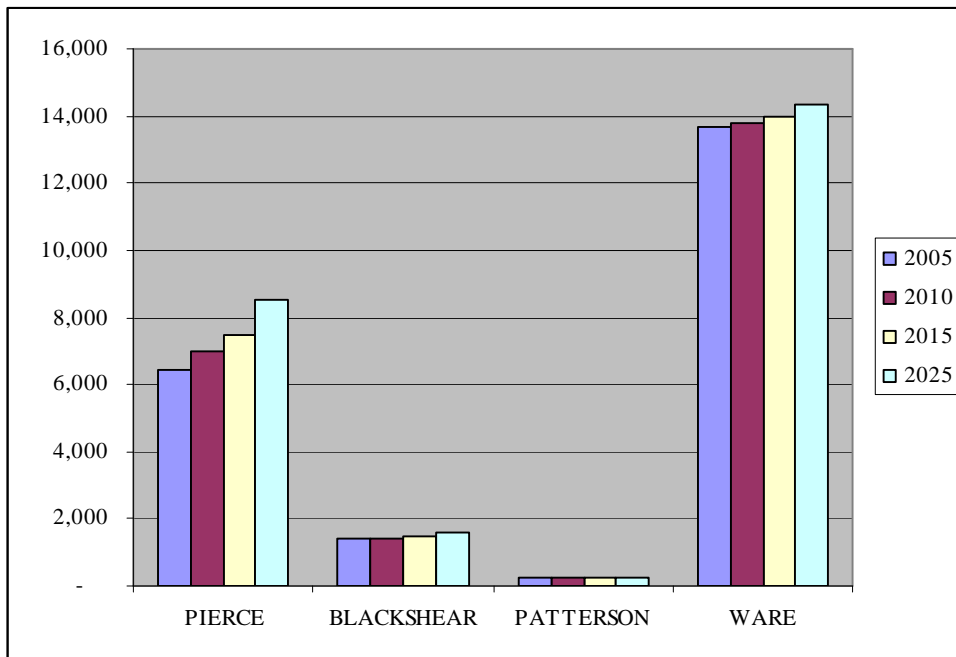


Table 1.2.3 Past and Future Projected Average Household Size

YEAR	2000	2005	2010	2015	2020	2025
PIERCE	2.61	2.51	2.41	2.31	2.21	2.11
BLACKSHEAR	2.35	2.27	2.19	2.1	2.02	1.94
PATTERSON	2.38	2.26	2.15	2.03	1.19	1.79
WARE	2.47	2.38	2.28	2.19	2.09	2.00

Source: US Bureau of Census (SF4)

1.3.0 - AGE DISTRIBUTION

Table 1.3.1 shows the past and present (2000) percentage of population by age categories. This Table actually shows the increase or decrease in the percentage of the population by age group; however, unless the percentage of changes in the population are revealed, **Table 1.3.1** means very little; therefore, **Table 1.3.2** provides a better understanding of the decreases and increases in the populations by age group for all three (3) governments.

Table 1.3.1. Past and Present 1980 through 2000 – Percentages of Age Distribution

AGE GROUP	1980			1990			2000		
	PIERCE COUNTY	BLACK-SHEAR	PATTERSON	PIERCE COUNTY	BLACK-SHEAR	PATTERSON	PIERCE COUNTY	BLACK-SHEAR	PATTERSON
0-4	8.4	7.1	9.2	6.7	6.5	4.8	6.7	6.3	6.7
.5-13	16.4	14.6	13.6	15.9	13.8	13.3	15.2	14.7	12.6
14-17	8.4	7.3	8.9	5.6	5.5	5.1	4.8	4.3	4.8
18-20	4.6	4.1	5.4	4.7	4.8	3.4	3.9	3.5	3.8
21-24	6.2	6.0	8.1	5.0	4.7	4.2	4.5	4.1	3.8
25-35	15.3	15.2	9.8	14.7	12.3	14.2	13.1	11.9	9.7
35-44	11.7	10.5	13.4	15.2	14.3	10.7	15.0	12.8	13.6
45-54	9.0	8.4	8.8	11.4	10.6	14.0	14.2	14.6	10.0
55-64	9.1	10.4	10.9	9.1	9.5	11.6	10.4	9.8	15.3
65 and Over	10.9	16.4	11.9	11.7	18.0	18.7	12.2	18.0	19.7

Source: US Bureau of Census (SF1)

Over the past two (2) decades, the City of Patterson has had a 17.7% decrease in its population. As shown in **Table 1.3.2** below, the City of Patterson lost population in every age group, with the exception of age groups 55-64 and 65 and over. The population increased in age group 55-64 by 15.7%, while the 65 and over age group had a significant increase of 35.2%.

The City of Blackshear had a slight decrease (-2%) in its population over the past 20 years. The most significant increase in age group population for the City of Blackshear within the past two (2) decades was 77.0% in the 45-54 age group, with the population of individuals age 65 and over increased by 11.7% for the same period. It should be noted that the most significant loss in population by age group from the City of Blackshear was 40.4% for individuals 14-17, while the City of Patterson's greatest loss (-70.0%) was in age group 0-4.

Pierce County has a 31.4% increase in its overall population over the past 20 years, with the most significant increases being in 45-54 age group. The population for age group 45-54 increased by 106%. The second highest increase in population occurred in age group 35-44, which was 68.3%. The most significant loss (-25.6%) in population, by age group in Pierce County, was age group 14-17.

Table 1.3.2 Percentage of Change 1980-2000 by Age Group

AGE GROUP	1980-1990 % Change			1990-2000 % Change			1980-2000 % Change		
	PIERCE COUNTY	BLACK-SHEAR	PATTERSON	PIERCE COUNTY	BLACK-SHEAR	PATTERSON	PIERCE COUNTY	BLACK-SHEAR	PATTERSON
0-4	-10.9	7.9	-57.1	17.8	-2.4	40.0	4.9	-10.0	-70.0
.5-13	8.4	-4.2	-20.2	12.4	7.3	-4.8	21.8	2.0	-24.0
14-17	-25.2	-24.3	-52.9	0.00	-21.3	-6.3	-25.6	-40.4	-55.9
18-20	15.5	18.2	-44.8	-2.0	-26.9	14.3	13.6	-13.6	-41.5
21-24	-9.5	-20.2	-58.1	6.4	-11.7	-7.7	-3.7	-29.5	-61.3
25-35	7.2	-18.2	18.7	5.0	-3.2	-31.5	12.6	-20.8	-18.7
35-44	45.5	37.9	-34.3	15.6	-9.7	26.9	68.3	-24.6	-16.7
45-54	41.8	28.9	-31.3	45.5	37.4	-28.4	106.0	77.0	-6.0
55-64	11.9	-7.7	-12.0	33.4	5.2	31.5	49.2	-3.0	15.7
65 and Over	21.0	11.4	28.6	22.1	0	5.1	44.7	11.7	35.2

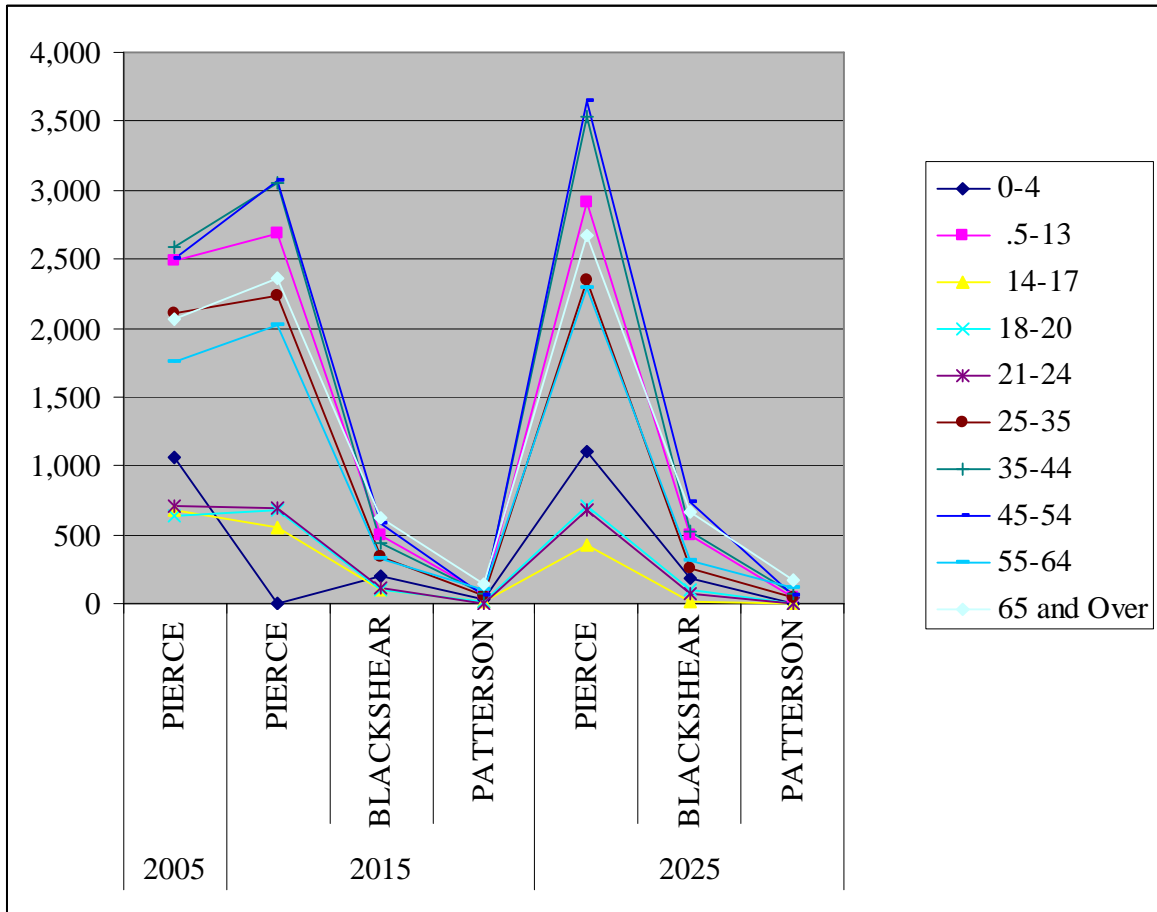
Source: US Bureau of Census (SF1)

Table 1.3.3 – Future Population Projections (2000-2025)

AGE GROUP	2005		2015				2025							
	PIERCE COUNTY	%	PIERCE COUNTY	%	BLACK-SHEAR	%	PATTERSON	%	PIERCE COUNTY	%	BLACK-SHEAR	%	PATTERSON	%
0-4	1,059	6.4	1,084	5.9	195	5.9	28	5.0	1,108	5.5	177	5.3	7	1.4
.5-13	2,486	15.1	2,688	14.6	491	14.8	67	11.9	2,912	14.3	500	14.9	48	9.6
14-17	679	4.1	551	3.0	93	2.8	11	2.0	423	2.1	21	0.6	-	0
18-20	636	3.8	673	3.6	105	3.2	16	2.9	710	3.5	92	2.7	3	0.7
21-24	703	4.2	690	3.7	108	3.2	5	0.8	676	3.3	65	2	-	8.8
25-35	2,113	12.7	2,228	12.1	337	10.2	54	9.6	2,343	11.5	261	7.8	44	12.8
35-44	2,582	15.6	3,057	16.6	463	13.9	77	13.7	3,533	17.4	525	15.6	64	11.6
45-54	2,502	15.1	3,073	16.7	582	17.6	61	10.9	3,644	17.9	738	22	58	22.4
55-64	1,756	10.6	2,023	11.0	321	9.7	103	18.4	2,291	11.3	314	9.3	112	22.4
65 and Over	2,057	12.4	2,364	12.8	621	18.7	139	24.8	2,672	13.2	668	19.9	163	32.7

Source: US Bureau of Census (SF1)

Chart 1.3.1



IMPLICATIONS FOR COMMUNITY

The anticipated shift in the age distribution of Pierce County as a whole are predicated to change significantly over the next 20 years. There will be no significant increases in the 0-4 age group 4.6%, while there is a 17.2% increase in age group 5-13. There are two (2) groups that will have decreases in population, with the most significant one being age group 14-17 at (-37.7%). The other significant shifts will occur in age groups 35-54, when combined will be an increase of 41.2% over the next 20 years. The elderly population, age 65 and over will continue to increase over the next 20 years at an expected rate of 29.9%.

As shown in the inventory above, there will be two (2) significant shifts in the population of Pierce County over the next 20 years. The Cities of Blackshear and Patterson and Pierce County will need to consider the decline in the 14-17 age group when setting policies, millage rates and other issues associated with services and facilities for this age group. It is also important to note that 78.1% of the 18-63 age groups in the 2025 projected population will be the working labor force of Pierce County, thus the demand for jobs will increase. The Cities and Pierce County should begin preparing for this increase by setting policies and beginning gradually implementing said policies in order to accommodate the needs of this age group.

Last but not least is the increase of the projected 65 and over population over the next 20 years. This trend will continue and local governments should consider this trend when making policies and the continued need for programs and services to assist in a better quality of life for this age group.

1.4.0 – RACIAL AND ETHNIC COMPOSITION

Table 1.4.1 Racial and Ethnic Composition (2000-2025)

	2000			2005			2010			2015			2025		
	WHITE	BLACK	OTHER	WHITE	BLACK	OTHER	WHITE	BLACK	OTHER	WHITE	BLACK	OTHER	WHITE	BLACK	OTHER
PIERCE COUNTY	13,588	1,706	342	14,440	1,717	414	15,292	1,728	487	16,143	1,739	558	17,847	1,761	702
BLACKSHEAR	2,529	701	53	2,506	727	67	2,483	752	79	2,459	778	93	2,413	829	119
PATTERSON	442	177	8	422	162	11	401	146	12	381	131	15	340	100	19
WARE COUNTY	24,114	9,939	830	23,735	10,330	994	22,756	10,721	1,159	21,776	11,111	1,323	19,818	11,893	1,627

Source: US Bureau of Census (SF1)

Table 1.4.2 Percentage of Change in Racial and Ethnic Composition (2000-2025)

	2000 – 2005 % CHANGE			2005-2010 % CHANGE			2010-2015 % CHANGE			2015-2025 % CHANGE		
	WHITE	BLACK	OTHER	WHITE	BLACK	OTHER	WHITE	BLACK	OTHER	WHITE	BLACK	OTHER
PIERCE COUNTY	6.5	1.0	21.1	6.0	1.0	17.6	5.6	1.0	14.6	10.6	1.3	25.8
BLACKSHEAR	(1.3)	7.0	26.4	(1.0)	3.4	17.9	(1.0)	3.5	17.7	(1.9)	6.6	28.0
PATTERSON	(4.3)	(8.5)	37.5	(5.0)	(9.9)	1.0	(5.0)	(10.3)	25.0	(10.8)	(23.7)	26.7

Source: US Bureau of Census (SF1)

Table 1.4.3 Comparison of Change in Racial and Ethnic Composition to Neighboring Communities (2000-2025)

	2000 – 2005 % CHANGE			2005-2010 % CHANGE			2010-2015 % CHANGE			2015-2025 % CHANGE		
	WHITE	BLACK	OTHER	WHITE	BLACK	OTHER	WHITE	BLACK	OTHER	WHITE	BLACK	OTHER
PIERCE COUNTY	6.5	1.0	21.1	6.0	1.0	17.6	5.6	1.0	14.6	10.6	1.3	25.8
APPLING COUNTY	1.8	2.8	22.3	1.8	2.0	18.6	2.0	1.9	15.9	3.5	3.8	27.3
BRANTELY COUNTY	10.3	0.5	21.5	9.4	0.7	17.9	8.6	0.5	18.9	15.8	1.0	26.5
WARE COUNTY	(2.0)	3.9	19.8	(4.1)	3.8	16.6	(4.3)	3.6	14.2	(9.0)	7.0	23.0

Source: US Bureau of Census (SF1)

Table 1.4.4 Hispanic Population (2000-2025)

	2000	2005	2010	2015	2025	% CHANGE
						2000-2025
PIERCE COUNTY	357	414	472	529	643	80.1
BLACKSHEAR	33	34	36	37	39	18.2
PATTERSON	4	1	0	0	0	-100

Source: US Bureau of Census (SF1)

Table 1.4.5 Comparison of Hispanic Population to Neighboring Communities (2000-2025)

	2000	2005	2010	2015	2025	% CHANGE
						2000-2025
PIERCE COUNTY	357	414	472	529	643	80.1
APPLING COUNTY	792	959	1,126	1,293	1,627	105.4
BRANTLEY COUNTY	152	176	201	225	273	79.6
WARE COUNTY	688	792	896	999	1,207	75.4

Source: US Bureau of Census (SF1)

Hispanic origin is listed separately from race because it reflects a cultural ethnicity rather than a racial difference.

IMPLICATIONS FOR COMMUNITY

As shown in the tables above, Pierce County will continue to grow over the next 20 years, with an estimated 23.6% increase in the white population, a 2.6% in the black population and 69.3% the “Other”, being America Indians and Alaska Native; Asian or Pacific Islanders; and “Other”. The Hispanic population will also increase by 80.1% over the next 20 years but will make up 3.2% of the total population of Pierce County. Even through there are anticipated increases in the all racial categories, the diverse racial structure of Pierce County will only change slightly over the next 20 years; however, as the Hispanic population rises, there will be a growing need for the Cities of Blackshear and Pierce County for educating non-English speaking residents. Therefore, it is reasonable that the City of Blackshear and Pierce County anticipate gradual changes in the overall make-up and for some future services that will be accessible to a wider range of cultures.

1.5.0 – EDUCATIONAL ATTAINMENT

This section illustrates the educational attainment of the population and how it has changed for the past 20 years. This information assists the local government in determining the skill levels of its residents and is essential information in determining the economic development potential of the local labor force. This information also helps the local government assess the strengths and weaknesses of the local educational system. It illustrates local trends in student achievement and is an indicator of the public school system.

Table 1.5.1 – Educational Attainment

	1980		1990		2000	
	PIERCE	STATE	PIERCE	STATE	PIERCE	STATE
Less than 9th Grade	2,142	NA	1,559	483,755	1,210	386,391
9th to 12th Grade (No Diploma)	1,423	NA	1,744	686,060	1,826	710,394
High School Graduate, Inc. Equivalency	2,037	NA	3,233	1,192,935	4,167	1,471,905
Some College (No Degree)	608	NA	932	684,109	1,575	1,045,663
Associate Degree	NA	NA	277	199,403	298	265,941
Bachelor's Degree	319	NA	362	519,613	668	820,702
Graduate or Professional Degree	138	NA	159	257,545	331	425,546

Source: US Bureau of Census (SF3)

Chart 1.5.1

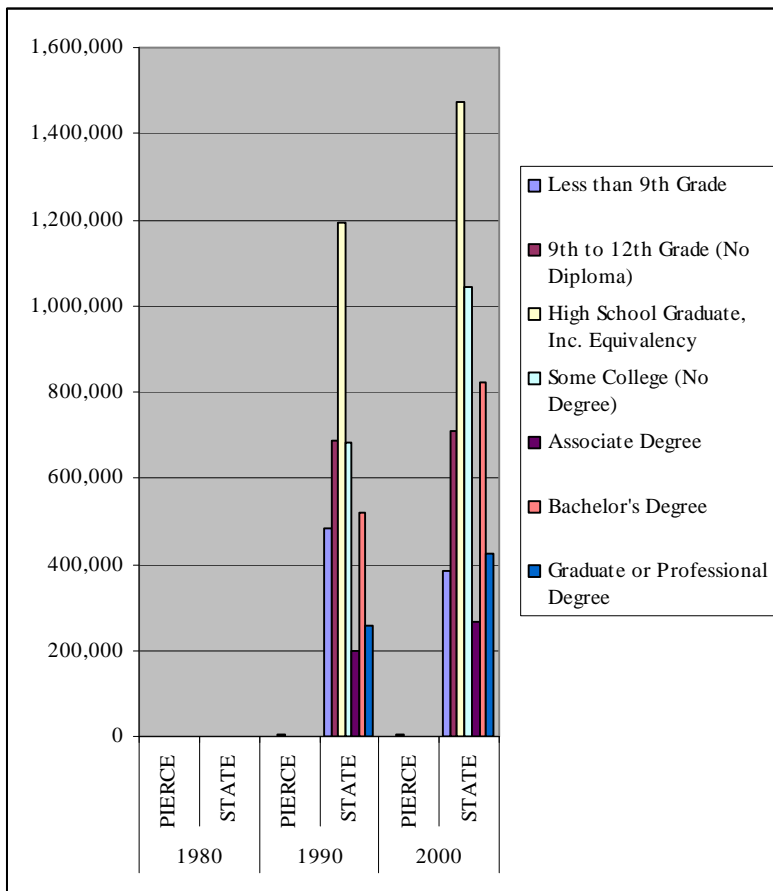


Table 1.5.2 Educational Attainment by Age and Sex – Pierce County 2000

	18-24 YEARS OLD		25-34 YEARS OLD		35-44 YEARS OLD		45-64 YEARS OLD		65 YEARS AND OVER	
	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE
TOTAL BY SEX AND AGE	704	682	1,017	1,024	1,142	1,182	1,848	2,000	762	1,156
LESS THAN 9TH GRADE	68	32	71	76	69	25	187	190	267	329
9TH - 12TH GRADE, NO DIPLOMA	239	259	142	93	290	250	288	381	135	269
HIGHSCHOOL GRADUATE, INC. EQUIVALENCY	245	191	456	339	588	612	808	813	225	333
SOME COLLEGE	134	163	232	267	107	170	308	286	61	146
ASSOCIATE DEGREE	16	29	35	82	18	43	34	74	10	2
BACHLER'S DEGREE	2	6	68	118	68	31	129	182	41	52
GRADUATE OR PROFESSIONAL DEGREE	0	2	13	49	2	51	94	74	23	25

Source: US Bureau of Census (SF3)

Table 1.5.3 Percentage of Educational Attainment by Age and Sex – Pierce County 2000

	18-24 YEARS OLD		25-34 YEARS OLD		35-44 YEARS OLD		45-64 YEARS OLD		65 YEARS AND OVER	
	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE
TOTAL BY SEX AND AGE	704	682	1,017	1,024	1,142	1,182	1,848	2,000	762	1,156
LESS THAN 9TH GRADE	9.7%	4.7%	7.0%	7.4%	6.0%	2.1%	10.1%	9.5%	35.0%	28.5%
9TH - 12TH GRADE, NO DIPLOMA	33.9%	38.0%	14.0%	9.1%	25.4%	21.2%	15.6%	19.1%	17.7%	23.3%
HIGHSCHOOL GRADUATE, INC. EQUIVALENCY	33.8%	28.0%	44.8%	33.1%	51.5%	51.8%	43.7%	40.7%	29.5%	28.8%
SOME COLLEGE	19.0%	23.9%	22.8%	26.1%	9.4%	14.4%	16.7%	14.3%	8.0%	12.6%
ASSOCIATE DEGREE	2.3%	4.3%	3.4%	8.0%	1.6%	3.6%	1.8%	3.7%	1.3%	0.2%
BACHELOR'S DEGREE	0.2%	0.9%	6.7%	11.5%	6.0%	2.6%	7.0%	9.1%	5.4%	4.5%
GRADUATE OR PROFESSIONAL DEGREE	0.0%	0.3%	1.3%	4.8%	0.2%	4.3%	5.1%	3.7%	3.0%	2.2%

Source: US Bureau of Census (SF3)

In 2000 the population of Pierce County, age 18 and over was 11,517, of which 11.4% had less than a 9th grade education. The largest percentage of this category was in age group 65 and over, with 35.0% of all males in this age group and 28.5% of all the females in this age group having less than a 9th grade education. It is a very concerning issue that in 2000 33.9% of all males' ages 18-24 in Pierce County do not have a high school education and 38.0% of the female populations of this age group also do not have a high school education.

In assessing the information for this category between 1990 and 2000, it should be noted that there was a 4.7% increase in the number of persons 18 years of age and older that did not graduate from high school or a high school equivalent. This is an issue that needs to be addressed in that without an educated workforce, average wages, per capita income and the average household income in Pierce County will continue to fall short of that of the State and the Nation.

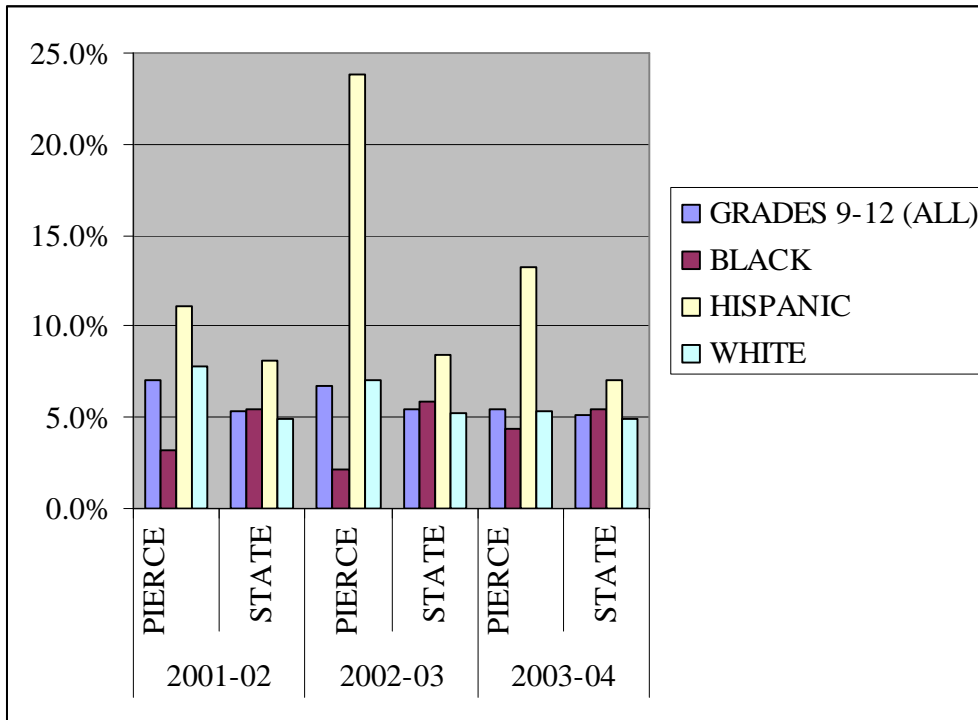
Pierce County's drop out rate for 2001-2002 was 1.8% higher than that of the State and 1.2% higher than the State average in 2002-2003; however, in the school year 2003-2004 the County's average was much closer to that of the State average. Data has not yet been released for the 2004-2005 school year. Table 1.5.4 illustrates the grades 9-12 dropout rate for the County and the State of Georgia over the past three (3) years. This table also provides insight into the drop out rate by race and cultural ethnicity. Numbers for Asian, Native American/Alaskan Native, Multi-racial in the Pierce County school system were too few to calculate, as stated in reports from the Georgia Department of Education's, Office of Student Achievement.

Table 1.5.4 Drop-Out Rates for Pierce County and the State

	2001-02		2002-03		2003-04	
	PIERCE	STATE	PIERCE	STATE	PIERCE	STATE
GRADES 9-12 (ALL)	7.1%	5.3%	6.7%	5.5%	5.4%	5.1%
BLACK	3.2%	5.5%	2.1%	5.9%	4.4%	5.4%
HISPANIC	11.1%	8.1%	23.8%	8.4%	13.3%	7.0%
WHITE	7.8%	4.9%	7.0%	5.2%	5.3%	4.9%

Source: Georgia Board of Education

Chart 1.5.2



The chart above provides information by race and/or ethnicity on the percentage of drop outs for Pierce County compared to the State of Georgia from 2001 through 2004. Even though the percentage of drop outs in Pierce County decreased in 2003-2004, the County and its educators need to assess why there is still such a high drop out rate of the Hispanic population and set policies to assist these individuals in attaining educational levels that will enable them to obtain better paying jobs and an overall higher quality of life

1.6.0 – INCOME

Table 1.6.1 Average Households Income (1990-2000)

	1990	2000	% CHANGE
PIERCE COUNTY	27,159	37,366	37.6
BLACKSHEAR	27,918	35,492	27.1
PATTERSON	33,973	36,289	6.8
STATE	36,810	42,433	12.5

Source: US Bureau of Census (SF3)

In 1990, the average household income for the State of Georgia was 35.5% higher than that of Pierce County; 31.9% higher than the average household income for those families living in the corporate limits of Blackshear and only 8.4% higher than that of the households in the corporate limits of Patterson. However, in 2000 the gap between the average household income of the State and the City of Blackshear and Pierce County decreased, with Pierce County's average household income being 13.6% of the State average and the City of Blackshear's average household income being 19.6% of that of the State average. The City of Patterson's average household income only increased by 6.8% from 1990-2000 but is still higher than that of the City of Blackshear and is only 16.3% lower than that of the State of Georgia's average for the same period.

Based on population projections through 2025, the trend of closing the gap between the State's average household income level and that of the average household income level within the unincorporated areas of Pierce County will continue. The same will not be true for the Cities of Blackshear and Patterson. Based on the slight increase in the population within the City of Blackshear and the decrease in population within the City of Patterson for the next 20-25 years the gap between the State's average household income and that of these two (2) cities are expected to increase.

Table 1.6.2 Income Distribution (1990-2000)

	1990				2000			
	PIERCE	BLACKSHEAR	PATTERSON	STATE	PIERCE	BLACKSHEAR	PATTERSON	STATE
TOTAL	4,831	1,320	271	2,366,578	5,945	1,302	260	3,007,678
Income less than \$9,900	1,197	429	67	398,078	1,011	429	65	304,816
Income \$10,000-\$14,999	554	145	40	204,142	548	145	12	176,059
Income \$15,000-\$19,999	636	104	29	210,123	443	104	24	177,676
Income \$20,000-\$29,999	784	171	41	405,424	978	171	34	383,222
Income \$30,000-\$34,999	332	71	19	186,754	490	71	27	187,070
Income \$35,000-\$39,999	357	70	26	160,205	402	70	8	176,616
Income \$40,000-\$49,999	427	90	13	260,712	597	90	26	326,345
Income \$50,000-\$59,999	292	110	16	179,962	478	110	21	278,017
Income \$60,000-74,999	108	33	13	161,705	402	33	13	315,186
Income \$75,000-\$99,999	109	58	2	109,354	377	58	23	311,651
Income \$100,000-\$124,999	26	14	-	40,880	140	14	4	157,818
Income \$125,000-\$149,999	5	-	-	16,094	42	-	-	76,275
Income 150,000 and above	34	7	5	33,142	37	7	3	136,927

Source: US Bureau of Census (SF3)

Chart 1.6.1 Income Distribution Trends

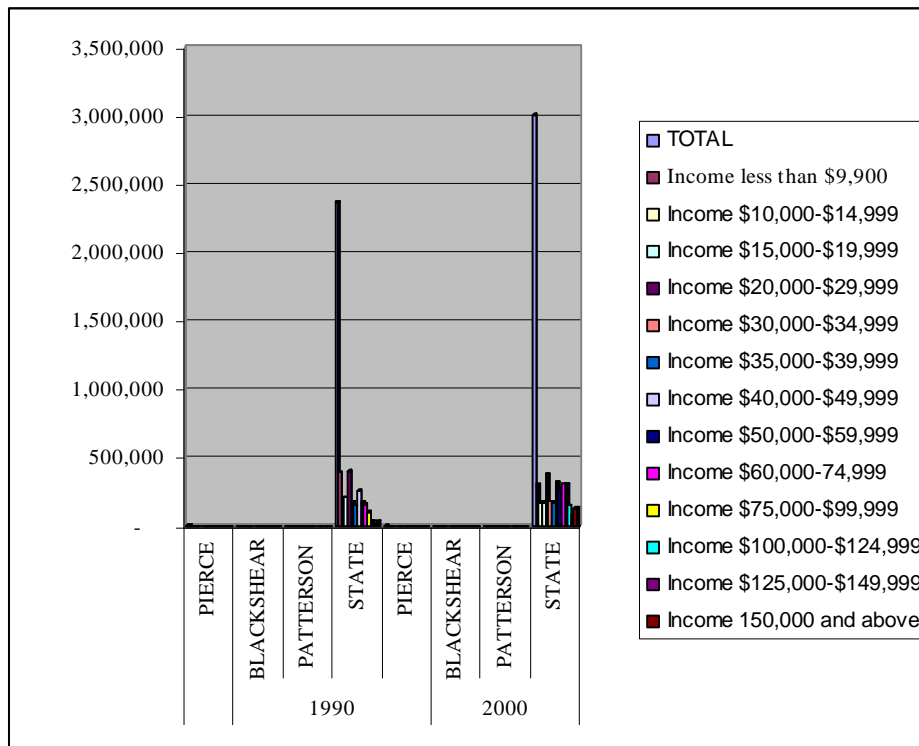


Table 1.6.3 Per Capita Income (1990 – 2000)

1990				2000			
PIERCE	BLACKSHEAR	PATTERSON	STATE	PIERCE	BLACKSHEAR	PATTERSON	STATE
9,858	11,110	13,458	13,631	14,230	14,611	14,968	21,154

Source: US Bureau of Census (SF3)

As shown in Table 1.6.3 in 1990 the City of Patterson’s per capita income was only 1.3% lower than the State’s per capita income but was 36.5% higher than that of Pierce County and 21.1% higher than that of the City of Blackshear’s per capita income for the same period. However in 2000 the gap between the per capita for the State grew by 41.3% of per capita income in the City of Patterson. The State’s per capita income was 44.8% higher than that of the City of Blackshear and 48.7% of the per capita income of Pierce County, even though Pierce County had the highest increase (44.3%) in the per capita income from 1990-2000.

The smallest increase in per capita income between 1990 and 2000 occurred in the City of Patterson at a minimal 11.2%, while the City of Blackshear’s per capita income increased by 31.5%. Between 1990 and 2000 the per capita income for the State of Georgia increased by 55.2%.

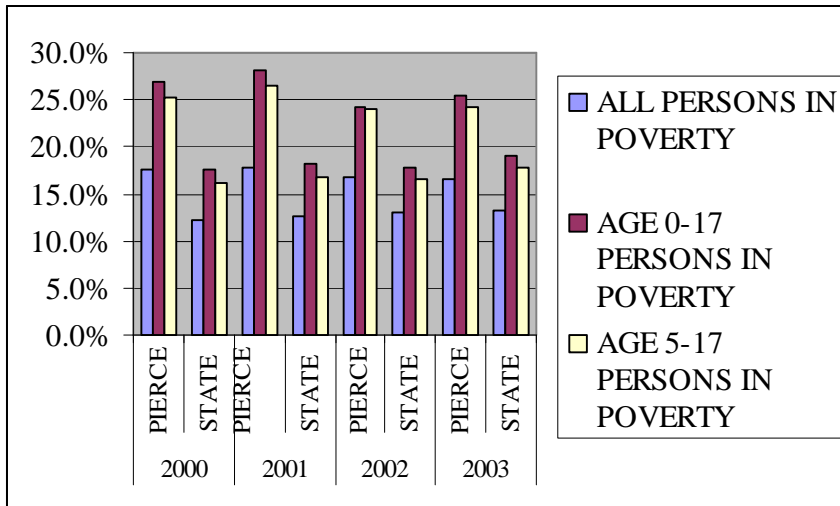
Population projections reveal that there will continue to be a decrease in the population of the City of Patterson and the population of this City in 2025 will be an older population, thus the per capita income of this community will continue to decrease rather than increase. The per capita income in the corporate limits of Blackshear will continue to increase but at a much slower rate than that of Pierce County in that the projected increase of the population of Pierce County will be the 25-64 age group that will be the labor force of this community, thus the per capita increase trend will continue.

Table 1.7.1 Percentage of Persons in Poverty Pierce County and the State

	2000		2001		2002		2003	
	PIERCE	STATE	PIERCE	STATE	PIERCE	STATE	PIERCE	STATE
ALL PERSONS IN POVERTY	17.6%	12.3%	17.8%	12.7%	16.7%	13.0%	16.5%	13.3%
AGE 0-17 PERSONS IN POVERTY	27.0%	17.5%	28.2%	18.3%	24.3%	17.8%	25.4%	19.1%
AGE 5-17 PERSONS IN POVERTY	25.2%	16.1%	26.4%	16.7%	24.0%	16.6%	24.2%	17.8%

Source: US Bureau of Census

Chart 1.7.2 Percentage of Persons in Poverty Pierce County and State



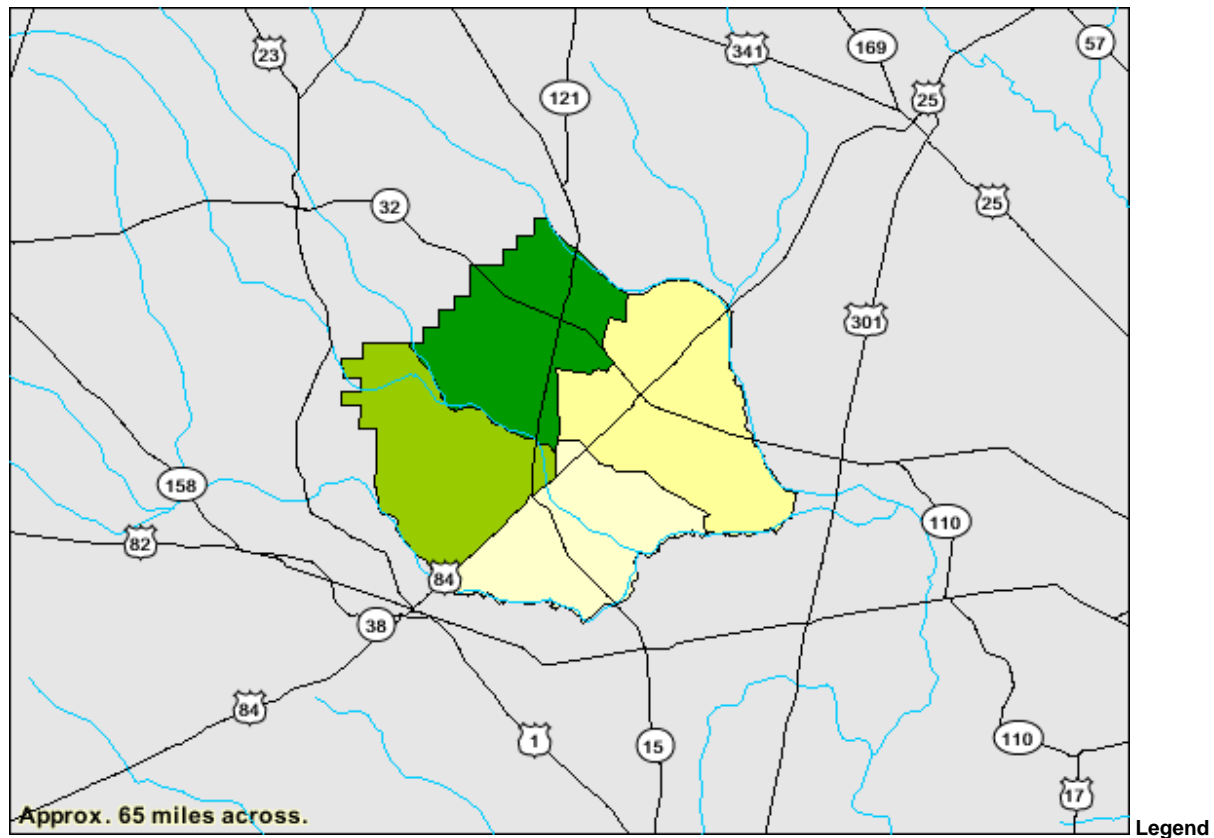
The table and chart shown above reveals that there has been only a slight change in the percentage of persons in poverty in Pierce County from 2000 through 2003. In 2000 17.6% of the County's population were in poverty, which is 5.3% higher than that of the State's percentage for the same period. There have been very insignificant changes in the percentage of persons in poverty in Pierce County since 2000. The percentage of persons in poverty in 2003 was 16.5%, which is 3.2% higher than that of the State's percentage of persons in poverty for the same period; however, the trend in Pierce County has basically remained the same while that of the State has gradually increased from 2000 through 2003.

The largest percentage of persons in poverty in Pierce County were children age 0-17, which in 2000 was 27%, which was 9.5% higher than the State's percentage of this age group. In 2001, the percentage of children age 0-17 in poverty increased by 1.2% over 2000. The State's percentage of children in poverty, age 0-17 also increased by 0.8%; however, Pierce County's percentage of children age 0-17 in 2001 was 9.9% higher than that of the State. In 2003 the County's percentage of children age 0-17 was 6.3% higher than that of the State's percentage.

Percent of Persons Below the Poverty Level in 1999: 2000 
 Universe: Total population
 Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data





Pierce County, Georgia by Census Tract

Map 1 - Percent of Persons Below the Poverty Level in 1990-2000







Data Classes

Percent

	12.9 - 12.9
	14.0 - 14.0
	15.2 - 15.2
	16.3 - 16.3

Features

-  Major Road
-  Street
-  Stream/Waterbody
-  Stream/Waterbody

Items in graytext
 are not visible
 at this zoom level

II. Economic Development Element

PURPOSE

This section of the Plan is two-fold in that it not only provides an inventory and assessment of the economic base of Pierce County, which includes the Cities of Blackshear and Patterson, but also an inventory and assessment of the economic resources, trends, tools/methods of existing and potential economic growth, land use interaction and labor force of Pierce County.

This section will also provide comparisons of Pierce County to regional, state and national statistics.

It should be noted that all economic data is collected at the county level; therefore, the data contained herein is based on the County as a whole.

EXISTING BUSINESSES

Table 2.1.1 represents historic, current and projected employment data by job sectors and projections. This table provides an inventory and assessment of past, present and future employment **trends**, which will better enable the community to determine the future needs for training, status of residents and the availability of future economic opportunities.

Table 2.1.1 Employment by Sector

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total Employed Civilian Population	4,562	5,213	5,863	6,413	6,962	7,562	8,162	8,762	9,362	9,962
Agriculture, Forestry, Fishing, Hunting, Mining	512	521	529	520	511	511	511	510	510	510
Construction	402	431	460	510	559	598	638	677	716	755
Manufacturing	1,112	1,164	1,216	1,053	889	833	778	722	666	610
Wholesale Trade	198	197	195	270	345	382	419	455	492	529
Retail Trade	550	828	1,105	1,022	939	1,036	1,134	1,231	1,328	1,425
Transportation, Warehousing, Utilities	516	581	646	627	607	630	653	675	698	721
Information	NA	NA	NA	NA	82	NA	NA	NA	NA	NA
Finance, Insurance, & Real Estate	146	190	234	247	260	289	317	346	374	403
Professional, Scientific, Management, Administrative, Waste Management Services	98	130	161	261	361	427	493	558	624	690
Educational, Health, Social Services	587	653	719	1,056	1,393	1,595	1,796	1,998	2,199	2,401
Arts, Entertainment, Recreation, Accommodation, Food Services	149	91	33	152	271	302	332	363	393	424
Other Services	99	205	310	284	257	297	336	376	415	455
Public Administration	193	224	255	372	488	562	636	709	783	857

Source: US Census of Bureau (SF3)

From 1980 to 1990, there was a 29% increase in the overall civilian labor force in Pierce County; with the largest increase occurring in two (2) specific sectors. Employment for “Other Services” sector increased by 213%, while the “Retail Trade” industry increased by 101%. The most significant decrease in employment in Pierce County occurred in the Arts, Entertainment, Recreation, Accommodation and Food Services industry, which was 78%. The only other significant decrease (17%) occurred in the “Wholesale Trade” sector. However, during this era, employment in the “Manufacturing” industry was just beginning to show its decline. As shown in the following tables, this trend will continue to occur, but at a much more rapid rate than what occurring between 1980 and 1990. Additional information on the economic trends of Pierce County is listed in the tables below.

Table 2.1.2

Employment by Economic Sector 1990 - 2025

ECONOMIC SECTORS	1990	2000	% CHANGE 1990-2000	2015	% CHANGE 2000-2015	2025	% CHANGE 2015-2025
AGRICULTURE FISHING, HUNTING MINING	529	511	-3.4%	510	0.0%	510	0.0%
CONSTRUCTION	460	559	21.5%	677	14.1%	755	11.5%
MANUFACTURING	1,216	889	-26.9%	722	-12.5%	610	-15.5%
TRANSPORTATION, WAREHOUSING PUBLIC UTILITIES	646	607	-6.00%	675	7.6%	721	6.8%
WHOLESALE TRADE	195	345	77.9%	455	21.4%	529	16.3%
RETAIL TRADE	1,105	939	-15.0%	1,231	20.8%	1,425	15.8%
FINANCE, INSURANCE, REAL ESTATE	234	260	11.0%	346	21.9%	403	16.5%
PROFESSIONAL, SCIENTIFIC MANAGEMENT, ADMINISTRATIVE, AND WASTE MANAGEMENT SERVICES	161	361	124.2%	558	54.6%	690	23.7%
EDUCATIONAL, HEALTH , SOCIAL SERVICES	719	1,393	93.7%	1,998	43.4%	2,401	20.2%
ARTS, ENTERTAINMENT, RECREATION, ACCOMMODATION AND FOOD SERVICE	33	271	721.0%	363	33.9%	424	16.8%
OTHER SERVICES	310	257	-17.1%	376	46.3%	455	21.0%
PUBLIC ADMINISTRATION	255	488	91.4%	709	45.3%	857	20.9%
TOTAL EMPLOYMENT	5,863	6,880	17.3%	8,620	25.3%	9,780	13.5%

Source: US Census Bureau (SF3)

In reviewing Table 2.1.2 above, it should be noted that from 1990 through 2000 three (3) of the economic sectors showed losses in employment, with Manufacturing having the largest decrease of 26.9%. Retail Trade had a loss of 15%, while “Other” Services had a loss of 17.1%. Agriculture, Fishing Hunting and Mining had a very slight decrease of only 3.4%. The Arts, Entertainment, Recreation, Accommodation and Food Services industries for this period had the largest increase in employment with a staggering increase of 721%, with Education, Health and Social Services having the second largest increase of employment by sector at (93.7%).

Tables 2.1.1 and 2.1.2 shows a continuing trend in the decline in the Manufacturing sector in Pierce County through 2025. The period 2015-2025 shows basic trends that the Manufacturing sector will continue declining at a much higher rate than any other sector. Actually all other sectors are projected to remain stable or have slight increases in their employment through 2025. The largest projected increase will be in the Public Administration sector, with a 30% increase in its employment between 2000 and 2015.

Table 2.1.3 – 1990 – 2000 Employment by Sector Pierce County and the State of Georgia

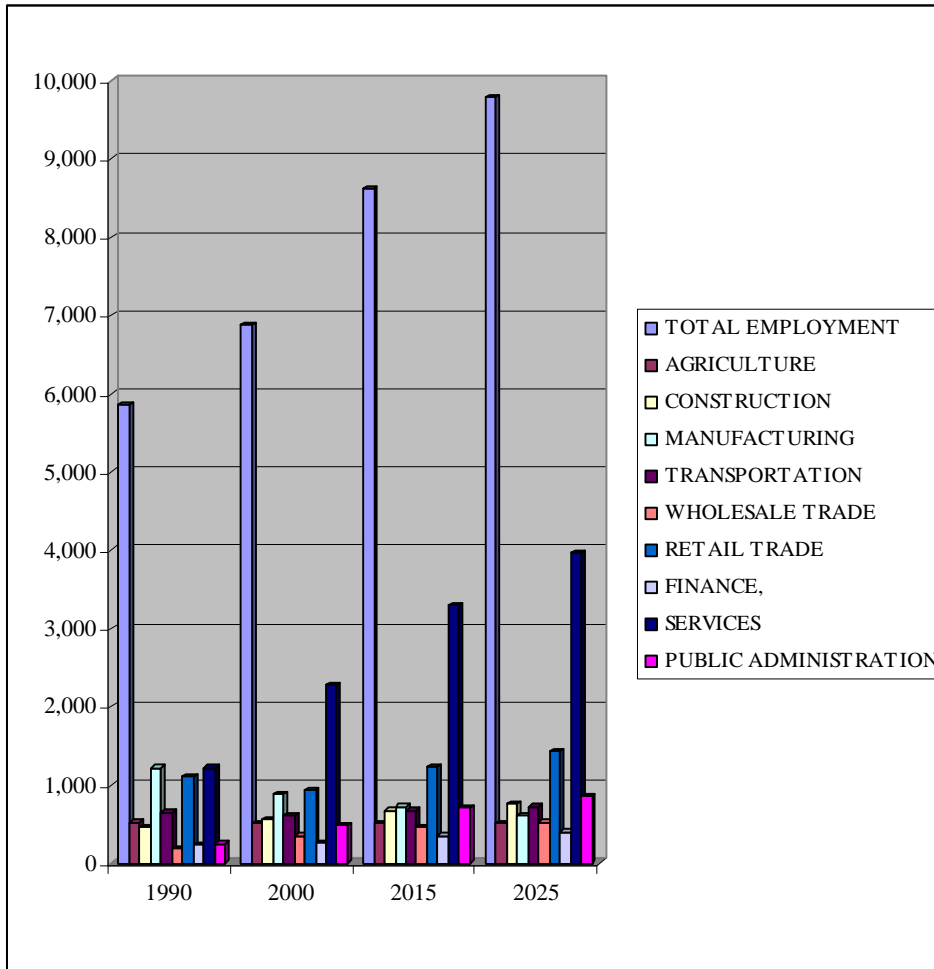
ECONOMIC SECTORS	1990		2000	
	PIERCE	STATE	PIERCE	STATE
TOTAL EMPLOYED CIVILIAN POPULATION	5,863	3,090,276	6,962	3,839,756
AGRICULTURE, FORESTRY, FISHING, HUNTING, MINING	529	82,537	511	53,201
CONSTRUCTION	460	214,359	559	304,710
MANUFACTURING	1,216	585,423	889	568,830
TRANSPORTATION, WAREHOUSING, AND UTILITIES	646	263,419	607	148,026
WHOLESALE TRADE	195	156,838	345	259,548
RETAIL TRADE	1,105	508,861	939	231,304
INFORMATION	NA	NA	NA	135,496
FINANCE, INSURANCE, REAL ESTATE	234	201,422	260	251,240
PROFESSIONAL, SCIENTIFIC MANAGEMENT, ADMINISTRATIVE, WASTE MANAGEMENT SERVICES	161	151,096	361	362,414
EDUCATION, HEALTH AND SOCIAL SERVICES	719	461,307	1,393	675,593
ADMINISTRATION	33	31,911	271	274,437
ARTS, ENTERTAINMENT, RECREATION, ACCOMMODATION AND FOOD SERVICES	310	266,053	257	181,829
PUBLIC ADMINISTRATION	255	167,050	488	193,128

Source: Georgia Department of Labor

Table 2.1.3 depicts trends in employment by sector for Pierce County as compared to those of the State of Georgia for the past 10 years. The largest loss of employment by sector State wide was in Agriculture, Forestry, Fishing, Hunting, Mining at -35.5%, while Pierce County only lost -3.4% of its employment in this sector. Pierce County's largest loss in employment was in Manufacturing at -26.9%, while the States loss of employment in this sector was only -2.8%.

The largest increase for both Pierce County and the State was in the Arts, Entertainment, Recreation, Accommodation and Food Services sector, with Pierce County's increase of 721% and the States' increase of 760%. It is logical that this sector has had major increases over the past 10 years in that even though Pierce County is in rural South Georgia the families within this area have very busy lives. In today's world it is the norm, not the exception that in most families both parents work out side the home, with limited time for the old fashion home cooked meal. The fast food industry as a whole is filling the need for service in a snap where families can have time for other activities such as recreation. Recreation in this sense is children's recreation, i.e. football, baseball, soccer and other sports. This trend is expected to continue over the next 20 years and this sector is expected to continue to grow.

Chart 2.1.1 Pierce County's Employment Levels by Sector (1990-2025)



The five largest employers in Pierce County are two (2) egg producing industries, two (2) lumber processing industries and one (1) manufacturing industry.

Table 2.1.4 FIVE LARGEST EMPLOYERS IN PIERCE COUNTY - 2000

RANK	INDUSTRY NAME	TYPE OF BUSINESS	EMPLOYEES
1	GILMAN BUILDING PRODUCTS, INC.	LUMBER PRODUCTS	129
2	JULIE HAT COMPANY	HAT, CAPS & MILLINERY	82
3	UNITED EGG MARKETING CORP.	EGG PROCESSING	68
4	AMERICAN EGG PRODUCTS, LLC	EGG PROCESSING	65
5	ACE POLE COMPANY, INC	UTILITY POLES, PILING, FENCES	49

Source: Phone calls to local employers to obtain accurate data.
 Source: US Census Bureau (SF3)
 Source: Georgia Department of Labor

2.2.0 Labor Force

Table 2.2.1 Labor Force Participation by Sex (1900-2000)

	1990			2000		
	TOTAL			TOTAL		
	MALE/FEMALE	MALE	FEMALE	MALE/FEMALE	MALE	FEMALE
Total Males and Females	10,064	4,801	5,263	11,933	5,680	6,253
In labor force:	6,198	3,457	2,741	7,272	4,023	3,249
Civilian Labor force	6,184	3,443	2,741	7,254	4,005	3,249
Civilian Employed	5,863	3,313	2,550	6,962	3,866	3,096
Civilian unemployed	321	130	191	292	139	153
In Armed Forces	14	14	0	18	18	0
Not in labor force	3,866	1,344	2,522	4,661	1,657	3,004

Source: US Bureau Census (SF3) and GA Department of Labor

Chart 2.2.1

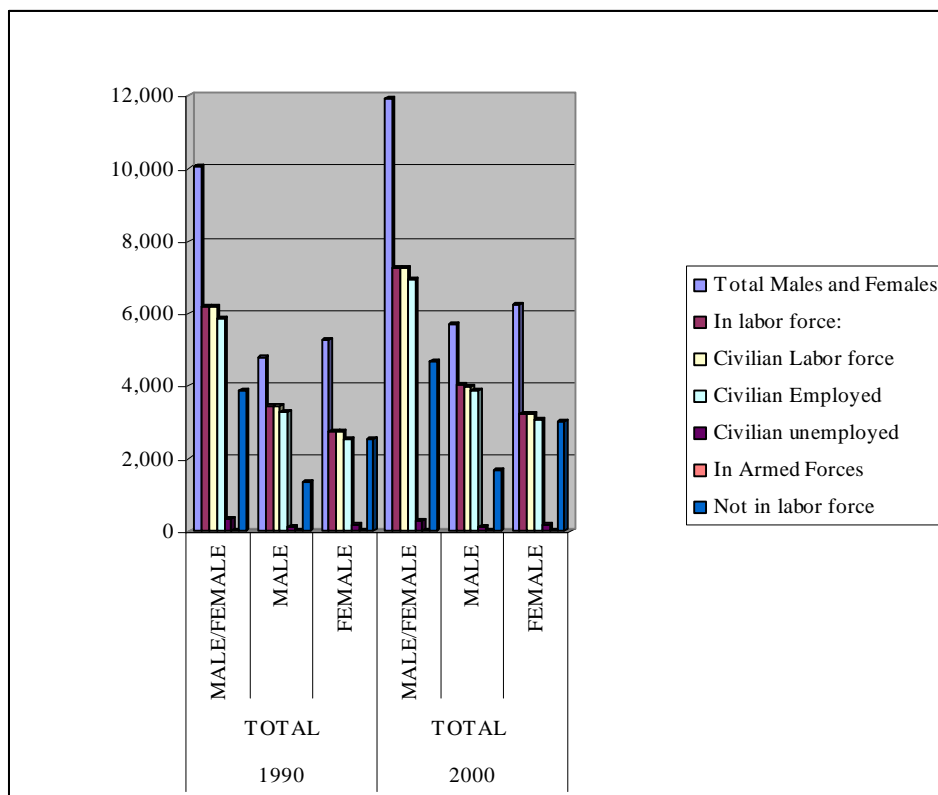


Table 2.2.2 Occupation and Employment Summary Pierce County, State of Georgia and the US

	1990						2000					
	PIERCE COUNTY	%	STATE OF GA	%	UNITED STATES	%	PIERCE COUNTY	%	STATE OF GA	%	UNITED STATES	%
Not in Labor Force	3,870	38.5	1,586,415	32.1	66,603,437	34.7	4,655	38.9	2,120,455	33.9	78,319,195	36.1
In Labor Force	6,182	61.5	3,353,800	67.9	125,216,716	65.3	7,302	61.1	4,130,253	66.1	138,829,294	63.9
Employed	5,847	94.6	3,092,408	92.2	115,716,133	95.4	6,991	95.7	3,840,294	93.0	129,728,865	93.4
Unemployed	317	5.1	187,931	5.6	7,780,384	6.2	294	4.0	223,049	5.4	7,947,452	5.7
In Armed Forces	16	0.2	73,049	1.5	1,706,113	0.9	18	0.2	66,910	1.6	1,152,977	0.8

Source: US Bureau of Census (SF3) and GA Department of Labor

The information in the above table and chart was obtained through the US Census data, provided by the Georgia Department of Labor. As shown in the table and chart above there have been so significant changes in the trend of employment by sex over the past 10 years. In 1990 only 61.6% of all males and females of working age were in the work force in Pierce County. There was a very slight decrease (0.7%) in the number of working age males and females that were actually in the labor force. The percentage of males verses females in the labor force between 1990 and 2000 remained basically consistent.

The total number of working age males and females in Pierce County increased by 18.6% between 1990 and 2000 as compared to the State's increase of 13.2% for the same period. The unemployment rate for Pierce County from 1990-2000 decreased by 1.2%; while the State's unemployment rate decreased by only 0.5% for the same period.

Table 2.2.3 Yearly Average Labor Force Estimates (1990-2000-2005)

	1990			2000			2005		
	PIERCE	RDC	STATE	PIERCE	RDC	STATE	PIERCE	RDC	STATE
IN LABOR FORCE	6,361	NA	3,300,136	7,664	61,957	4,233,388	7,757	60,364	4,346,289
EMPLOYED	5,987	NA	3,129,389	7,352	58,975	4,084,062	388	3,583	241,734
UNEMPLOYED	374	NA	170,747	312	2,982	149,326	8,145	63,947	4,588,023
RATE	5.9%	NA	5.2%	4.1%	4.8%	3.5%	4.8%	5.6%	5.3%

Source: Georgia Department of Labor

Information in **Table 2.1.4** is not consistent with that of the Georgia Department of Labor for the same periods. Listed above in **Table 2.1.5** is information from the Georgia Department of Labor for 1990, 2000 and 2005 for Pierce County and the State of Georgia. Data for the regional labor force of the Southeast Georgia Regional Development Center was not available for 1990, but was available for 2000 and 2005.

As shown in the table above there was a 20.6% increase in Pierce County's labor force between 1990 and 2000 and a 28.3% increase in that of the State's labor force as a whole. In 1990, Pierce County's unemployment rate 0.7% higher than that of the States and 0.6% higher than the States unemployment rate in 2000. Between 2000 and 2005, the State's labor force increased by 2.7% and the labor force of Pierce County also increased by 1.2%; however, the Southeast Georgia RDC regional lost 1.2% of its overall labor force.

The unemployment rate from Pierce County in 2005 was 4.8%, which was 0.8% lower than that of the region and 0.5% lower than that of the State's unemployment rate. Pierce County has worked very hard to keep unemployment rates at a low; however, a large portion of the labor force of Pierce County commutes outside the County to work as shown in 2.2.4. Pierce County needs to consider its current economic base and specific types of industries that would not only accommodate the needs of its labor force but industries that would provide higher quality jobs for the current and future labor force.

2.3.0 Commuting Patterns

Information from the US Census data shows that in 1990 only 46.7% of the employed labor force of Pierce County work inside the county, while 37.8% of the employed labor force of Pierce County worked in Ware County and the largest majority of the remaining 15.5% worked in Coffee and Wayne Counties. In 2000 there was an increase in the number of the employed labor force of Pierce County that commuted outside the county for employment. The number of persons working inside Pierce County dropped by 2.4%; however, the number of the employed labor force of Pierce County who commuted to Ware County for employment for the same period increased by 2.3%. Unless the economy of Pierce County is stimulated with jobs that pay more than minimum wage, which have adequate benefit programs for employees and their families; the labor force will have no choice but to continue to commute to other areas of South Georgia to work.

2.4.0 Average Wages

Table 2.4.1 – Average Wages, Pierce, State and US

Average Wage	2001	2002	2003	2004	2005
PIERCE	405	435	429	467	481 (P)
STATE	676	687	704	728	737 (P)
U. S.	697	707	726	757	768 (P)

Source: U. S Department of Labor, Bureau of Labor Statistics Data (2001-2005)

(P) Preliminary Data for 2005 includes the average of the first 3 quarters of the year only.

As shown in the table above, Pierce County falls short of the average wages that are paid through the State and US as a whole. The average wages in Pierce County increased by 18.5% since 2001, while the increase of the State was 9.0% and the US was 10.2%. Even though there has been an 18.5% increase in the average wages of the labor force in Pierce County; in 2005 it was 65.3% of that of the State average and 62.6% of the US average. The increase in the average wages of the labor force of Pierce County is expected to continue to increase over the next 20 years; however, unless the County obtains a more diversified economic base the average wages in Pierce County will never match those of the State or the US.

Table 2.4.2 – Average Wages – Private Sector/Public Sector

Average Wage	2001	2002	2003	2004	2005
Private	399	425	418	465	477 (1)
Federal Government	564	582	602	611	639 (1)
State Government	506	517	533	539	545 (1)
Local Government	410	445	460	461	480 (1)

Source: U. S Department of Labor, Bureau of Labor Statistics Data (2001-2005)

Data for 2005 includes the average of the first 3 quarters of the year only.

Table 2.4.3 Personal Income by Type (in dollars) Pierce County – State

	1990		2000	
	PIERCE	STATE	PIERCE	STATE
TOTAL EARNINGS				
WAGE OR SALARY INCOME	96,998,731	68,393,747,335	165,486,800	133,220,601,500
OTHER TYPES INCOME	2,639,037	980,166,673	6,222,800	2,897,846,900
SELF EMPLOYED INCOME	10,719,157	5,450,375,467	14,187,400	9,529,395,400
INTEREST, DIVIDENDS, RENTAL INCOME	4,700,618	4,897,744,209	8,984,400	8,973,470,100
SOCIAL SECURITY INCOME	9,382,050	3,776,110,950	16,032,600	6,881,827,400
PUBLIC ASSISTANCE INCOME	1,634,307	625,890,309	3,372,000	374,957
RETIREMENT INCOME	4,479,357	2,990,380,519	8,343,500	7,776,117,500

Source: US Census Bureau (SF3)

Table 2.4.4 – Percentage of Personal Income by Type (in dollars)

	1990		2000	
	PIERCE	STATE	PIERCE	STATE
TOTAL EARNINGS				
WAGE OR SALARY INCOME	74.3%	78.5%	74.3%	78.2%
OTHER TYPES INCOME	2.0%	1.3%	2.8%	1.7%
SELF EMPLOYED INCOME	8.2%	6.3%	6.4%	5.6%
INTEREST, DIVIDENDS, RENTAL INCOME	3.6%	5.6%	4.0%	5.3%
SOCIAL SECURITY INCOME	7.2%	4.3%	7.2%	4.1%
PUBLIC ASSISTANCE INCOME	1.3%	0.7%	1.5%	0.2%
RETIREMENT INCOME	3.4%	3.3%	3.7%	4.6%

Source: US Census Bureau (SF3)

Between 1990 and 2000 Pierce County’s Wage or Salary income for households was unchanged, while the States’ Wage or Salary income for households had a slight decrease of 0.3%. The self-employed income category was higher in Pierce County in 1990 than was the States by 1.9%; however, income for households for this category decreased for both Pierce County and the State. The second largest income for household category for Pierce County is Social Security income, which remained consistent between 1990 and 2000, while the State’s income for households for this category decreased by 0.2%.

The population projections through 2025 reveals that Pierce County’s largest income for households will continue to be the Wage or Salary Income category because the largest portion of the County’s population in 2025 is projected to be those individuals age 22-64, which will be the working class. The second largest categories will be Social Security and Retirement. Pierce County will need to assess the needs for additional public social services for its aging population.

2.5.0 Economic Resources

Pierce County as a whole has very little tourism. The only significant tourist attraction is the Okefenokee National Wildlife Area and Refuge, located in surrounding counties. The only other potential attraction for tourism is the Old “Hanging” Jail. The City of Blackshear has tried for many years to obtain funds through different federal and state agencies to revitalize this historic building but to date have not been able to obtain any type assistance in this project. The City of Blackshear and Pierce County will continue their efforts in the restoration of this building until it becomes a reality.

The City of Blackshear participates in the Georgia Main Street Program. This program requires that communities adhere to the guiding principles of the Main Street approach to downtown revitalization - investment in professional downtown management; working comprehensively in four areas (Organization, Promotion, Design and Economic Restructuring); building their successful downtown revitalization program through the preservation of their historic buildings and places. The City also has a State designation as one of Georgia’s Better Home Town communities.

Pierce County has not only an Industrial Development Authority (IDA) but is also part of the Okefenokee Area Development Authority (OADA) along with Ware County. The Okefenokee Area Development Authority was formed in 1999, and was the first joint staffed regional development authority in Georgia. The forming of this Authority gives Pierce and Ware County advantages of not only receiving more State tax incentives but also reduces the amount of “turf” guarding that occurs in many sister counties through the State.

The Pierce County Chamber of Commerce is available to assist existing businesses and new businesses through information gathering, ribbon cutting ceremonies and other services that may be needed. The Chamber is open Monday through Thursday from 8:00am to 3:30 pm each week.

The industrial parks located in Patterson and Blackshear are served by water and sewer and currently contain only very small parcels of property that are available for potential expansion of exiting industries and/or new industries looking to locate in Blackshear or Patterson. There is, however, a new industrial park located in Pierce County. Portions of the park are served by public water from the City of Blackshear; however, there is no sewer within the park and few of the roadways within the park are paved.

Workforce Development Division (WDD) of the Southeast Georgia Regional Development Center works closely with local elected officials, the Southeast Georgia Workforce Investment Board (WIB), and partner agencies toward the establishment and continuing improvement of a local one-stop service delivery system for local employers and jobseekers.

Training Resources: There are several types of training resources available to the labor force of Pierce County including the Okefenokee Technical College in Waycross and the Altamaha Area Technical College in Jesup. Both institutions offer a variety of services and training classes to individuals within Pierce County.

Utilizing Workforce Investment Act funds, the WDD and its service providers provide employment and training services for adults and for dislocated workers affected by industry closings and layoffs. The local area's Youth Council provides guidance to the Workforce Investment Board and the WDD in planning and implementing year-round services for out-of-school youth. Youth services include mentoring, summer employment opportunities, and activities related to leadership development and dropout prevention.

Business Incentives

There are incentives both from state and federally funded programs that are available to existing businesses in Pierce County and new industries that are looking to locate within the county.

Loan programs that can be used to assist an existing or new industry are:

SBA 504 and SBA7(a) Programs

The Pierce County Revolving Loan Fund Program

The City of Blackshear Revolving Loan Fund Program

The Southeast Georgia RDC's Revolving Loan fund program (through EDA and USDA)

Employment Incentive Program administered through the Georgia Department of Community Affairs.

The Job Tax Credits Program, administered through the Georgia Department of Community Affairs is also a major incentive to larger industries. This program allows new or expanding businesses, which create 10 or more jobs to deduct specific dollars per employee (based on which Tier Pierce County is in at the time of the request) from taxes for up to 5 years.

Free Port Exemptions are another incentive tool to potentially attract new industries to locate in Pierce County. Inventory taxes can be waived on raw materials; good in process; and finished goods that will be shipped outside Georgia. Pierce County and the City of Blackshear offer Free Port Exemption.

IMPLICATIONS FOR COMMUNITY

Trends

As shown throughout this section, through charts, graphs and narrative, the economic base of Pierce County has changed over the last two (2) decades and will continue to change over the next two (2) decades. The projected changes in population and the age of this population will play a pivotal role in the types of industries that will be needed within Pierce County to not only supply desirable jobs but industries that will meet the needs of the projected population.

The population projections through 2025 reveal that Pierce County's largest income for households will continue to be the Wage or Salary Income category because the largest portion of the County's population in 2025 is projected to be those individuals age 22-64, which will be the working class. The second largest categories will be Social Security and Retirement. Pierce County will need to assess the needs for additional public social services for its aging population.

The projected average wages for Pierce County will continue to increase over the next 20 years; however, they will continue to fall short of those of the State and the US as a whole. This trend will continue unless Pierce County obtains a more diversified economic base.

It should be noted that from 1990 through 2000 three (3) of the economic sectors showed losses in employment, with Manufacturing having the largest decrease of 26.9%. Retail Trade had a loss of 15%, while "Other" Services had a loss of 17.1%. The "Agriculture, Fishing, Hunting and Mining" sector had a very slight decrease of only 3.4%. The "Arts, Entertainment, Recreation, Accommodation and Food Services" industries for this period had the largest increase in employment with a staggering increase of 721%, with "Education, Health and Social Services" sector having the second largest increase of employment by sector at 93.7%.

Economic trends through 2025 will be that the "Manufacturing" sector will continue declining at a much higher rate (31.4%) than any other sector. Actually all other sectors are expected to remain stable or have increases in their employment through 2025. The largest projected increases to occur are in the "Professional, Scientific, Management, Administrative, Waste Management Services" sector by 91%, with the second largest expected increase to occur in the "Other Services" by an increase of 79%. The trend will be that all other sectors, other than "Agriculture, Forestry, Fishing, Hunting Mining" and the "Construction" sector will increase in employment, while these two (2) sectors will not decline by remain stable through 2025.

III. Natural and Cultural Resources Element

PURPOSE

Pierce County is rich in abundant natural resources which are an attraction to those seeking a higher quality of life than found in more urbanized areas. It is imperative that the County continue to protect these vital resources that define the character of this rural area. Many of the natural resources i.e. aquifer recharge areas, rivers and streams within the Pierce County area have far-reaching impacts and public awareness of the vital resources is critical.

Implementation/Enforcement

Environmental Planning Criteria (required for all planning levels)

As of the date of this Assessment; DCA has temporarily suspended putting local governments “on notice” for these requirements. This is because EPD and DCA are working to revise the criteria to make them easier to administer on the local level (to allow for variances and “grandfathered” exemptions, for example). Unfortunately the DNR board has never acted to revise these rules (each state agency must revise its own rules – DCA can’t revise DNR’s rules).

According to DCA, Pierce County and the Cities of Blackshear and Patterson have been granted indefinite extensions of their original deadlines for meeting these environmental requirements. Additional information can be found in the Community Assessment.

Wetlands

As Pierce County continues to experience growth, wetlands are at-risk as developers often want to drain or fill the wetlands to increase the amount of developable property. Under Section 404 of the Clean Water Act, freshwater wetland protection rest with the U.S. Army Corps of Engineers and disturbing these lands through drainage or fill is prohibited unless there is “no practicable alternative.” The Corps has considerable discretion in interpreting this provision. If the developer proves there is an unavoidable loss of wetland, he may propose “mitigation,” or recreating more wetlands elsewhere, as compensation.

There are a large number of wetlands in Pierce County; however, to date Pierce County nor the Cities of Blackshear and Patterson have adopted a wetlands protection ordinance.

Groundwater Recharge Areas

The most significant groundwater recharge areas in Pierce County is located in the south-west quadrant of the county and should be evaluated to determine the effects of the large number of private septic tank systems and the sewage treatment facility that is owned and operated by the City of Waycross. New development is continuing within this area and Pierce County must immediately address more rigid controls in this area as defined by the Environmental Protection Division of the Georgia Department of Natural Resources. The County should adopt a groundwater recharge area protection ordinance consistent with the Environmental Planning Criteria to ensure that they have the power to control development within this area.

Protected Rivers

The Georgia Mountains and River Corridor Protection Act of 1990 prohibits any land disturbance activity within 100 feet of rivers, streams or tributaries designated by local governments. The Little Satilla River and the Alabaha River are the two (2) tributaries of the Satilla River in Pierce County. Pierce County should designate all three (3) rivers as protected rivers and adopt a River Corridor Protection ordinance consistent with the requirements of Georgia's Environmental Planning Criteria.

Development has and is continuing to occur in the unincorporated areas of Pierce County, which are in close proximity to all three (3) of the rivers identified above. The fact that few if any of these developed or developing areas are served by public water and sewer should be of concern to Pierce County as a whole. Even though new State regulations are in place and the Pierce County Health Department oversees the installation of all new septic tank systems, Pierce County should set more rigid local regulations on the location of all new development within close proximity to any of the identified rivers or their tributaries.

Water Supply Watersheds and Water Supply Sources

Approximately 50% of Pierce County lies within watershed boundaries of the Little Satilla River, while the remaining 50% of Pierce County lies within the watershed boundaries of the Satilla River. The Alabaha and Little Satilla River are the main tributaries for the Satilla River. Pierce County and both Cities should adopt a Water Supply Watershed Protection ordinance consistent with Georgia's Environmental Planning Criteria limiting imperviousness within the watershed to no less than 25 percent.

The watershed is vulnerable, if future development is allowed to occur along or in close proximity to any of the three (3) rivers mentioned above. Currently, Pierce County has no county-wide public water system; however, the existing Service Delivery Agreement states that the City of Blackshear, if approval from the County, provide water and/or sewer services to development within the unincorporated areas of the county.

Depending on the extent of development in the unincorporated areas of the county and the approval from the County to the City of Blackshear to install water and/or sewer, the watershed within Pierce County may be vulnerable. The City of Blackshear in conjunction with Pierce County should complete a Water Quality Assessment defining future protective measures to ensure impervious surface limits, at a minimum, below 25 percent.

Soil Types

Of the 218,880 acres of land in Pierce County 18% is Lee field sand (13.8% has 0-2 percent slopes and 4.7% has slopes ranging from 0-5 percent). This very deep, somewhat poorly drained soil is on uplands. The subsoil is loamy and extends to a depth greater than 5 feet. Plinthite occurs below a depth of 30-60 inches. A seasonal high water table occurs at a depth of 1.5 -2.5 feet. Permeability is rapid in the surface and sub-surfaces layers, moderate in the upper part of the sub-soils and moderately slow in the lower part. Available water capacity is low

The second highest soil concentration (17%) in Pierce County is Robertsdale loamy sand. This very deep, somewhat poorly drained soil is on upland flats and in slight depressions. The subsoil is loamy and extends to a depth greater than 5 feet. A seasonally high water table occurs at a depth of .5 to 2 feet. Slopes are 0-3 percent. Permeability is slow and available water capacity is low.

Approximately 12% of the soil characters within Pierce County are known as Pelham sand “Pelham Flooded” (0-2 percent slopes). This very deep, very poorly drained soil is along drainage-ways. The subsoil is loamy and extends to a depth greater than 5 feet. A seasonal high water table occurs at a depth of 0-1.0 feet. Flooding is common. Slopes are less than 1 percent. Permeability is rapid in the surface and subsurface layers and moderate in subsoils. Available water capacity is low.

Irvington loam sand (0-2 percent slopes) is shown as contributing 11.2% of all soils in Pierce County. This is also a very deep, moderately well drained soil on uplands. The subsoil is loamy and extends to a depth greater than 5 feet. Plinthite occurs below a depth of 20-58 inches. A seasonal high water table occurs at a depth of 2-3 feet. Permeability is moderate in the upper part of the subsoil and moderately slow in the lower part. Available water capacity is moderate.

All soils types are listed in the table below. This table also shows the percentage of each type soil located within Pierce County.

Soil Type	Acre	Percentage
Albany sand, 0-2 percent slopes	2,500	1.1
Albany loamy fine sand, 0-2 percent slopes	1,300	0.6
Chipleys sand, 0-2 percent slopes	8,485	3.9
Carnegie sandy loam, 2-5 percent slopes, eroded	425	0.2
Carnegie sandy loam, 5-8 percent slopes, eroded	530	0.2
Dunbar fine sandy loam, 0-2 percent slopes	850	0.4
Fuquay loamy sand, 0-2 percent slopes	1,080	0.5
Irvington loamy sand, 0-2 percent slopes	24,645	11.2
Kershaw course sand, 0-5 percent slopes	6,335	2.9
Leefield sand, 0-2 percent slopes	30,275	13.8
Lakeland sand, 0-5 percent slopes	10,405	4.7
Lumbee fine sandy loam	10,460	4.8
Mascotte sand	8,350	3.8
Osier soils and alluvial land	6,240	2.8
Pelham sand, 0-2 percent slopes	26,150	11.9
Portsmouth loam	18,800	8.5
Rutledge sand	1,500	0.7
Robertsdale loamy sand, 0-2 percent slopes	37,320	17
Stilson loamy sand, 0-2 percent slopes	4,290	1.9
Swamp	2,720	1.2
Tifton loamy sand, 0-2 percent slopes	9,870	4.5
Tifton loamy sand, 2-5 percent slopes	6,350	2.9
Total	218,880	99.5

Source: USDA Natural Resources Conservation Services Tabular Data Version: 3
 Tabular Data Version Date: 1/02/2006

Steep Slopes

Pierce County lies in the Coastal Plains Region, which is characterized as relatively flat. Eighty-nine percent (89%) of the land within Pierce County has slopes from 0% to 2%, while 10.7% of the land within the County has slopes ranging from 2% to 5% and a miniscule (0.2%) amount of land within the County has slopes ranging from 5% to 9%. Pierce County has an approved Erosion and Sedimentation Control Ordinance in accordance with the Environmental Planning Criteria. This ordinance is an addendum of the county subdivision regulations and is administered via the Pierce County Office of Zoning and Planning.

Agricultural Soils

Prime agricultural soils, which also include large forested areas, are located throughout the county. Land specified as Agricultural land makes up approximately 20% of all the land in Pierce County, while Woodland areas encompass approximately 71% of the land within Pierce County. Most land within the Cities of Blackshear and Patterson are largely developed. Neither Pierce County nor either City have adopted farmland protection measures; however, low density requirements continue to be strongly enforced particularly in the unincorporated areas.

Floodplains

Floodplains in the unincorporated areas of Pierce County and the Cities of Blackshear and Patterson are protected through participation in the National Flood Insurance Program and adoption of FEMA's Flood Protection Ordinance mandating that all structures must be built outside of the 100-year flood plain.

Plant and Animal Habitats

According to the Wildlife Resource Division of the Georgia Department of natural Resources, there are areas of Pierce County that are the habitat for the Gopher Tortoise and the Gopher Frog, both of which habitat in sand hill, dry pine flat-woods areas. The Gopher Tortoise carries a Global Ranking of G3, which is defined as "Rare and local throughout range or in a special habitat or narrowly endemic (on the order of 21 to 100 occurrences)." The Tortoise carries a State Ranking of S2, which is defined as "Imperiled in state because of rarity (6 to 20 occurrences)". The Federal Status for the Tortoise is PS, which is defined as "Indicates "partial status" - status in only a portion of the species' range. Typically indicated in a "full" species record where an infraspecific taxon or population has U.S. ESA status, but the entire species does not". The State Status for this animal is defined as "Listed as threatened. The next most critical level of threatened species. A species that may become endangered if not protected.

The Gopher Frog also carries a Global Raking of G3 and a State Ranking of S3. The S3 Ranking is defined as "Rare and uncommon in state (on the order of 21 to 100)". This animal has no Federal or State Status.

There are two (2) identified plants that are listed the Georgia Wildlife Resource Division's Special Concern "plants" list in Pierce County, which are the Chapman Oak and the Hooded Pitcher Plant. The Chapman Oak carries a G4 and G5 Global Ranking. The G4 is defined as "Apparently secure globally (of no immediate conservation concern" and the G5 is defined as "Demonstrably secure globally". This plant carries a State Ranking of SA, which is defined as "Accidental in state, including migratory or wide-ranging species recorded only once or twice or at very great intervals". The Hooded Pitcher Plant carries a G4 Global Ranking and an S4 State Ranking and a State Status of U, which is defined as "Listed as unusual (and thus deserving of special consideration). Plants subject to commercial exploitation would have this status."

Scenic View and Sights

State Route 15/121, which passes through Pierce County, was designated by the American Automobile Associated as one (1) of only three (3) "Scenic Byways" of unusual interest in the State of Georgia.

Significant Cultural Resources

Historic Landmarks

The Pierce County Courthouse is the only building in Pierce County that is listed on the Nation Historic Register. The City of Patterson, Blackshear and Pierce County are very interested in creating a Historic Preservation Committee(s), which will work closely with the Historic Preservation planner of the Southeast Georgia Regional Development Center to assess not only all of the publicly owned buildings within Pierce County for listing on the National Historic Register but also assess areas of the community that have the potential to become Historic District(s).

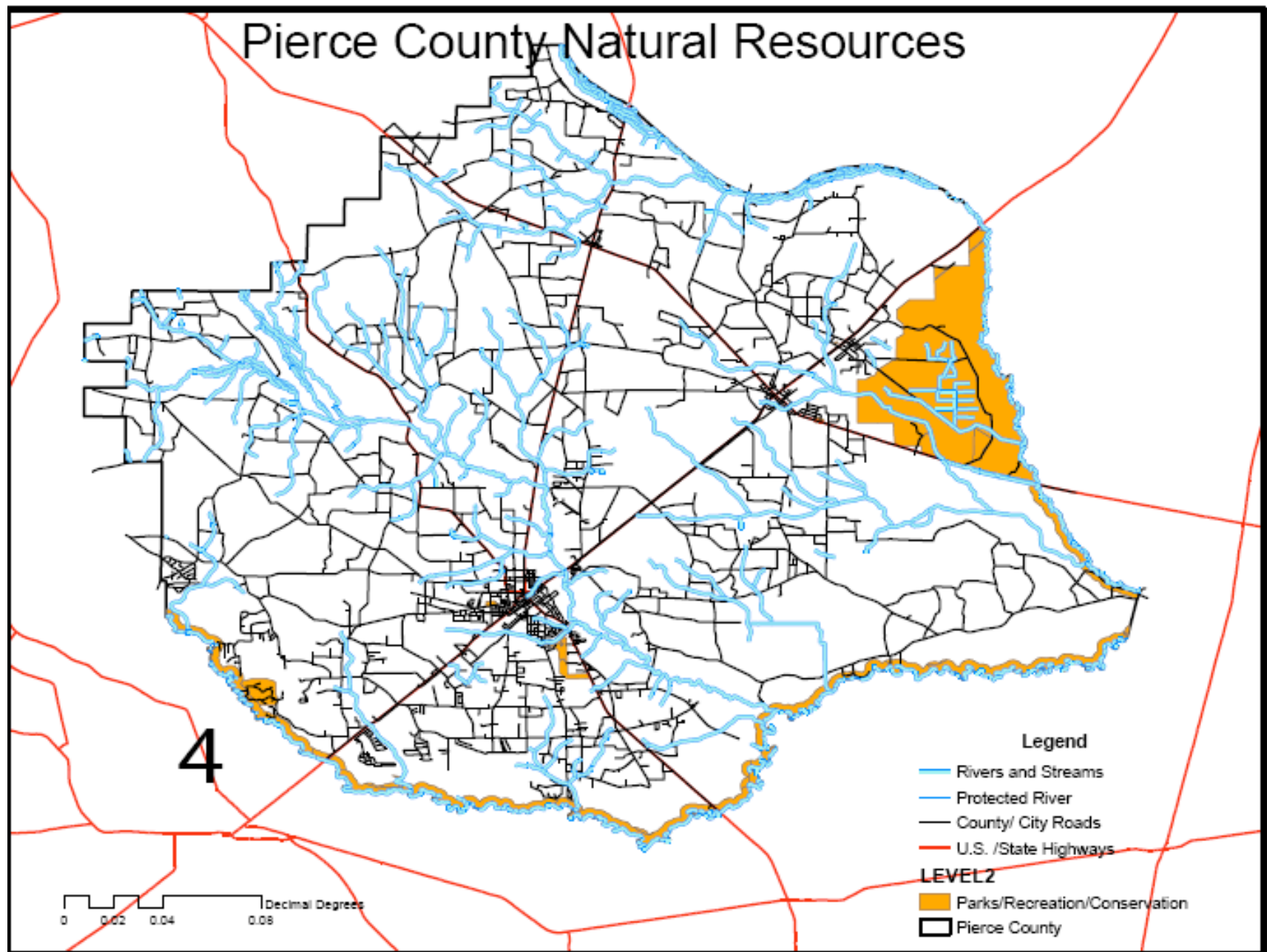
Archeological Sites – Due to security reasons archeological sites that have been identified by the State Office of Historic Preservation are not public information. SOHP feels that these sites could be compromised if the public was made aware of each location; therefore, they have been given a waiver to the “Public Records Act” specifically on this information only; however, there are some known sites that are actually not classified archeological sites but are significant to the area.

Zirkle: Is an old lumber mill city. The remains of Zirkle still have historic site potential. The Little Satilla River was dammed by the mill owners in order to float logs down the river to the mill. The remains of the dam are still visible. The area is currently used as a general picnic area.

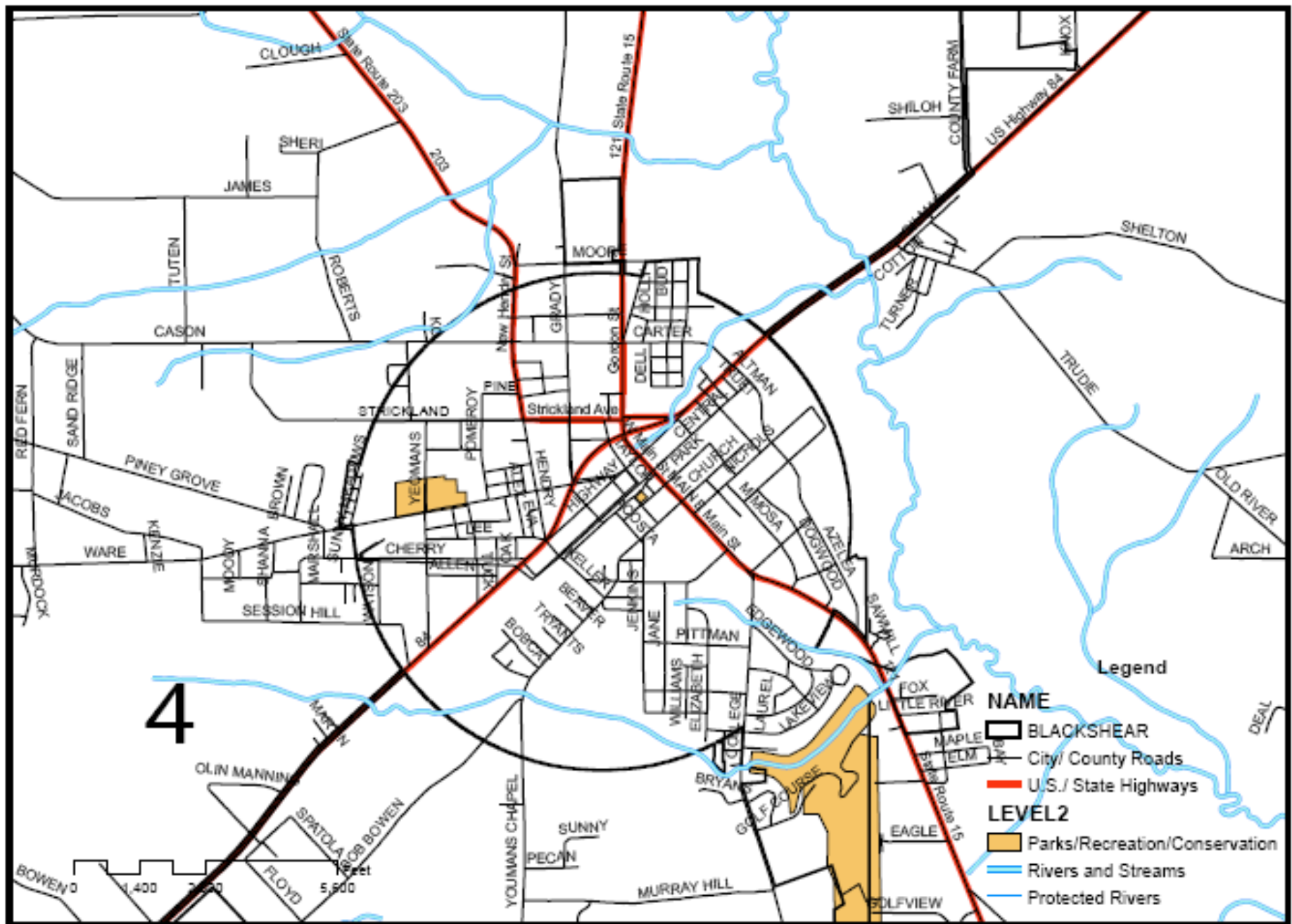
RESOURCE AWARENESS

Mapping of Significant Natural and Cultural Resources – Staff from the Southeast Georgia Regional Development Center reviewed tax maps of the Cities and Blackshear and Patterson and also performed windshield surveys of potential historic sites in the unincorporated area of the County. The rural sites were marked on 7.5 minutes USGS topographical maps. Data for all potential historic sites (urban and rural) were listed on survey forms. The marked maps and the survey form are on file at the Southeast Georgia RDC.

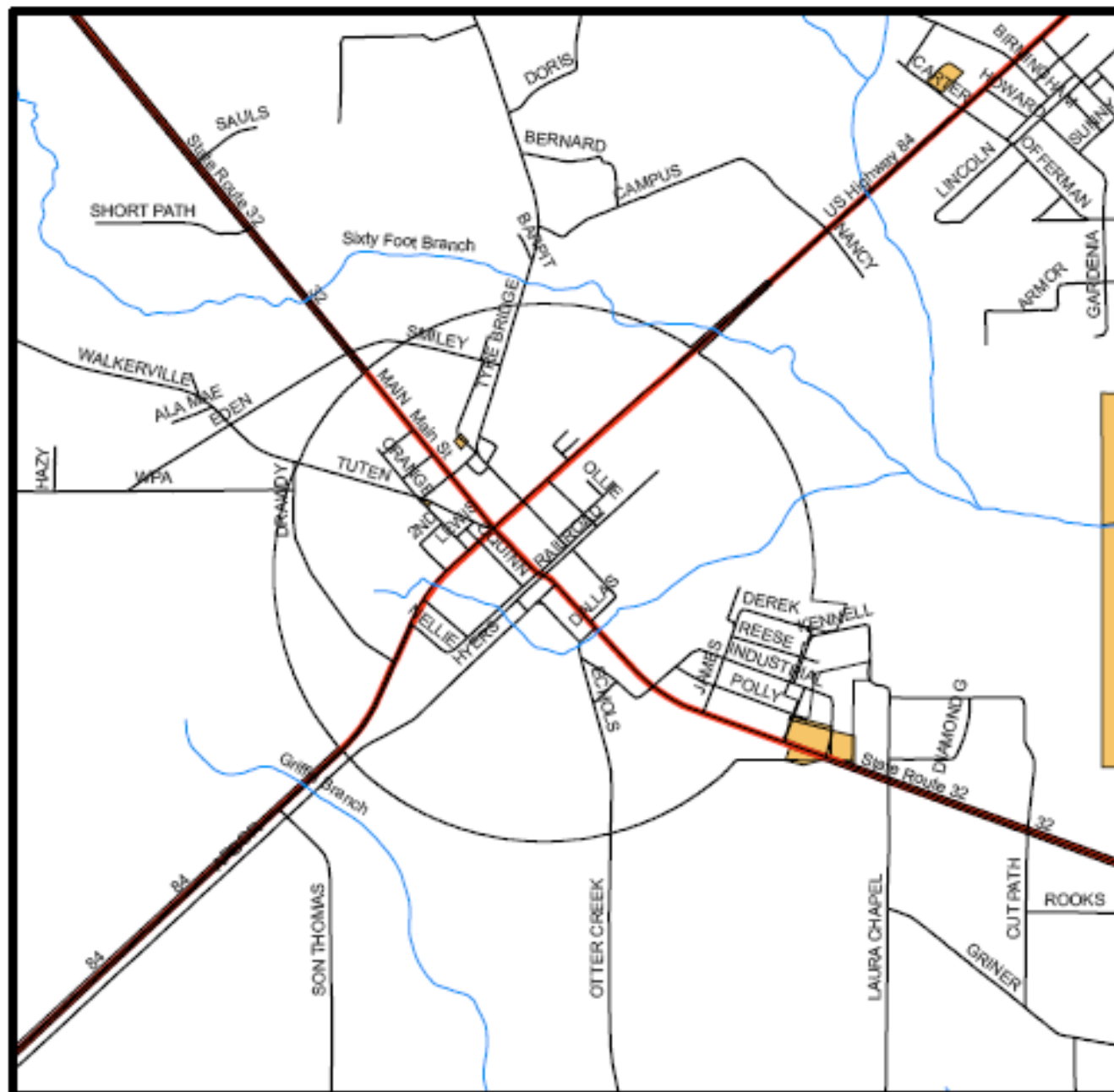
Pierce County Natural Resources



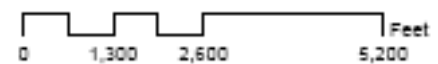
Blackshear Natural Resources



Patterson Natural Resources



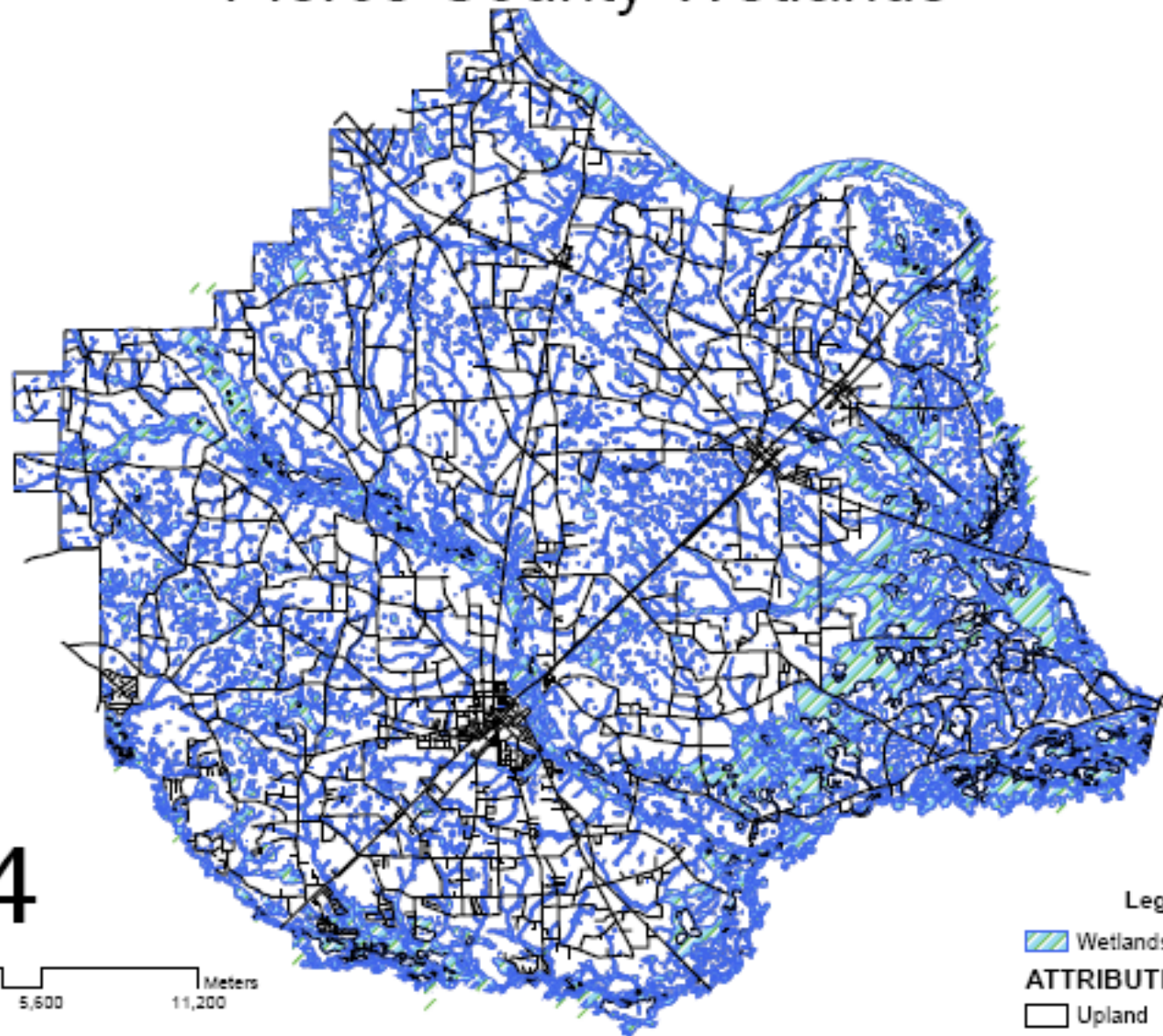
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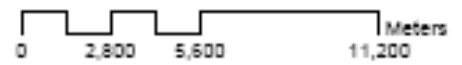
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 - US/ State Highways
- LEVEL2**
- Parks/Recreation/Conservation
 - Protected Rivers
 - Rivers and Streams

Pierce County Wetlands

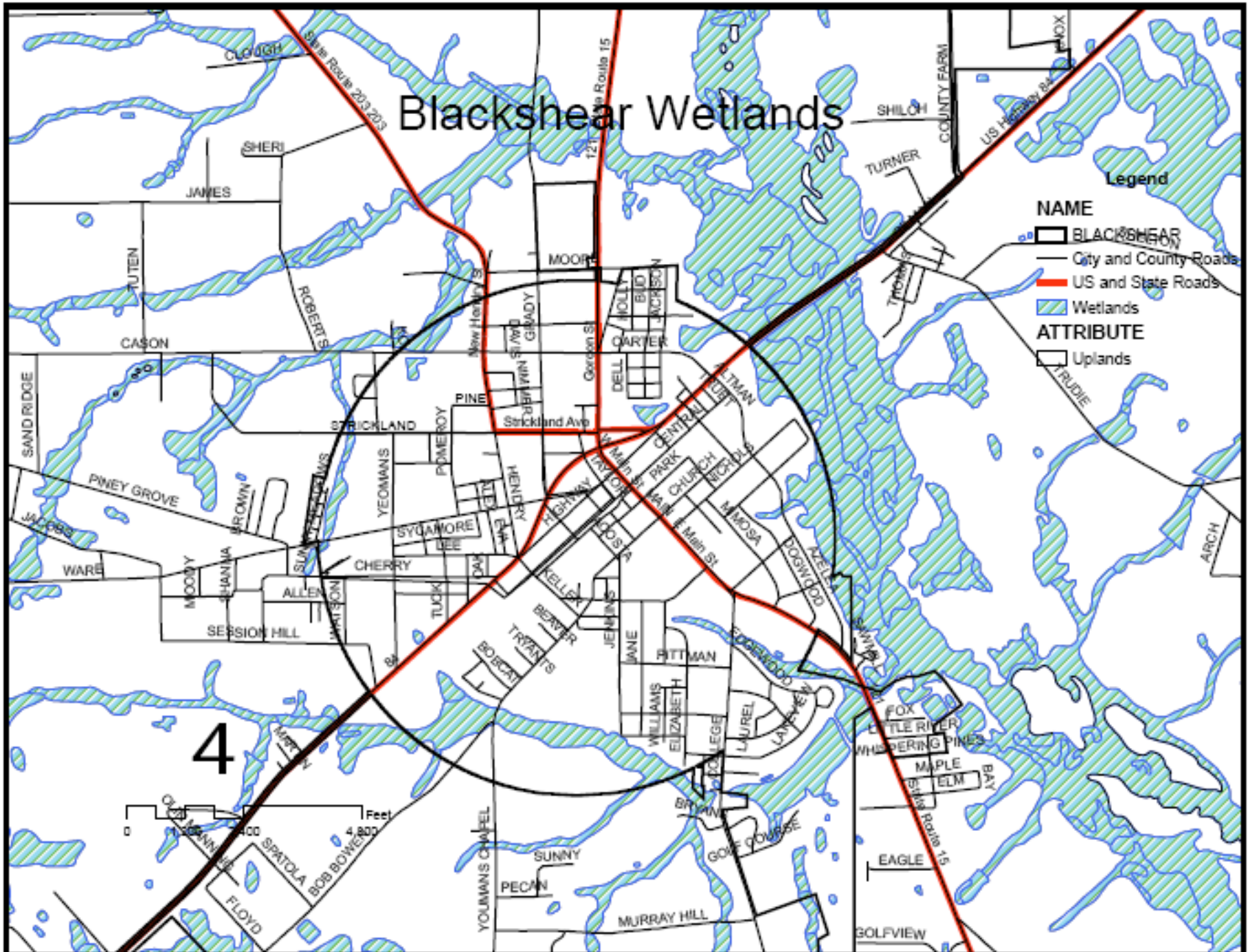


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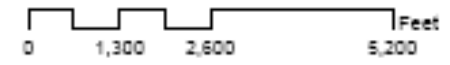
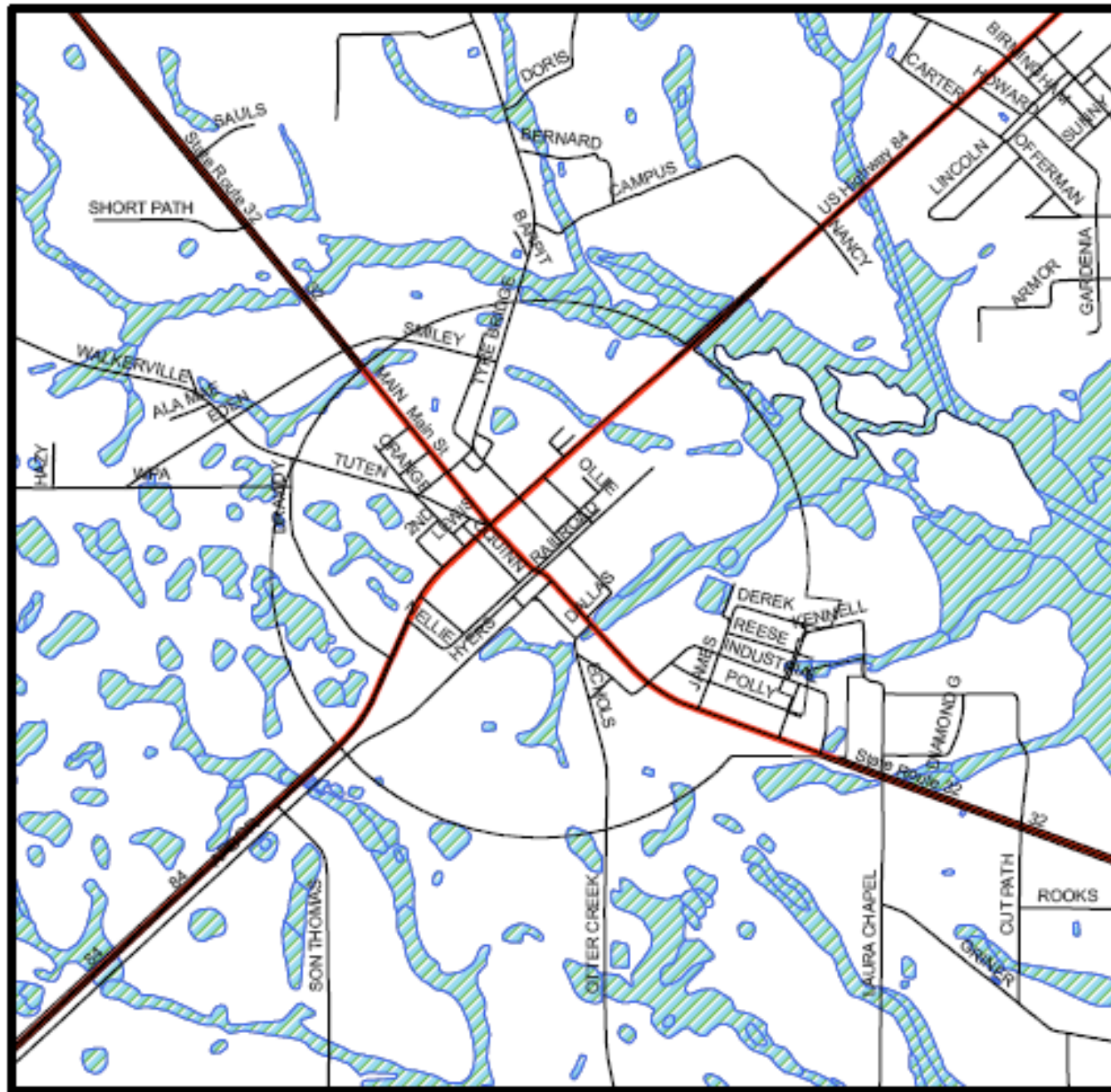


- Legend
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 - City and County Roads
- ATTRIBUTE

Blackshear Wetlands



Patterson Wetland Map



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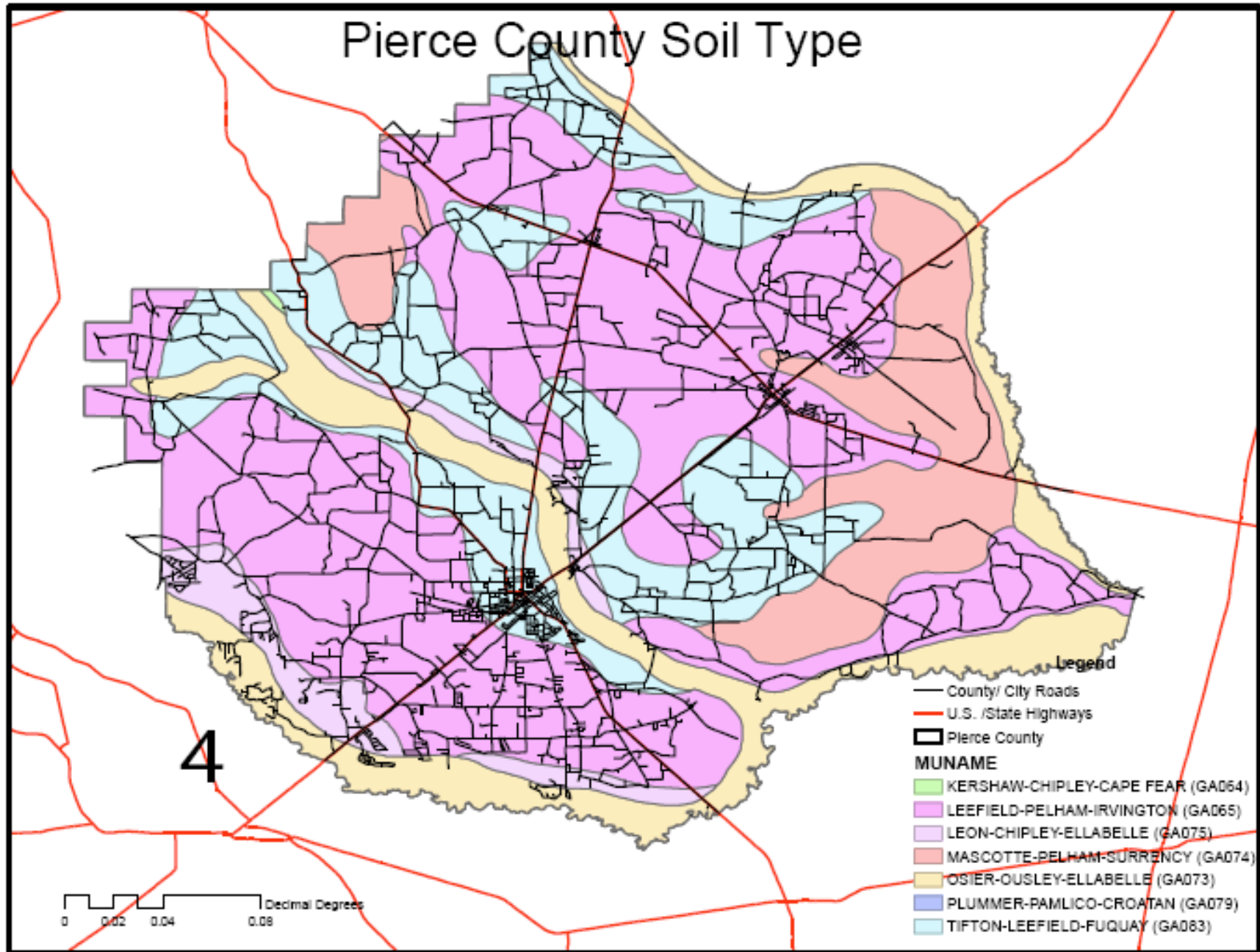
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- City and County Roads
- US/ State Highways
- Wetlands

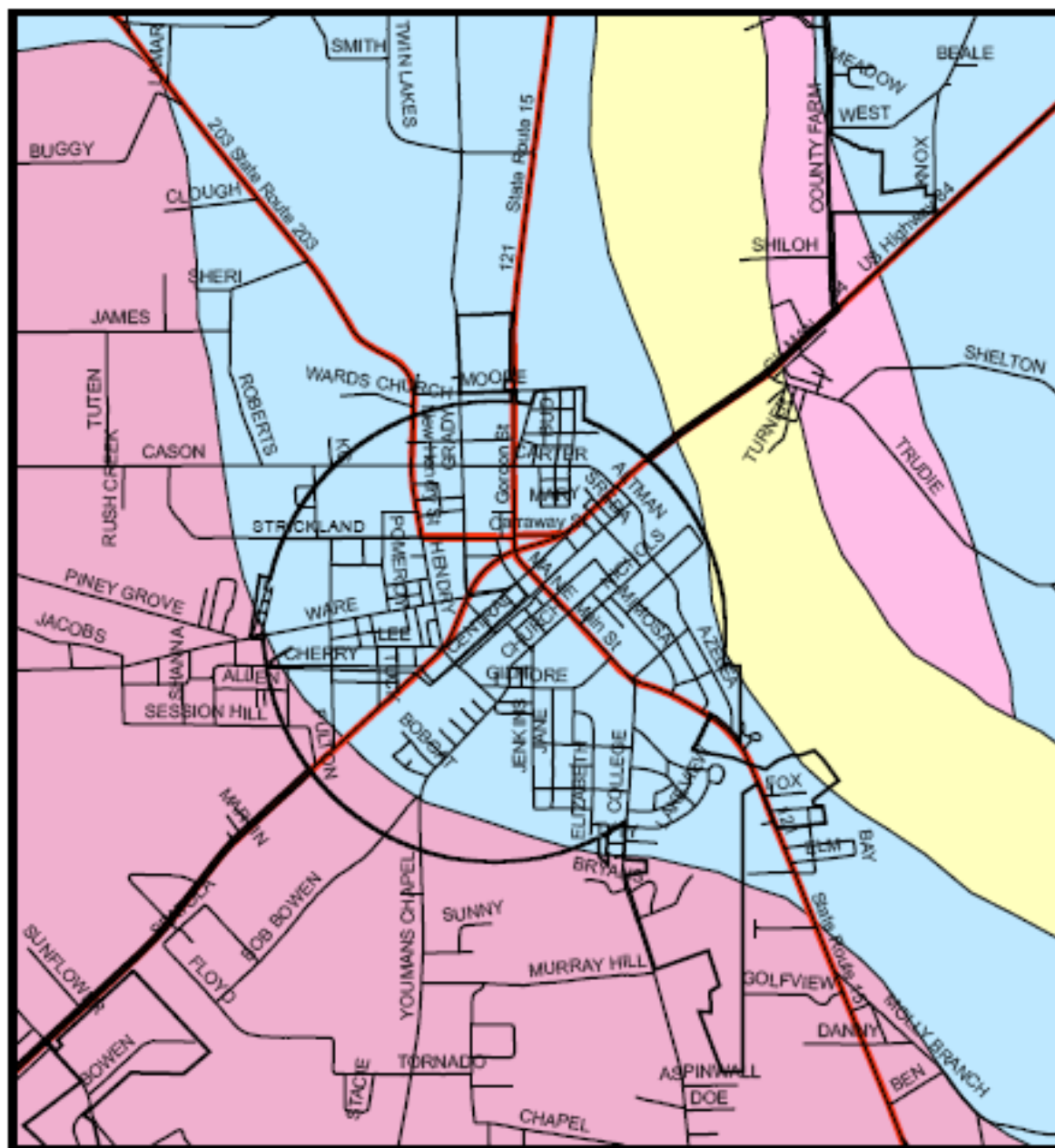
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- Uplands

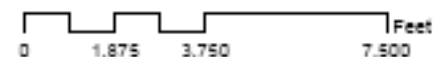
Pierce County Soil Type



Blackshear Soil Type



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NAME

BLACKSHEAR

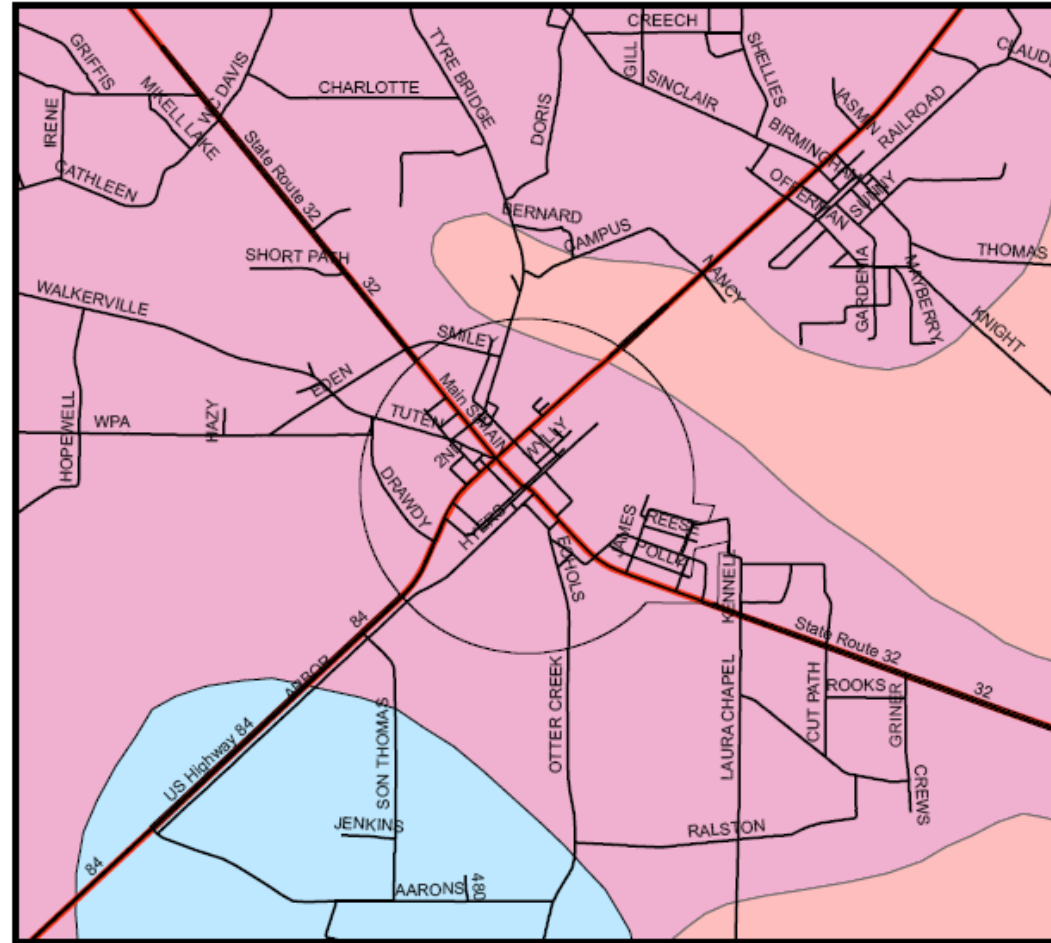
City/ County Roads

U.S./ State Highways

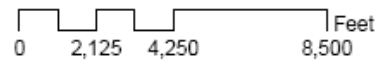
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- LEON-CHIPLEY-ELLABELLE (GA075)
- MASCOTTE-PELHAM-SURRENCY (GA074)
- OSIER-OUSLEY-ELLABELLE (GA073)
- PLUMMER-PAMLICO-CROATAN (GA079)
- TIFTON-LEEFIELD-FUQUAY (GA083)

Patterson Soil Type Map



4



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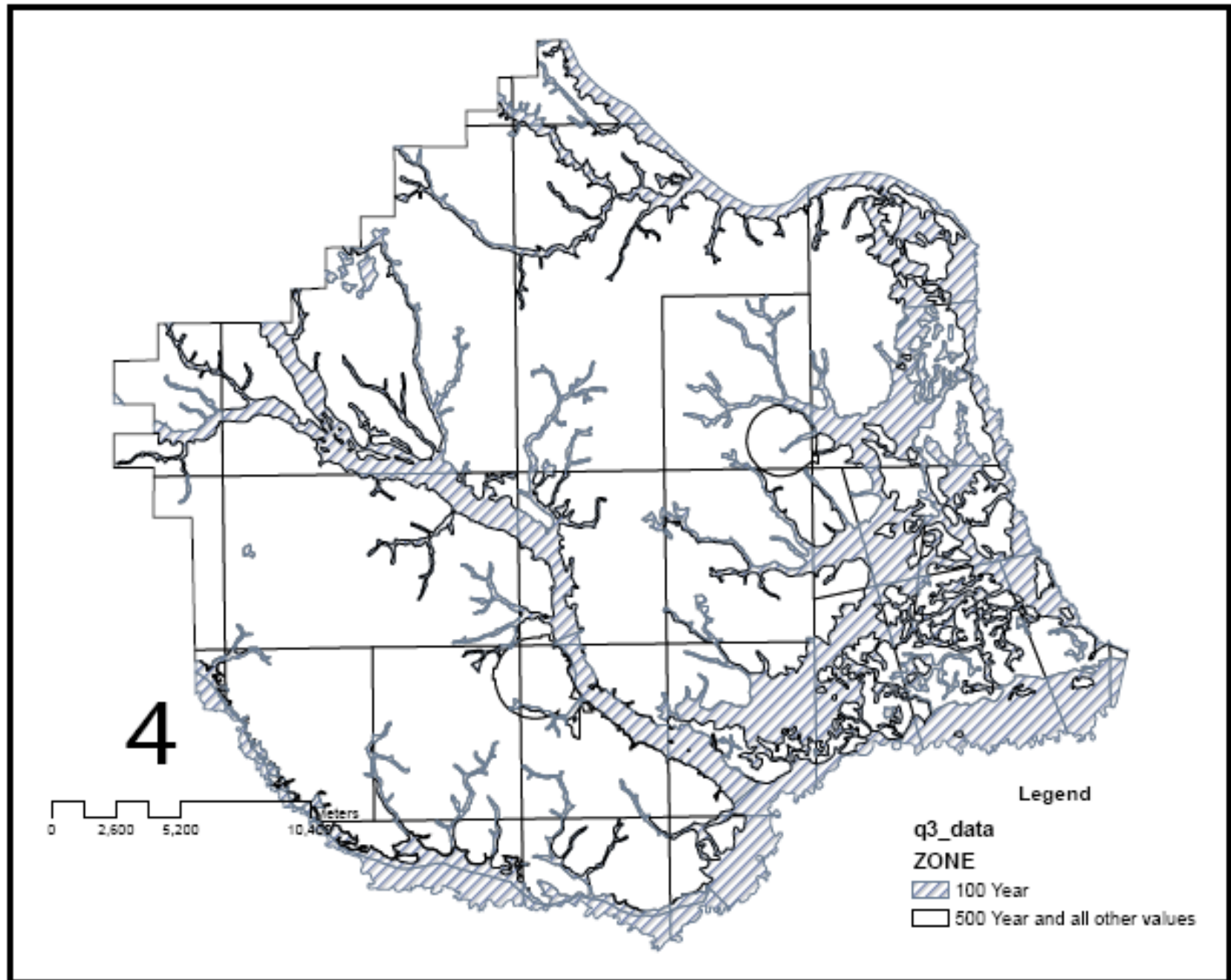
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- City and County Roads
- US/ State Highways

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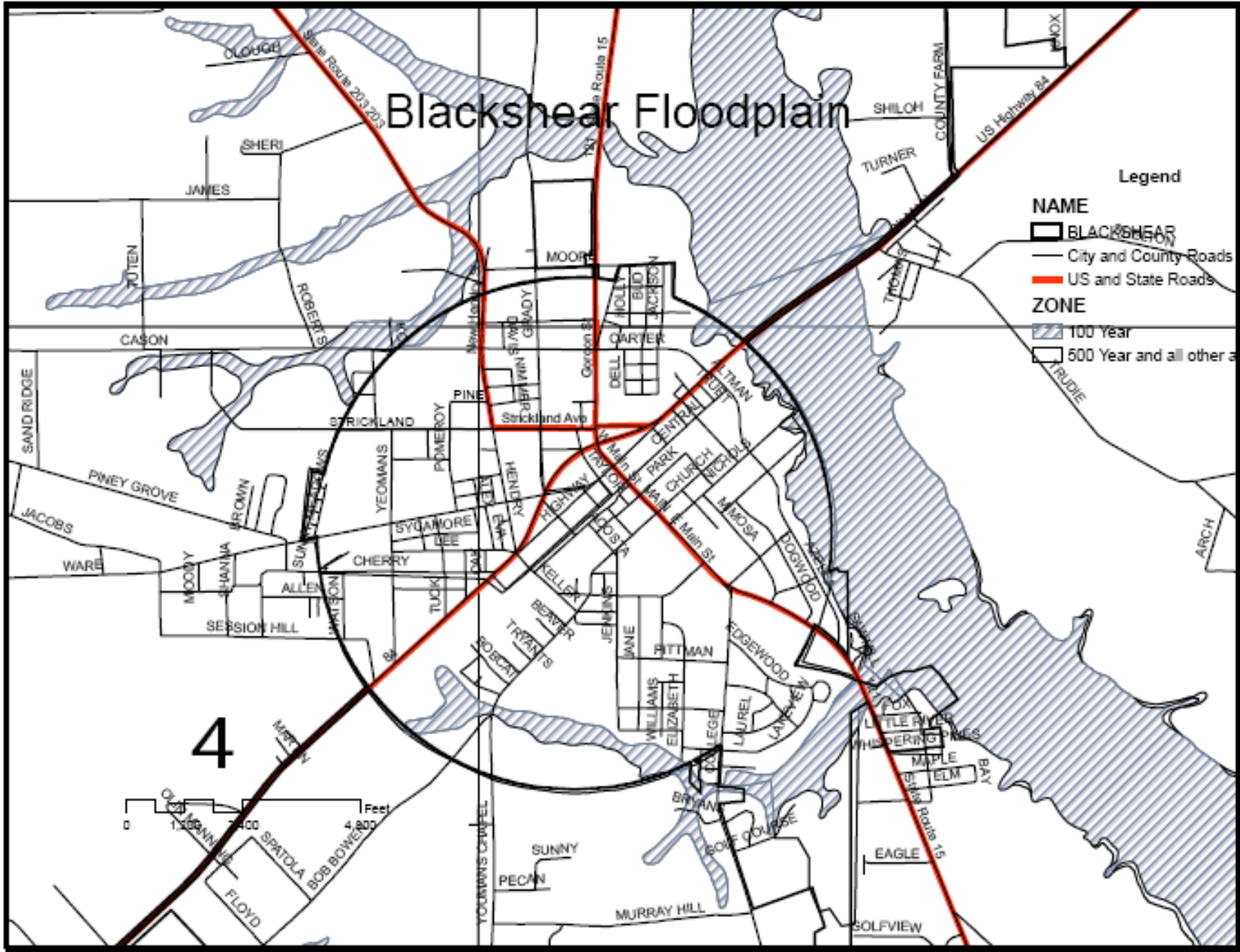
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- OSIER-OUSLEY-ELLABELLE (GA073)
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- TIFTON-LEEFIELD-FUQUAY (GA083)

Pierce County Floodplains



Blackshear Floodplain



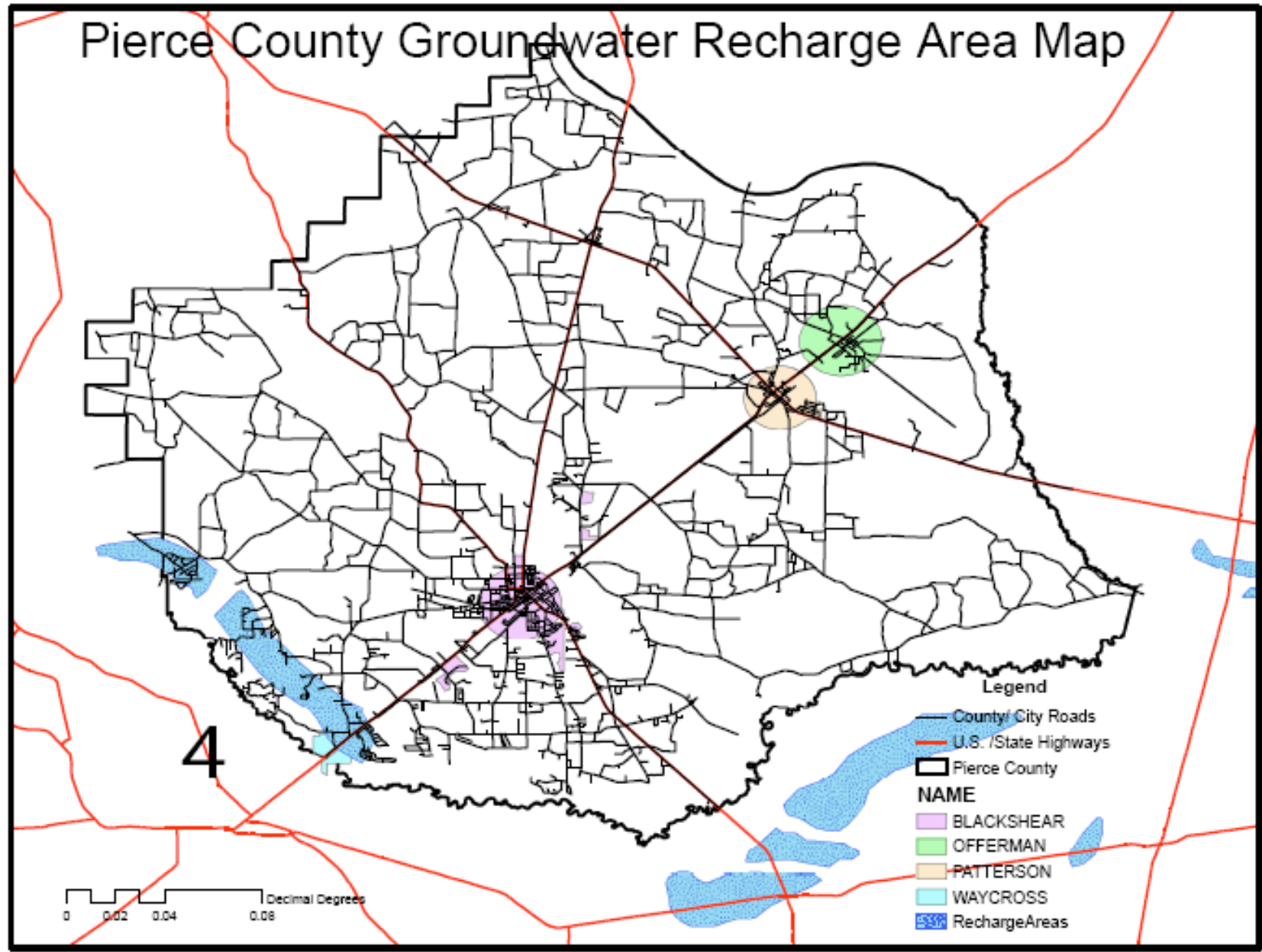
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- City and County Roads
- US and State Roads
- ZONE
- 100 Year
- 500 Year and all other areas

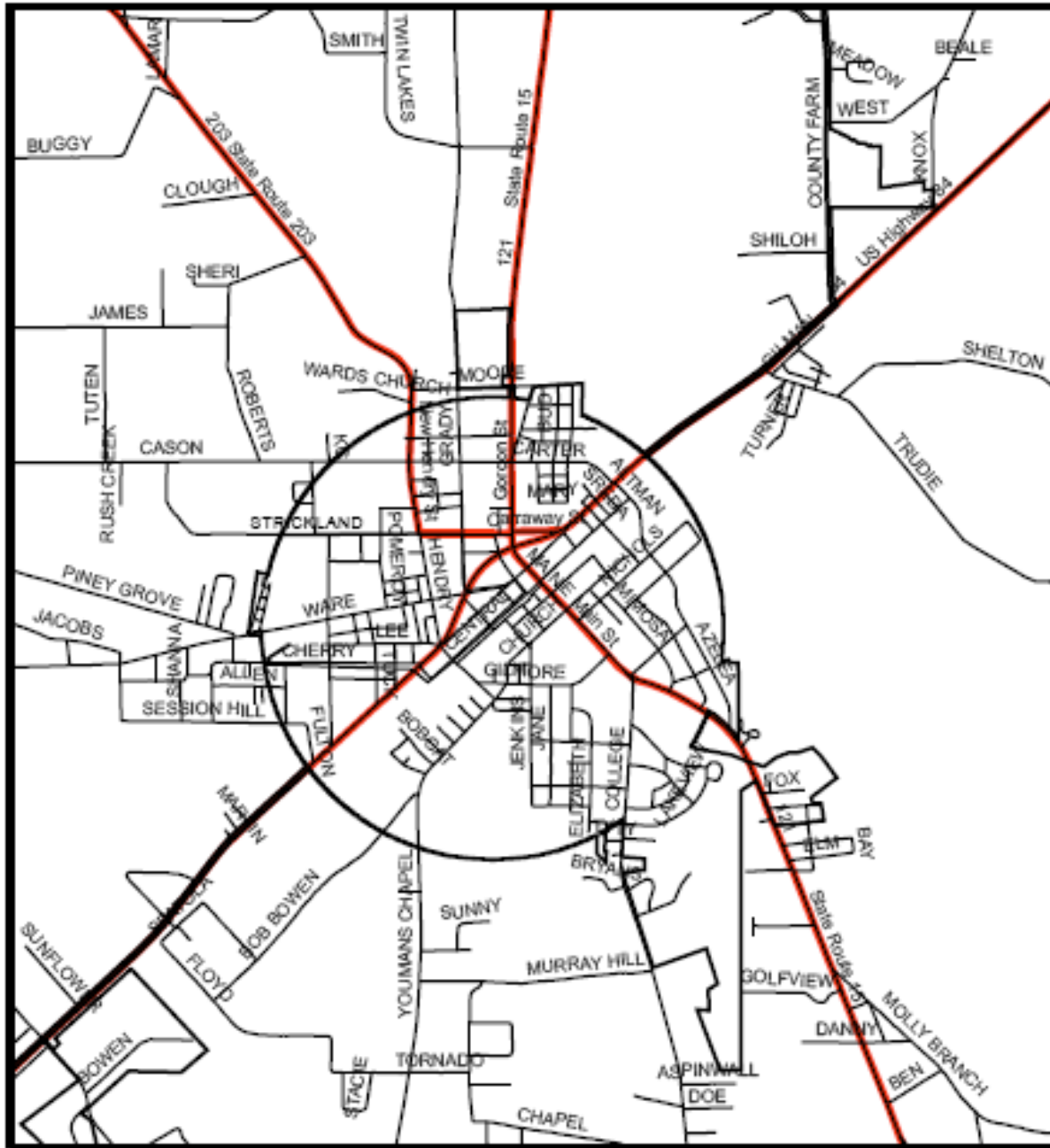
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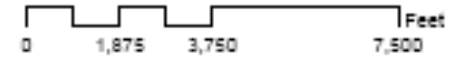
Pierce County Groundwater Recharge Area Map



Blackshear Recharge Areas Map







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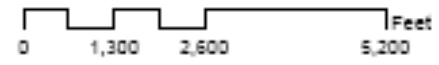
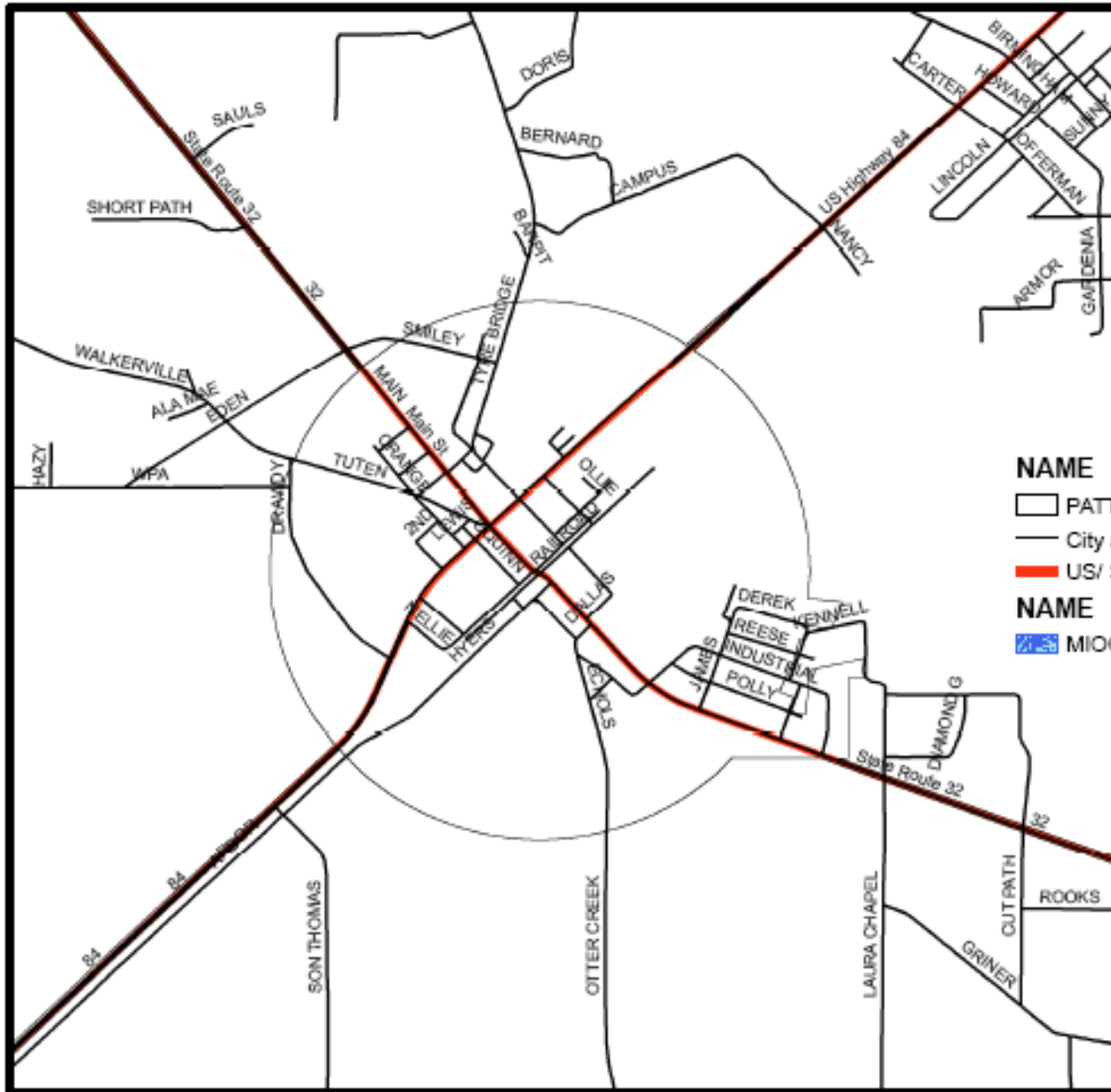


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NAME

-  BLACKSHEAR
-  City/ County Roads
-  U.S./ State Highways
-  RechargeAreas

Patterson Groundwater Recharge Area Map

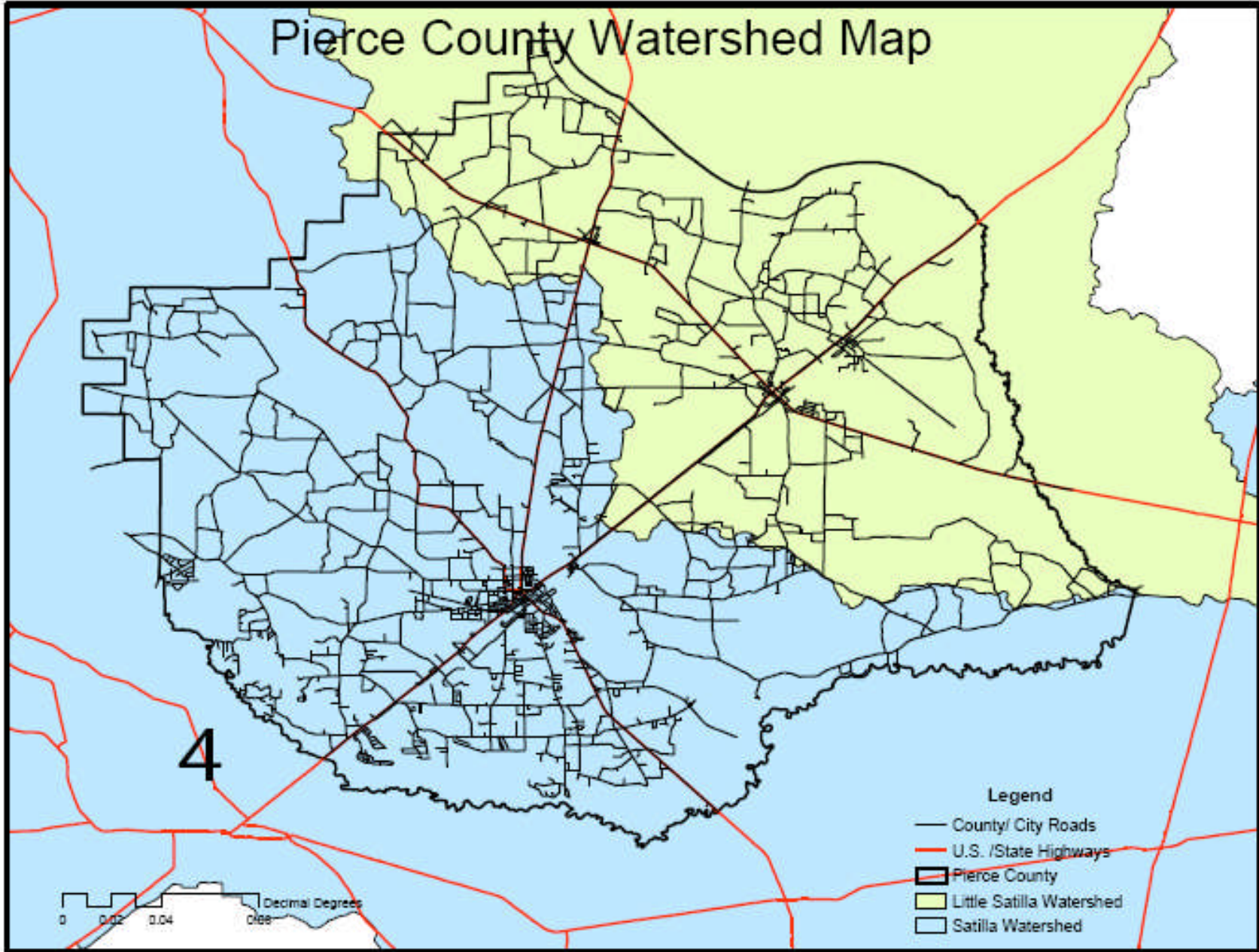


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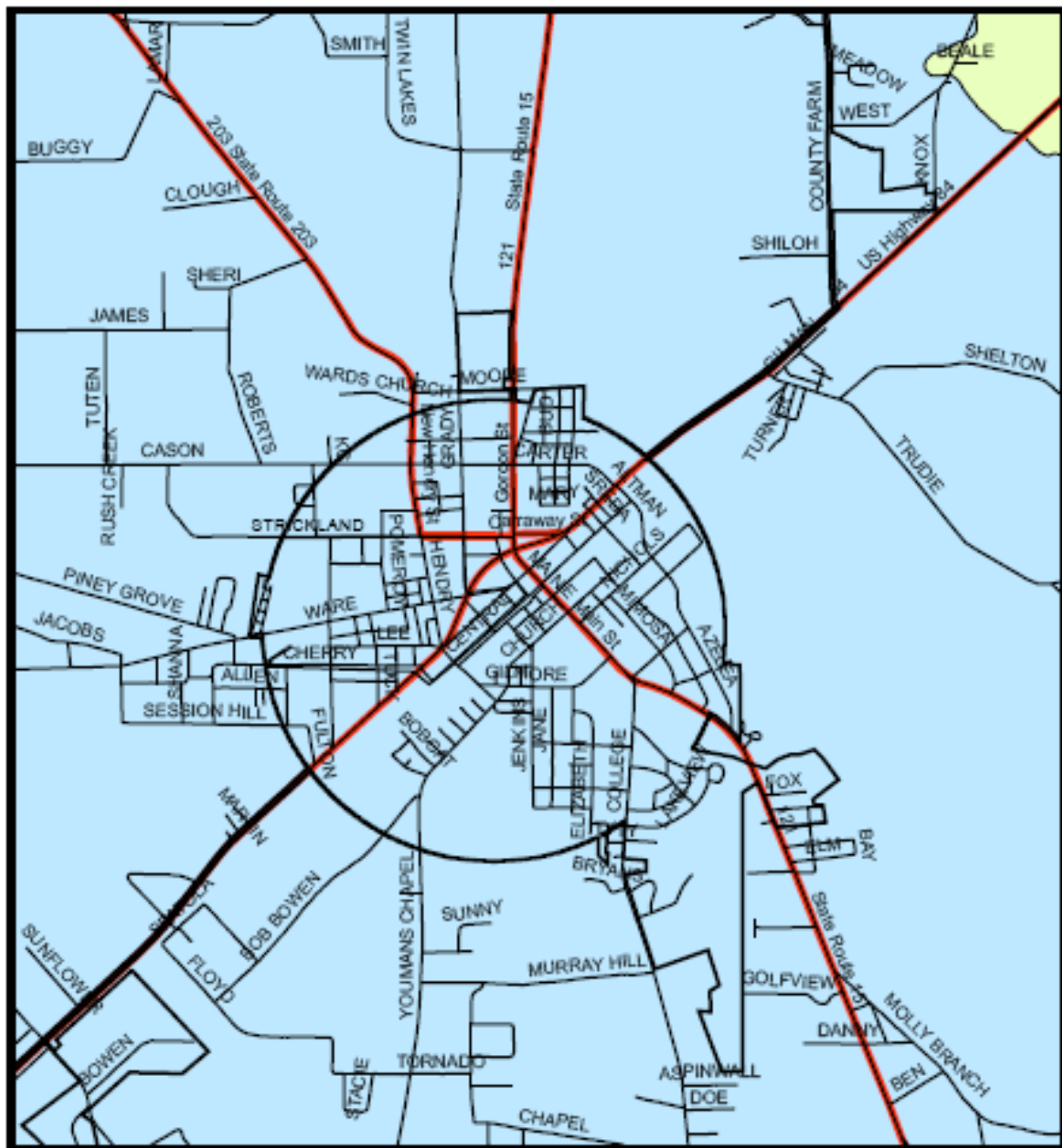
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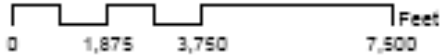
Pierce County Watershed Map



Blackshear Watershed Map



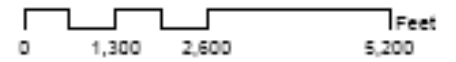
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- NAME**
- BLACKSHEAR
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 - U.S./ State Highways
 - LittleSatilla
 - Satilla

Patterson Watersheds Map



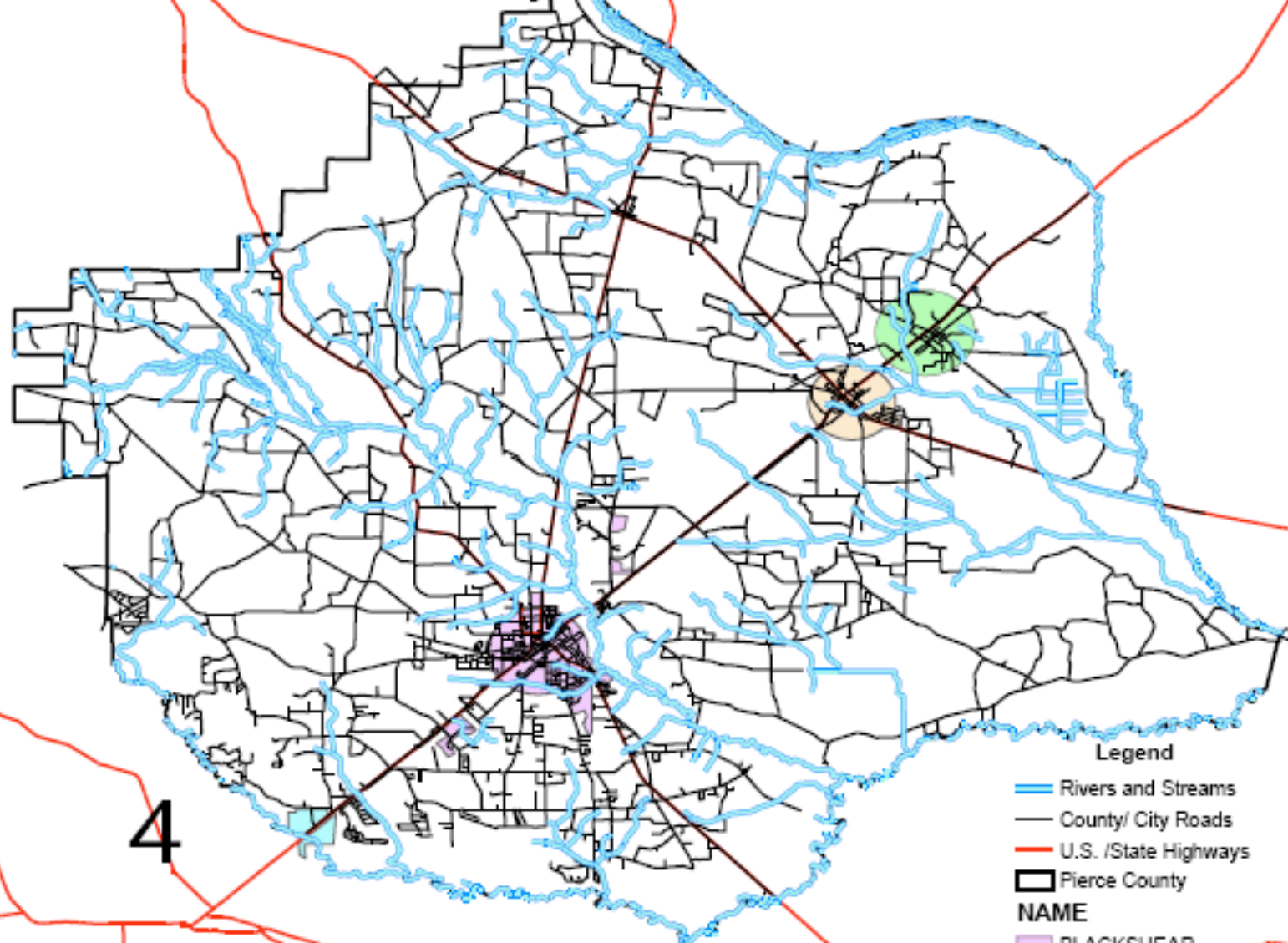
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NAME

- PATTERSON
- City and County Roads
- US/ State Highways
- Little Satilla Watershed
- Satilla Watershed

Pierce County Rivers and Streams



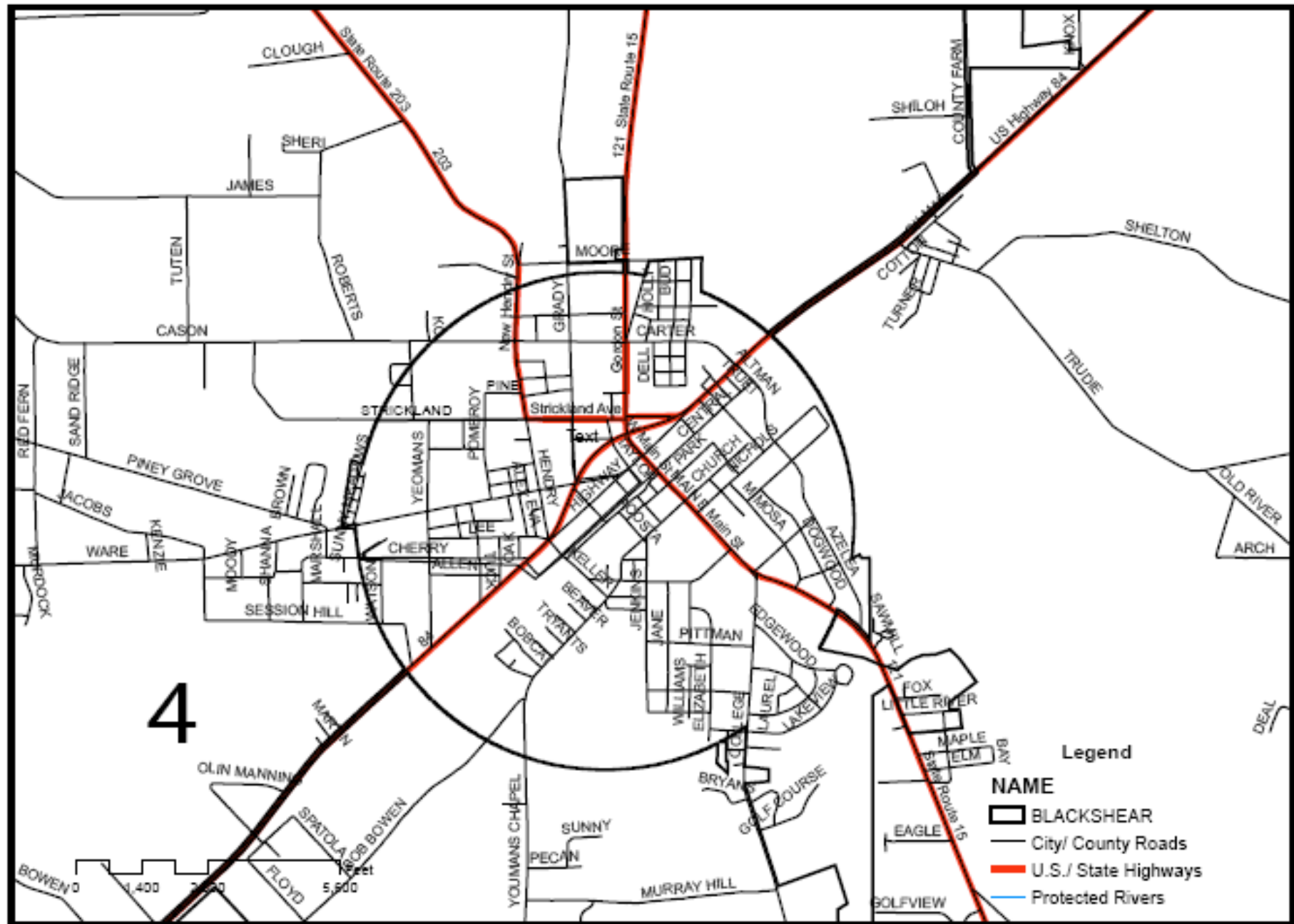
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- Rivers and Streams
 - County/ City Roads
 - U.S. /State Highways
 - Pierce County
- NAME**
- BLACKSHEAR
 - OFFERMAN
 - PATTERSON
 - WAYCROSS

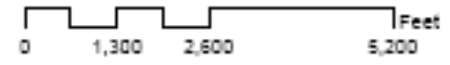
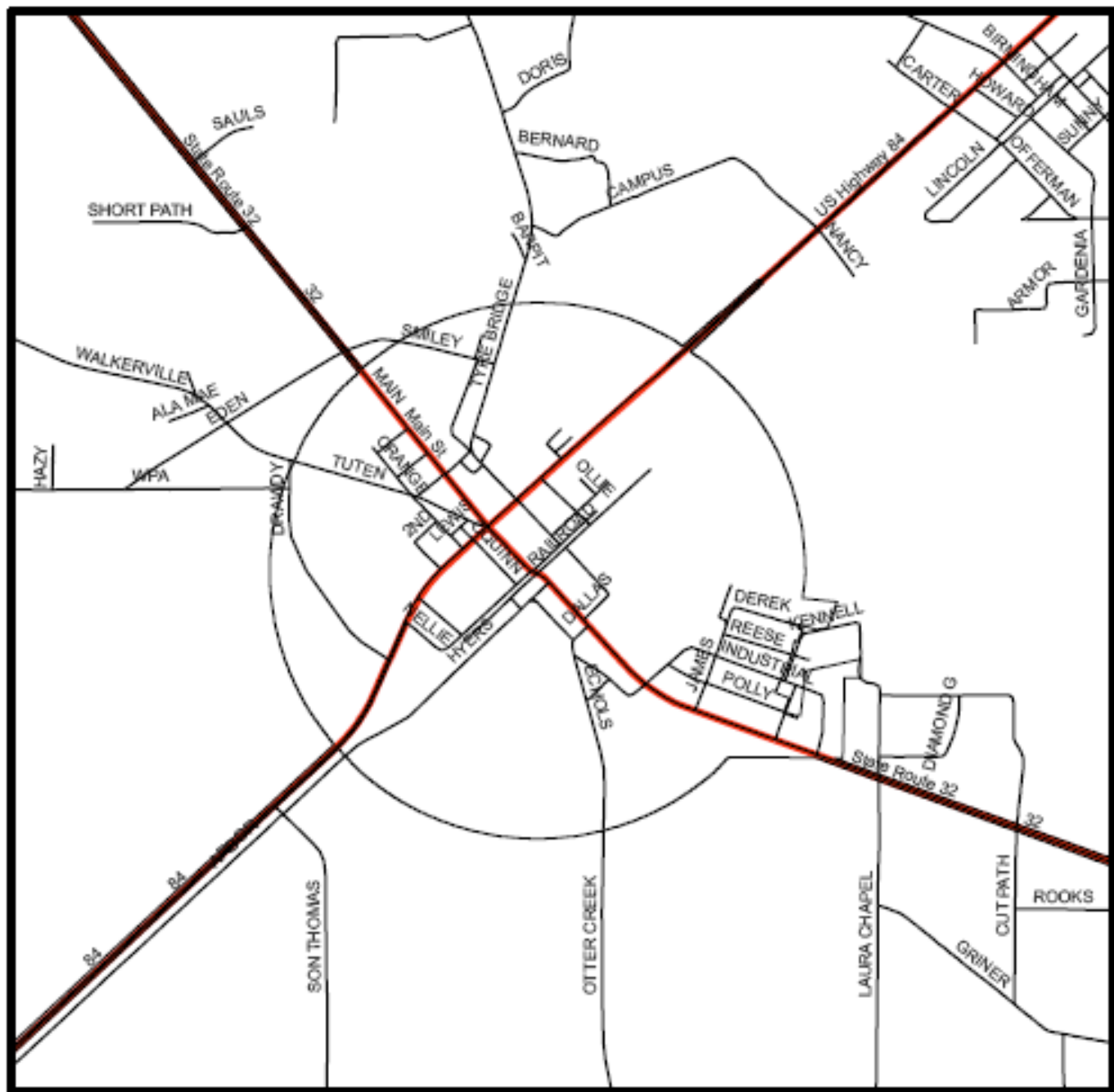
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Blackshear Protected Rivers



Patterson Protected Rivers



4

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- NAME**
- PATTERSON
 - City and County Roads
 - US/ State Highways
 - Protected Rivers

IV. Community Facilities Element

PURPOSE

Pierce County along with the Cities of Blackshear and Patterson recognize the importance of community facilities in enhancing residents' quality of life and economic development efforts. The availability of community facilities, which are adequate to meet current and future demands are a necessary part of the comprehensive planning process as they related to residents, businesses and industries to the area.

Growth should be managed so as not to cause an undue burden on existing community facilities, which could negatively impact the overall quality of life in the county. The prioritizing, scheduling and construction of community facilities should not only meet the needs of current and future populations but also guide and direct growth in an orderly and logical manner.

Facilities and Services

3.0.1 Water Supply Services

Many of the Counties and Cities throughout the Southeast Georgia Region provide public water to its citizenry; however, it is mostly individual cities who actually own the water treatment plants and distribution systems. The only known county within the Southeast Georgia Region that provides public water to households within its jurisdiction is Ware County, which is operated through the Satilla Regional Water and Sewer Authority.

According to the 2000 Census, public or private water service providers supplied 45.68 percent of the region's residents. The remaining 54.32 percent were served by individual wells. In 1995, the water consumption rate for the region was 49.32 Million Gallons Per Day (MGD).

All households within the corporate limits of the City of Patterson are serviced by the City's public water system. The City of Patterson has One (1) deep well, which has a 450 gpm pumping capacity and a 100,000-gallon elevated water storage tank. According to the City, the average daily water demand is 16,000 gallons. This being the case, the City of Patterson has ample stored water to accommodate the needs of its citizens, unless the one (1) deep well that supplies all the water within this community becomes inoperative. If the well became inoperative the City would be totally without water in approximately six (6) days. The City needs to address the issue of adding another deep well to have a back-up system just in case the one (1) existing well became inoperative.

The City of Blackshear provides public water to all its citizenry and some households within the unincorporated areas of Pierce County, which are in close proximity of the City's public water distribution system. The City of Blackshear has three (3) water wells and three (3) elevated water storage tanks, two (2) of which have 500,000 gallon water capacity and one (1) has 250,000 gallon water capacity. Currently one (1) of the 500,000 gallon elevated water storage tanks and the well is to service the industrial park only. Pierce County and the City should assess the use of this system to provide public water in residential areas in close proximity to the industrial park area. The average water demand is currently 519,567 gallons per day and is supplied through the two (2) deep wells and the 500,000 and 250,000 gallon elevated water storage tanks. The City currently has an excess capacity of approximately 230,433 gallons per day, which is sufficient to meet the slight growth that is projected within the corporate limits of the city over the next 20 years and is also sufficient at this point to accommodate the need for public water in some of the unincorporated areas of the county, which are in close proximity to the City's existing water distribution system.

3.1.0 Sewerage System and Wastewater Treatment

In 2000, 33.5% of all housing units in the region were serviced by public sewer systems, while 66.5% of all housing units in the region were serviced by septic tanks or cesspools. By comparison, 62.1% of all housing units in the State of Georgia were serviced by public sewer systems. The region's low percentage of housing units served by public sewers is due in part to its predominantly rural setting. Existing public sewer systems are sufficient to provide services for the projected residential growth throughout the region.

Over the next twenty years, Pierce County is expected to have significant population growth. The county is also expected to have some industrial and commercial growth; however, projections reveal that most of this growth will be in the "Services" industry. Therefore, Pierce County, along with the Cities of Blackshear and Patterson should, on a yearly basis, assess the existing water and sewer systems in order to ensure that not only that the residents, (Cities) have adequate water and sewer services but there be adequate water and sewer service to serve new industrial and commercial development. The availability of water and sewer services immeasurably affects the rate of industrial and commercial development.

Pierce County has an industrial park area that is not served by public sewer. This factor has hindered the County in attracting new industry into the industrial park area. The County along with the City of Blackshear are now assessing their options as to the most cost feasible method of getting sewer service to the industrial park. Many meetings have been held to determine if it is more cost feasible to have the City of Waycross install collection lines into the park and charge the Cities and County for this service or should the City of Blackshear provide this service. Unless sewer service is made available within the new industrial park, Pierce County is going to be hard pressed in attracting new industry.

The City of Blackshear currently operates two (2) wastewater treatment facilities. The Northside treatment plant has a 500,000 gallon per day capacity. The average daily demand is 230,000 gallons at this facility, leaving an unused capacity of 270,000 gallons per day. The Southside treatment facility also has a 500,000 gallon per day capacity, with an average daily demand of 300,000 gallons, thus leaving 200,000 gallons of capacity for future growth.

The City of Patterson's sewer treatment facility has a 208,000 gallon per day capacity, with an average daily flow of 104,000 gallons per day, leaving 104,000 gallons per day for future growth.

Primary areas of concern are older, high density manufactured home communities in the unincorporated areas of the county, served by individual septic tank systems and deep or shallow water wells. In each of these areas soil conditions following heavy rains indicate poor percolation. The Pierce County Health Department Sanitarian anticipates continued tightening of state regulation on septic systems installation. Pierce County should consider setting policies and adopting ordinances that will require development to occur in areas that are in close proximity to existing public water/sewer services that will reduce the amount of development in rural areas and/or ensure that the Pierce County Health Department requires development in areas that do have access to public water/sewer to increase the size of septic systems and/or add pumping systems to carry the effluent beyond the lower water table areas.

3.2.0 Other Facilities and Services

3.2.1 Fire Protection

Fire protection services (fire fighting) throughout Pierce County are performed by volunteers.

The 20 individuals who serve as volunteer fireman for the City of Blackshear are paid by the Cities on a per call basis. The Fire Chief who serves in a part-time capacity is paid \$450.00 per month for coordination and management.

The City of Patterson also has its own Volunteer Fire Department. There are 12 individuals that serve as volunteer fireman for the City of Patterson. None of these individuals are paid for the services they provide to the community. The City has two (2) fire trucks; one (1) is a tanker truck and the other is a jaws of life.

There are six (6) Volunteer Fire Departments, which serve the unincorporated areas of Pierce County. Each station has approximately 15 volunteer firemen. The stations are listed as:

Northside - 1 Class "A" Pumper Truck, 16,500 gallon capacity - 1 Knocker Truck 900 gallon capacity
Southside - 1 Knocker Trucks, 900 gallon capacity each - 1 Class Pumper 1,000 gallon capacity
Otter Creek - 2 Knocker Trucks, 900 gallon capacity each
Hackebarney - 1 Class "A" Pumper Truck, 18,500 gallon capacity, 1 Tanker Truck 3,000 gallon and one
Rescue Truck 300 gallon capacity
Bearville - 1 Class "A" Pumper Truck, 16,500 gallon capacity
Sunset - 1 Knocker Trucks, 900 gallon capacity each
Offerman - 1 Class A Pumper, 1,000 gallon capacity - 1 Knocker 900 gallon capacity

Due to the existing and expected future growth within the unincorporated areas, Pierce County has expressed some concerns of not having adequate facilities, equipment (trucks and other fire fighting equipment) to adequately serve the expected growth. The County is considering adding four (4) additional volunteer fire stations within the next two (2) years. The County will also be assessing the needs for an actual Fire Department, which would be staffed with State certified fire fighters for rapid response needs. This department would be operated, maintained and staff would be paid through the Pierce County Board of Commissioners. The County has projected that this many occur within the next five (5) years.

3.2.2 Public Safety

Law enforcement is provided by each of the three (3) jurisdictions:

The City of Blackshear has a Police Department, which has 15 employees, counting the Chief. The City once had a civilian dispatch clerk but now contracts for dispatching services through Pierce County.

The City of Patterson has three (3) police officers. Two (2) are full-time employees and one (1) part-time employee.

The Pierce County Sheriff Department is responsible for all the unincorporated areas of the County and is also responsible for assisting all the cities within the county. The department is staffed with one (1) Sheriff, nine (9) Deputies, one (1) investigator and two (2) clerical staff. All dispatching for this department, along with that of the Cities of Blackshear and Patterson are performed through E-911, which has five (5) full-time employees and two (2) part-time employees.

The Georgia State Patrol serves all areas of Georgia and operates mainly on major highways and is readily available to assist all local law enforcement agencies through mutual aid agreements.

The Pierce County Jail is the full responsibility of Pierce County. The new jail was constructed in 1998 and contains 72 beds, most of which are filled 365 days of the year. There are 19 jailers and one (1) clerical person employed at the new jail.

The Emergency Management Agency is the planning and recovery organization. E-911 is responsible for dispatching all calls to the appropriate jurisdiction. The Emergency Management Services (EMS) responds to all emergency calls and has four (4) ambulances and one (1) Supervisor truck. Due to the growth within Pierce County one (1) additional ambulance is expected to be acquired within the next five (5) years.

3.2.3 Parks and Recreation

There is one (1) inactive park within the City of Blackshear, which is located directly behind Blackshear City Hall. Maintenance and upkeep of this park fall under the Public Works superintendent.

Pierce County has control of five (5) baseball/softball fields; four (4) tennis courts; two (2) outside basketball courts, one football field; a gymnasium for indoor basketball and one (1) walking track.

The recreation department that serves Pierce County is very unique. It is a stand-alone agency funded by county, city, and fees for operational funds. The recreation department is not part of the county or city operations, operating as a department. They have their own board and by-laws.

The City of Patterson maintains its recreation areas, which consist of two (2) baseball/softball field, (both of which are strictly limited to children 12 and younger one (1) tee-ball field, one (1) football field and a gymnasium. The City of Patterson has its own Recreation Department, which has a staff of one (1).

There are five (5) Wildlife Management Areas (WMAs) within the Southeast Georgia Region. These WMA's are administered by the Georgia Department of Natural Resources. DNR maintains contractual agreements with the landowners making the lands available for public use as game reserves for hunting as well as for other recreational uses. Contract agreements are renewed annually.

There are 16,934 acres in the Little Satilla Wildlife Management Area and includes the Counties of Brantley, Pierce, Wayne. This is the only WMA that is located in any portion of Pierce County, while Brantley and Wayne County also share in the 10,000 acres of Rayonier WMA.

County boat ramps provide access to the Satilla River at the FFA Camp (approximately 2 miles below the Alabama River junction. The second boat ramp provides access to the Alabama River and is located approximately 3 miles above the Satilla River junction at Voit Bridge.

Other recreational facilities, which are easily accessible to the citizens of Pierce County, are the Okefenokee Swamp Park and Laura S. Walker State Park, both of which are approximately 12 miles south of Pierce County.

There are three (3) great golfing locations for the residents of Pierce County and individuals touring the Pierce County area. The Okefenokee Golf and Country Club is a private organization and is an 18-hole course. This facility is located between Blackshear and Waycross. The second course within Pierce County is the Lakeview Golf and Country Club, which is also a private organization; however, non-members can play on this course for a fee. This club expanded the course to 18 holes in 1991. The third course is located within Laura S. Walker State Park. This is an 18-hole course that is open to the public and is owned and operated through the Georgia State Parks service.

3.2.4 Storm Water Management - The only storm water management that is in place in Pierce County other than that for new development, which is controlled through the Georgia Environmental Protection Division under the regulations of the National Pollutant Discharge Elimination System (NPDES). Under the NPDES General Permits for storm water discharges from construction sites, EPA and EPD require the development and implementation of a Pollution Prevention Plan. This Plan is designed to reduce pollution at construction sites, before it can cause environmental problems and consists of the Erosion and Sediment Plan (ESP) and a Comprehensive Monitoring Plan (CMP). The CMP establishes sampling locations, which are to be measured during the triggering rainfall events.

3.2.5 Solid Waste Management

Over the past ten (10) years, several components of solid waste management in southeast Georgia have changed. The most significant change has been the creation of privately owned and operated landfills in South Georgia. This has contributed heavily to the large number of counties and municipalities that have privatized collection and disposal, which is now the case in Pierce County.

Pierce County (including the Cities of Blackshear and Patterson) were once part of what is known as the DEC Tri-County land fill which included Bacon, Pierce and Ware Counties. There were many contributing factors as to why the Counties of Bacon and Pierce are no longer a part of the Tri-County land fill project. The extreme length of time of construction and a series of problems associated with site selection was one issue. The second issue was the economic feasibility of the project. Many of the assumptions given to these counties by engineering firms and other sources proved to be false. By late 1990's, the project costs of the facility was nearing \$1,000,000. Most of the cost overruns can be attributed to ever changing environmental regulations that required compliance. These factors along with the fact that there were numerous up and coming private sector involved in waste management and the unforeseen events in the recycling industry, placed a burden on the amount of waste that the Tri-County land fill would be collecting. It was suggested that waste be collected from other counties. This caused an outrage from residents in Bacon, Pierce and Ware; therefore, this idea was not considered.

Even though the facility became operational in 1992, not one ounce of waste has been deposited into the land fill. Currently Ware County is in negotiations with Namco, a privately owned company, who is interested in purchasing the site. In early 2006, Pierce County entered into an agreement with Ware County that if the site is sold, Ware County will reimburse Pierce County the \$330,000 that Pierce originally injected into the project. It should be noted that Ware County currently has full responsibility for the DEC Tri-County land fill, with no assistance from Pierce County other than Pierce's original investment.

Pierce County and all of its municipalities currently contract with Southland Waste who collects their waste and transports it to a MSW Landfill in Broadhurst for disposal. Recycling, reduction, land limitation, education, and amount of waste are addressed in the Pierce County Solid Waste Management Plan prepared in conjunction with this Comprehensive Plan.

Pierce County has implemented solid waste reduction programs in order to reduce the amount of inert materials and yard trimming entering the solid waste stream. Pierce County has a 4 acre site that has been developed for deposit of inert materials from all areas of the county.

Additional information on Solid Waste Management can be found in the Solid Waste Management Plan.

3.2.6 Hospitals and Other Public Health Facilities

The Satilla Regional Medical Center, which is located in Waycross, Ware County Georgia serves the Southeast Georgia region including Atkinson, Bacon, Brantley, Charlton, Clinch, Coffee, Pierce and Ware, along with other counties in the southeastern portion of the State of Georgia.

Pierce County had 4.9 licensed nursing home beds per 100 persons in 1999, compared with the state average of 5.5 per 100 persons. In 1999, the number of physicians in the county per 10,000 persons was 3.2, compared to the state average of 19.3. Source: <http://health.state.ga.us/regional/pierce/index.asp>

The one (1) licensed nursing home in Pierce County is part of the Southeast Georgia Regional Medical Center in Waycross. Currently, this facility contains 78 beds, which are filled most of the 365 days of the year. There are five (5) practitioners in Pierce County.

Health and other services are provided to all residents of Pierce County through the Pierce County Health Department. This State funded agency provides an array of health care services to the residents of Pierce County. If a particular service is not provided directly through this facility, the residents of Pierce County have access to the public health department in Ware County or any other surrounding county.

3.2.7 Education Facilities

Public education in Pierce County is provided by the Pierce County School System. The system is directed by an elected Board of Education and administered by an elected superintendent.

Physical Facilities include:

Blackshear Elementary School, Blackshear
Pierce County Middle School, Blackshear
Patterson Elementary School, Patterson
Pierce County High School, Blackshear
Officers of the Board of Education, Blackshear
Pierce County Library (privately owned facility.)

3.2.8 Libraries and Other Cultural Facilities

The Okefenokee Regional Library located in Waycross. In 1955 Pierce County joined with Ware County to form the Okefenokee Regional Library. Appling, Bacon and Clinch joined the Okefenokee Regional Library in later years.

There is a very unique situation in Pierce County in that in around 1904 members of the Women's Improvement Society began circulating books among themselves. This group evolved in the Blackshear Women's Club and in 1910 when the Club was founded, the members continued to add to their collection and to circulate the books among their membership. In 1927 when the Blackshear Women's Club moved into their own room in the new Masonic Building, they opened the library to the public acting in turn as librarians.

Growth of the library continued and in 1940 the Library qualified for WPA assistance and acquired its first paid librarian. At this time, the library was given by the Blackshear Women's Club to the city and county and became the Blackshear Memorial Library. The Blackshear Memorial Library is still in operation today and is open to the public from 9:30 am to 6:00 pm on Monday, Tuesday, Thursday and Friday and 9:00 am until 1:00 pm on Wednesday and Saturday. However, this facility is just not adequate to serve the needs of the growing population of Pierce County.

Pierce County has obtained some funding through USDA to develop a new complex, which could include a new library, depending upon the approval of an application that was submitted to the Georgia Public Library Service. These will be grant funds that will be used in constructing a new library in Pierce County.

3.2.9 Transportation Network

3.8.1 Roads. There are three (3) principal highways in Pierce County, which consist of U. S. Highway 84/State Route 38; State Route 15/121 and State Route 32.

US Highway 84/SR38 is a 4-lane highway that bisects Pierce County in a southeast-northwest direction. This highway connects at I-75 in Valdosta and I-95 just below Savannah.

State Route 32 runs in a northwest-southeast direction across the northeast third of Pierce County. This State Route intersects US Highway 84/SR38 in Patterson, I-75 at Turner and I-95 north of Brunswick. Plans to four-lane SR32 are under way through the Georgia Department of Transportation. It is anticipated that this will take place over the course of the next five (5) years.

SR15/121 bisects the County in a north-south direction, which intersect at US Highway 84/SR38 in Blackshear. This highway is 2-laned. Traffic density is high and getting higher each year with the growth that is occurring in this portion of the unincorporated area of the county.

There is 801 miles of roads and streets within Pierce County. Approximately 58.8% are unpaved, most of which are in the unincorporated areas of Pierce County. The Pierce County Road Department coordinates state road maintenance with the Georgia DOT Office located in Waycross. The County is responsible for maintaining all the roadways within the Cities of Patterson and Offerman.

V. Housing Element

INTRODUCTION

The Housing Element provides local governments the opportunity to inventory the existing housing stock and its condition, occupancy and affordability characteristics; to assess its adequacy and suitability for serving current and future population and economic development needs; to articulate community housing goals; and to formulate an associated implementation program for the adequate provision of housing for all sectors of the population.

5.1.0 Housing Mix and Future Demand

Table 5.1.1 Composition of Housing Stock

	1980			1990			2000		
	Blackshear	Patterson	Pierce	Blackshear	Patterson	Pierce	Blackshear	Patterson	Pierce
TOTAL Housing Units	1,269	323	4,280	1,405	288	5,271	1,482	311	6,719
Single Units (detached)	1,060	291	3,338	1,044	257	3,389	1,122	276	4,038
Single Units (attached)	21	0	29	18	1	37	28	2	64
Double Units	69	3	127	99	0	111	41	0	55
3 to 9 Units	60	8	118	120	0	126	216	0	228
10 to 19 Units	14	0	38	48	0	48	0	0	0
20 to 49 Units	0	0	0	0	0	0	0	0	1
50 or more Units	5	0	5	0	0	0	24	0	30
Mobile Home or Trailer	40	21	625	61	27	1,505	51	31	2,290
All Other	0	0	0	15	3	55	0	2	13

Source: US Census Bureau (SF3)

Table 5.1.2 Percentage of Composition of Housing Stock

	1980			1990			2000		
	Blackshear	Patterson	Pierce	Blackshear	Patterson	Pierce	Blackshear	Patterson	Pierce
TOTAL Housing Units	1,269	323	4,280	1,405	288	5,271	1,482	311	6,719
Single Units (detached)	83.5%	90.1%	78.0%	74.3%	89.2%	64.3%	75.7%	88.7%	60.0%
Single Units (attached)	1.7%	0.0%	0.7%	1.3%	0.3%	0.7%	190.0%	0.6%	1.0%
Double Units	5.4%	0.9%	3.0%	7.0%	0.0%	2.1%	2.8%	0.0%	0.8%
3 to 9 Units	4.7%	2.5%	2.8%	8.5%	0.0%	2.4%	14.6%	0.0%	3.4%
10 to 19 Units	1.1%	0.0%	0.9%	3.4%	0.0%	0.9%	0.0%	0.0%	0.0%
20 to 49 Units	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
50 or more Units	4.0%	0.0%	0.1%	0.0%	0.0%	0.0%	1.6%	0.0%	0.4%
Mobile Home or Trailer	3.7%	6.5%	14.5%	4.3%	9.4%	28.6%	3.4%	10.0%	34.1%
All Other	0.0%	0.0%	0.0%	1.1%	1.1%	1.0%	0.0%	0.6%	0.2%

Source: US Census Bureau (SF3)

5.1.2 Recent Trends in Types of Housing Provided

Over the past 20 years, there has been a 57.0% increase in the housing stock in Pierce County; however, as shown in Table 5.1.1, there has been a 226% increase in the number of mobile homes in Pierce County over the past 20 years. This trend was caused by a number of contributing factors:

- Very lax credit regulations for individuals to obtain financing;
- Small amount of down payment or no down payment required;
- Less expensive than conventional stick-built housing;
- Mobile homes were and still are a quick fix in that the unit is fully furnished as is what is known as “Move in Ready”.

It is a fact that mobile homes depreciate in value, while conventional stick-built houses increase in value; therefore, owners of mobile homes pay less taxes than owners of stick built housing. There is an exception to this fact in that modular homes are considered to be off-site stick-built housing and hold their value the same as an on-site stick-built home. No matter what an individual pays in taxes to Pierce County and the Cities of Blackshear and Patterson all households demand the same levels of services that these local governments provide. All three (3) local governments should evaluate tax structures for mobile homes and make efforts to encourage and provide affordable housing opportunities for families to purchase conventional stick-built housing or modular homes. Without these efforts the influx of mobile homes into Pierce County will continue to grow over the next 20 years.

Table 5.1.3 Housing Types 2000

	PIERCE	STATE	US
Total Occupied Units	5,958	3,006,369	105,250,101
1, Attached or Detached	3,703	2,055,171	70,465,314
2 to 4	149	198,013	9,371,883
5 to 19	74	270,826	8,937,467
20 to 49	1	50,779	3,457,019
50 or more	30	87,109	5,523,703
Mobile home	1,999	342,649	7,384,276
Boat, RV, Van, etc.	2	1,822	110,439

Source: US Census Bureau (SF3)

The above table shows only housing types that are occupied. Of the 5,958 housing units located in Pierce County 33.6% are mobile homes, which is 22.2% higher than that of the State and 26.6% higher than that of the Nation. This trend will continue unless local governments place some restrictions as to age and condition of a mobile home before it is allowed to be brought into the County. This is a sore subject with many but policies should be made to deter the influx of mobile homes that are in very poor condition that are being condemned in other cities and counties and being brought into Pierce and its surrounding areas.

It should be noted that Pierce County now has an ordinance that requires that all used mobile homes be fully inspected by Pierce County before they are permitted to be brought into Pierce County. This ordinance will eliminate the purchase of dilapidated and severely deteriorated units from ever becoming an actual dwelling.

5.2.0 Age and Condition of Housing

Table 5.2.1 Age of Housing in Pierce County, State and US (2000)

	PIERCE		STATE		US	
	TOTAL	%	TOTAL	%	TOTAL	%
1999 to March 2000	181	2.7%	130,695	4.0%	2,755,075	2.4%
1995 to 1998	777	11.6%	413,557	12.6%	8,478,975	7.3%
1990 to 1994	619	9.2%	370,878	11.3%	8,467,008	7.3%
1980 to 1989	1,547	23.0%	721,174	22.0%	18,326,847	15.8%
1970 to 1979	1,315	19.6%	608,926	18.6%	21,438,863	18.5%
1960 to 1969	821	12.2%	416,047	12.7%	15,911,903	13.7%
1940 to 1959	968	14.4%	427,488	13.0%	23,145,917	20.0%
1939 or earlier	491	7.3%	192,972	5.9%	17,380,053	15.0%

Source: US Census Bureau (SF3)

The most significant increase (42.5%) in the housing stock in Pierce County occurred between 1970 and 1989. The increase of the housing stock in Georgia for the same period was 40.5% and 34.4% for the Nation. Between 1990 and March 2000, Pierce County's housing stock increased by 23.5% as compared to 27.9% for the State and 17.0% of the US.

Table 5.2.2 Housing Conditions 1990-2000

	1990			2000		
	Blackshear	Patterson	Pierce	Blackshear	Patterson	Pierce
Total Housing Units	1,405	288	5,271	1,482	311	6,719
Complete Plumbing	1,385	289	5,199	1,478	309	6,697
Lacking Plumbing	20	15	72	4	2	22
Complete Kitchen	1385	300	5225	1465	311	6654
Lacking complete kitchen	20	4	46	17	0	65

Source: US Census Bureau (SF3)

In 1990 that were approximately 1.4% of the housing stock of Pierce County that lack plumbing and 0.9% of the housing stock did not have complete kitchens. Completeness of plumbing and kitchen includes running water in the kitchen and bath; hot water in kitchen and bath; kitchen sink and water closet and sink for a bathroom. A part of this trend has changed over the past 10 years in that only 0.3% of all the housing stock in Pierce County currently lacks complete plumbing; however, 10% of all the housing stock throughout Pierce County lack complete kitchens. This number has increased by 41.3% over the past 10 years, with the most significant number being in the unincorporated areas of Pierce County. Local governments will need to set policies for stricter housing codes in order to eliminate these types of issues. They will also need to search for financial avenues to assist families living in substandard housing throughout Pierce County

Table 5.3.0 Housing Stock by Occupancy Status (1990-2000)

	1990			2000		
	Blackshear	Patterson	Pierce	Blackshear	Patterson	Pierce
TOTAL Housing Units Built	1,405	288	5,271	1,482	311	6,719
Housing Units Vacant	128	42	464	163	48	761
Housing Units Owner Occupied	866	212	3,847	806	211	4,808
Housing Units Renter Occupied	411	50	960	513	52	1,150

Source: US Census Bureau, SF3, 2000.

Overall, there has been a 27.5% increase in the housing stock in Pierce County over the past 10 years. Even though there was a 5.5% increase in the housing stock within the corporate limits of Blackshear, vacancy rates increased by 27.3%, homeownership decreased by -6.9% and rental units increased by 24.8%. The City of Patterson had a 8.0% increase in its housing stock from 1990 to 2000, with a 12.5% increase in the vacancy rates, but stayed stable in the homeownership department and had only a 4.0% increase in the number of rental units. Pierce County had a 27.5% increase with a vacancy rate of 11.30%. Homeownership increased by 25.0% while renter units were at 17.8%.

Of the 761 vacant housing units in Pierce County, 10.2% are “For Sale”, 21.8% are “For Rent” and 15.2% are seasonal units. The vacancy rate of owner units is at 1.6% and rental vacancy rates are 12.5%. These rates are less than that of the State, which is 1.9% for owner and 1.7% for the US. The rental vacancy rate in Pierce County is much higher (12.5%) that the State at 8.2% and the US at 6.8%.

5.4.0 Cost of Housing

Table 5.4.1 Median Property Value (1990-2000)

1990			2000		
Blackshear	Patterson	Pierce	Blackshear	Patterson	Pierce
40,900	36,800	40,900	62,000	52,900	64,300

Source: US Census Bureau, SF3, 2000.

Table 5.4.2 Median Rent (1990-2000)

1990			2000		
Blackshear	Patterson	Pierce	Blackshear	Patterson	Pierce
237	236	254	323	356	328

Source: US Census Bureau, SF3, 2000.

Table 5.5.1 Cost-Burden Households

COST BURDEN	1990			2000		
	Blackshear	Patterson	Pierce	Blackshear	Patterson	Pierce
30-49%	193	53	667	134	23	499
50% and greater	NA	NA	NA	167	35	379
Not computed	25	19	183	47	23	253

Source: US Census Bureau, SF3, 2000.

Pierce County housing costs are more expensive than that of four (4) of the five (5) counties, which surround Pierce County. The median cost of a home in Pierce County in 2000 was \$64,300, which is approximately 13.5% higher than that of Ware and Bacon County. The median cost of a home in Appling County is slightly below that of Pierce County, while the median cost of a home in Wayne County is 10.7% higher than that of Pierce County. Housing prices rose 57% over the decade from 1990 to 2000. The median incomes rose by only 38% during the same period; therefore growth of housing costs appears to be outpacing income growth by 19%.

The cost of rental housing in Pierce County is lower than any other of the five (5) surrounding counties other than Bacon, which is \$12 lower than that of Pierce County. The highest rental housing is in Ware County, which is 22% higher than in Pierce County.

There were 878 cost burdened households in Pierce County in 2000, which is 15% of all households in Pierce County. A cost-burden household is defined as a household that is spending more than 30% of its income on housing. Approximately 6.4% of these cost-burdened households were spending over 50% of their income on housing. This compares to the 19.2% rate in Ware County and 17% in Bacon County. The cost-burden for Brantley County is the lowest of all the Counties for which Pierce County was compared. The rate in Brantley County is only 7%.

Even though the cost-burden is at 15% it is very similar to all other areas of the Southeast Georgia region and is actually lower than that of the State, which is 17%.

5.6.0 Special Housing Needs

Listed below in Table 5.6.1 are all the individual groups of persons within the Southeast Georgia regional, which have special housing needs.

Table 5.6.1

County Name	AIDS Cases 1981-2000	Family Violence # of police actions taken 2000	Total, # age 62+, 2000	Total, % age 62+, 2000	Disability (Any) % Age 16+, 2000	Adult Substance Abuse Treatment Need, 2001	Migrant & Seasonal Farm Workers & Dependents Estimated # at Peak Employment, 1994
Atkinson	5	5	882	11.59%	42.14%	770	2,194
Bacon	15	86	1,552	15.36%	34.05%	634	655
Brantley	3	160	1,832	12.52%	34.03%	52	176
Clinch	9	40	970	14.10%	39.51%	383	98
Coffee	37	473	4,464	11.93%	31.80%	2,292	2,528
Pierce	11	44	2,307	14.75%	34.56%	972	1,993
Ware	76	544	6,346	17.88%	38.88%	2,050	789

Source: US Census Bureau (SF3)

Elderly housing facilities, such as assisted living facilities and nursing homes, are adequately supplied by the private market in Pierce County. There is actually a nursing home in Pierce County that once was the County hospital but was converted into a nursing home in the 1980's. This facility is operated through the Satilla Regional Hospital, which is located in Waycross.

Pierce County has no known homeless population.

There were 2,307 police actions taken in 2000 in response to domestic violence reports. Pierce County residents are part of the Southeast Georgia region and had the third largest number of domestic violence reports made in 2000; with Ware County having the largest number and Coffee County placing second. There is a domestic violence shelter located in Ware County that serves victims of domestic violence through the Southeast Georgia region.

Pierce County has the third largest number of migrant/seasonal farm workers in the Region. The County will need to evaluate the special housing needs for this group and determine what policies should be set to assist these individuals, such as temporary shelters.

An estimated 34.56% percent of the adult population of Pierce County has some type of disability that may or may not require special housing needs.

A total of 11 cases of HIV/AIDS have been reported in the county from 1981-2000.

An estimated 972 adults were in need of substance abuse treatment in 2001. There are limited numbers of half-way houses within the Southeast Georgia region to accommodate the needs of these individuals. Most of the half way houses to assist persons with substance abuse are located in Ware County and are specifically for men. The only available after treatment facility in close proximity to Pierce County is an apartment complex known as Garden Gate, which is specifically for women and children.

Table 5.6.2 Sufficient Supply of Affordable Housing

Affordable Housing Units for Pierce County									
-	Renter Units				-	Owner Units			
-	Total	0-1 BR	2 BR	3+ BR	-	Total	0-1 BR	2 BR	3+ BR
MFI30	600	153	191	256	-	N/A	N/A	N/A	N/A
MFI50	569	131	256	182	-	2,826	161	700	1,965
MFI80	178	24	52	102	-	1,006	16	162	828
MFI100	4	4	0	0	-	1,105	12	201	892

Source: U.S. Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy 2000. MFI 30 means affordable for families with 30% of median family income. MFI 50 means affordable for families with 50% of median family income, etc.

As the population of Pierce County increases over the next 20 years so must the housing stock. In 2005 the population of Pierce County was 16,571. The total number of housing units in Pierce County at this time was 6,466; thus the average household size was 2.51. Based on the projected increase in the population by 2025 it is estimated that 2,030 new homes will need to be constructed.

There are some concerns of health issues in the unincorporated areas of Pierce County as it relates to development, i.e. housing, land lot sizes, septic tanks and shallow well systems, drainage issues, existing floodplain and wetland area. Over the years Pierce County has come to realize that in order to provide a better quality of life to all the citizens of this county, code enforcement is essential.

The County must consider issues such as housing development in areas that are prone to flooding or are in floodplain or wetland areas. Controls are essential through requiring permitting for disturbance of 1 or more acres of land for housing development. Also the County must consider lot sizes in areas where shallow and deep wells will be used. In some areas of the County, mobile/manufactured homes have been clustered in questionable proximity to eliminate potential water contamination from possible septic tank failures.

Permitting of septic tanks is now a requirement in Pierce County. Before an electrical company will connect power to a home, they must have notification from the Pierce County Health Department and the Codes Department of Pierce County that all applicable permits have been obtained and requirements have been met; however, this still does not eliminate the development of housing in flood prone areas. Pierce County needs to consider other avenues of ensuring that all housing (individual and/or development) are not located in areas that are prone to flooding; or that homes and septic systems **must** be structured in such a manner so that potential water contamination and housing deterioration/destruction will be minimized.

Pierce County has adopted a Land Use Code and Subdivision Regulations to address some of the concerns addressed in this section.

VI. Land Use Element

Introduction

Since the adoption of the Joint Pierce County/Blackshear/Patterson Comprehensive Plan in 1992, Pierce County has experienced significant growth, the majority of which has been in the unincorporated areas. However, the county as a whole remains rural. This chapter links other elements of the plan to create a vision for the future of Pierce County, and each of the municipalities, thus provides direction for managing the projected future growth.

Purpose

The purpose of the Land Use element is to ensure that the distribution of land uses meets the future economic, social, physical and environmental needs of Pierce County. Population projections, projected housing needs, projections of Economic Development and the need for community facilities can assist local governments in making development decisions that complement long-term goals established throughout this plan, thus avoiding the emergence of inefficient development patterns. The Governor's Office has formulated a set of statewide goals that include Quality Community Objectives, to coordinate local government planning throughout the state under each of the elements of the Comprehensive Plan. Pierce County, along with the Cities of Blackshear and Patterson used the State's Analysis of Consistency with Quality Community Objectives to assess their development patterns with regard to preserving their individual and joint unique character areas and consistency with the QCO's. Upon the completion of the Community Agenda Pierce County and the Cities of Blackshear and Patterson will reevaluate this consistency as it relates to planned development trends.

The existing land use map categorizes every parcel by its predominate land use. The Department of Community Affairs Minimum Planning Standards state that the overall goal of the land use element is to "Ensure that land resources are allocated for uses that will accommodate and enhance economic development, natural and historic resources, community facilities, and housing; and to protect and improve residents quality of life."

As stated above, most of the development today is occurring in the unincorporated areas of the county, as more homeowners are locating near the waters of the Alabaha, Little Satilla and Big Satilla River and/or in close proximity to the Ware County/Pierce County line, closer to the City of Waycross. These patterns are due to local developers and/or private individuals seeking not only access to one of the rivers but also the benefits of being in close proximity to the area(s) where they work, most of which are in Ware County.

As stated in the Community Assessment, more than 71% of all the land in Pierce County is currently woodland or woodland transitional (has been cultivated and pine's planted within the past 4 years); however, in discussions with the Pierce County Planning Department, new development is beginning to occur in Oak Ridge where 80 new lots are being developed and an additional 152 lots are being developed within the Okefenokee Golf Course area. A large portion of this development is occurring on prime farm land. Uncontrolled continuation of this pattern will result in sprawling future development; thereby depleting this precious resource undermining farmland contiguity, and rendering inefficient government delivery of services.

Pierce County has become extremely aware of the current and potential future development of prime farm land and is concerned that if additional regulations and ordinances are not adopted that a large portion of this precious resource will be depleted.

Lots within the Okefenokee Golf Course will be served by a privately owned water system that services all household within this area and individual septic tanks. The lots within the Oak Ridge area will also be served by a privately owned water system and individual septic tank system; however, additional development is being discussed in the Hacklebarney area where deep or shallow wells will be installed along with individual septic tank systems. Pierce County needs to be concerned about development in the Oak Ridge area because its close proximity to the only principal recharge area in Pierce County for the Miocene-Pliocene Acquirer, which is critical to not only water quality but water supply.

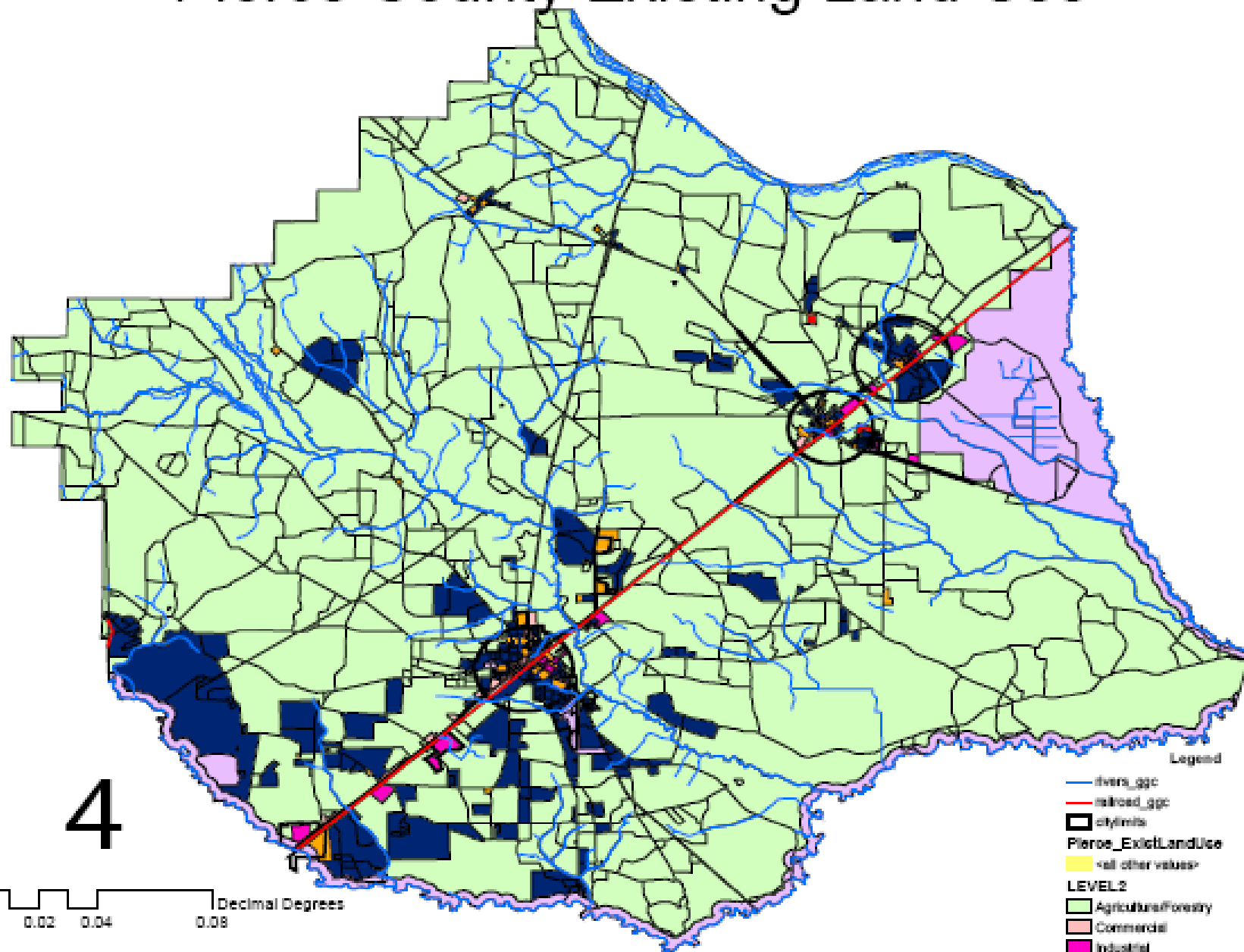
Some commercial development has occurred within the corporate limits of Blackshear, which is a new strip mall know as Cotton Exchange. The creation of this commercial facility will assist in generating additional sales tax revenue for Pierce County, which would otherwise be spent in surrounding areas such as Ware and Wayne Counties.

Scattered homes located on dirt roads with no public water or sewer service and low-income residents exist throughout the unincorporated areas of Pierce County. Many of these areas have become blighted due to the flooding conditions that cause housing deterioration and the lack of funds of these homeowners to make needed repairs to their homes. Blighting conditions are also occurring in one of the oldest neighborhoods within the corporate limits of Blackshear, which is in the western quadrant of the city around and behind what is known at 5-Points. There are several low income areas of Blackshear, which local officials need to perform a revitalization study to these areas to determine what efforts can be taken to preserve the integrity of these areas.

Table 6.0.1 Defines the types of land uses found in Pierce County.

<i>Existing Land Use Category Definition</i>	
Residential	Single-family residential uses is only 7% of all Uses of land in Pierce County.
Agricultural/Forestry	Land used for agricultural purposes such as cropland or livestock production and all land used or potentially used for commercial timber products.
Commercial	Commercial and office uses; including strip malls, small retailers, restaurants, convenience stores and office buildings.
Industrial	Industrial uses.
Parks/Recreation/Conservation	Active and passive recreation areas, parks, and protected land. Includes land owned by a land trust or public agency and preserved from future development and maintained as open space.
Cemeteries	Areas dedicated for the burial of human remains.
Public/Institutional	Community facilities (except utilities), general government and institutional uses. Examples includes schools, public safety city halls, courthouses, jails, health facilities, churches and libraries.
Transportation/Communication/Utilities	Land used by transportation, communication or utility facilities; such as cell towers, sewer treatment plants, water treatment plants water towers, and water treatment facilities.
Undeveloped/Vacant	No active use on the property, includes property improved for real estate sale (cleared and graded buy on structure) and property with vacant or abandoned structures with which no employment or residence can be associated.

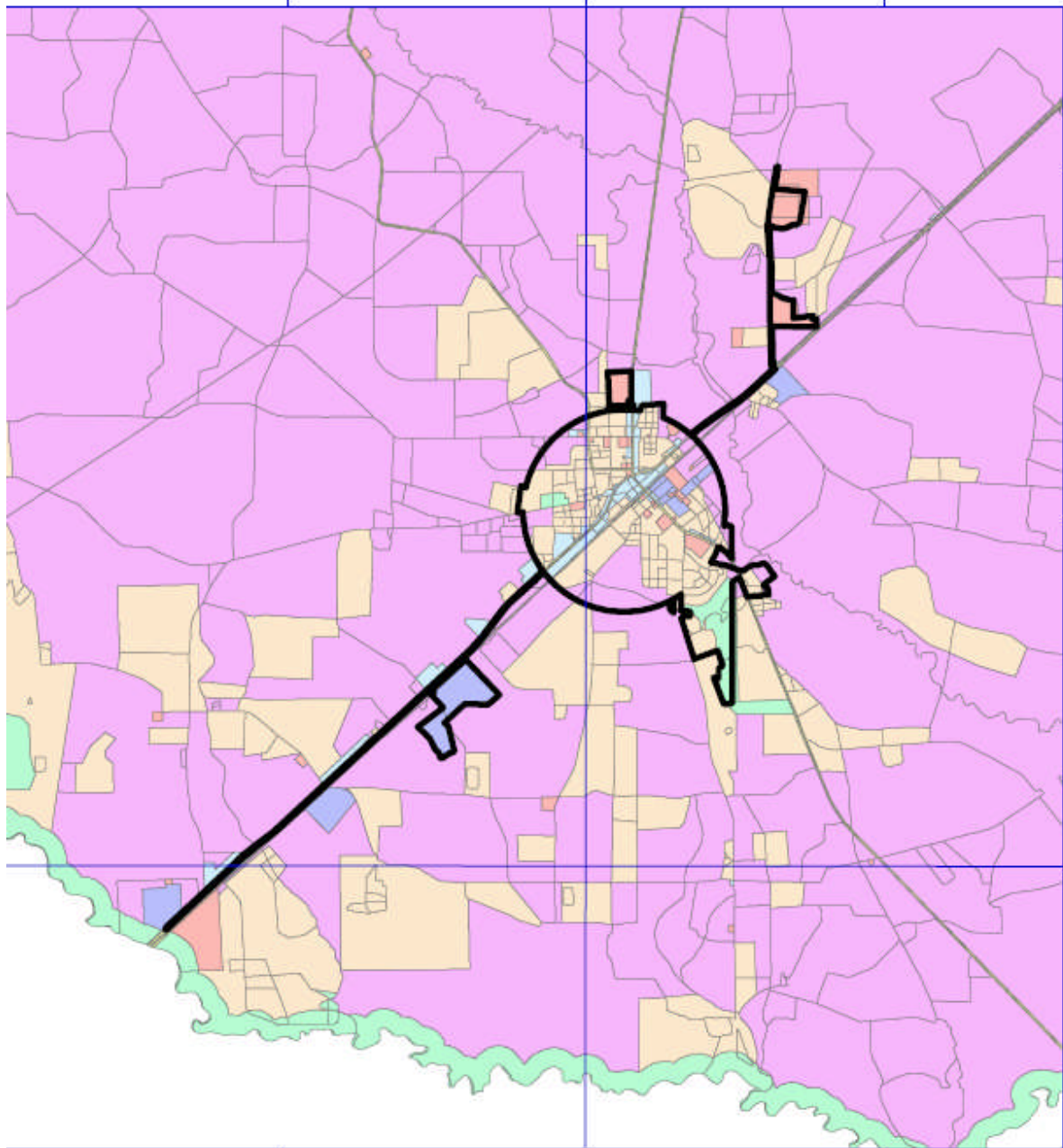
Pierce County Existing Land Use



0 0.02 0.04 0.08 Decimal Degrees

Blackshear Existing Land Use

82°15'0"W

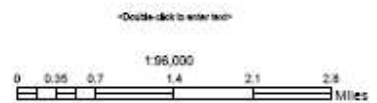


Legend

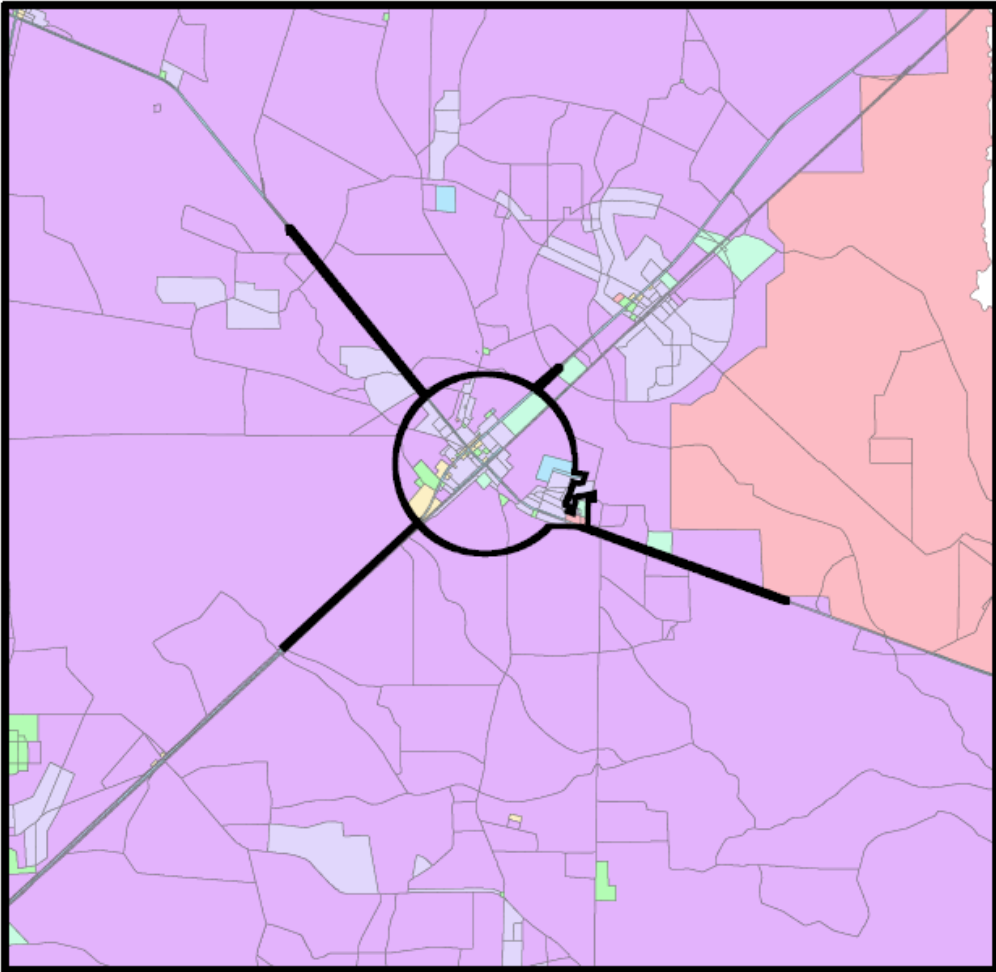
82°15'0"W

7/18/2005

- ME
- BLACKSHEAR
- roe_ExistLandUse
- VEL2
- Agriculture/Forestry
- Commercial
- Industrial
- Parks/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communication/Utilities

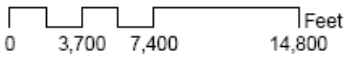


Patterson Existing land Use



Legend

4



- NAME**
- PATTERSON
- Pierce_ExistLandUse**
- LEVEL2**
- Agriculture/Forestry
- Commercial
- Industrial
- Parks/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communication/Utilities

VII. Transportation Element

Current & Future Conditions

Approximately 58.8% of all roadways throughout the county are unpaved. Maintenance and upkeep of these roadways are the responsibility of Pierce County. The County is constantly seeking funds through all state and federal sources to assist in paving some of these roadways. Pierce County also has SPLOST and LOST to address some of these roadways and gives priority to unpaved streets and roads, which are more densely populated. The county has realized that future growth in the unincorporated areas of the county is imminent and Pierce County has adopted specific paving regulations for all new subdivisions.

Transportation in Pierce County is almost exclusively by privately owned vehicle. Main thoroughfares such as US Highway 84/SR 38; State Route 15/121 and State route 32 are currently adequate to meet current demands, with some localized traffic problems on US Highway 84 at 5-Points and the intersection on US Highway 84 at Lairsey's Auto Sales and Ace Pole Company.

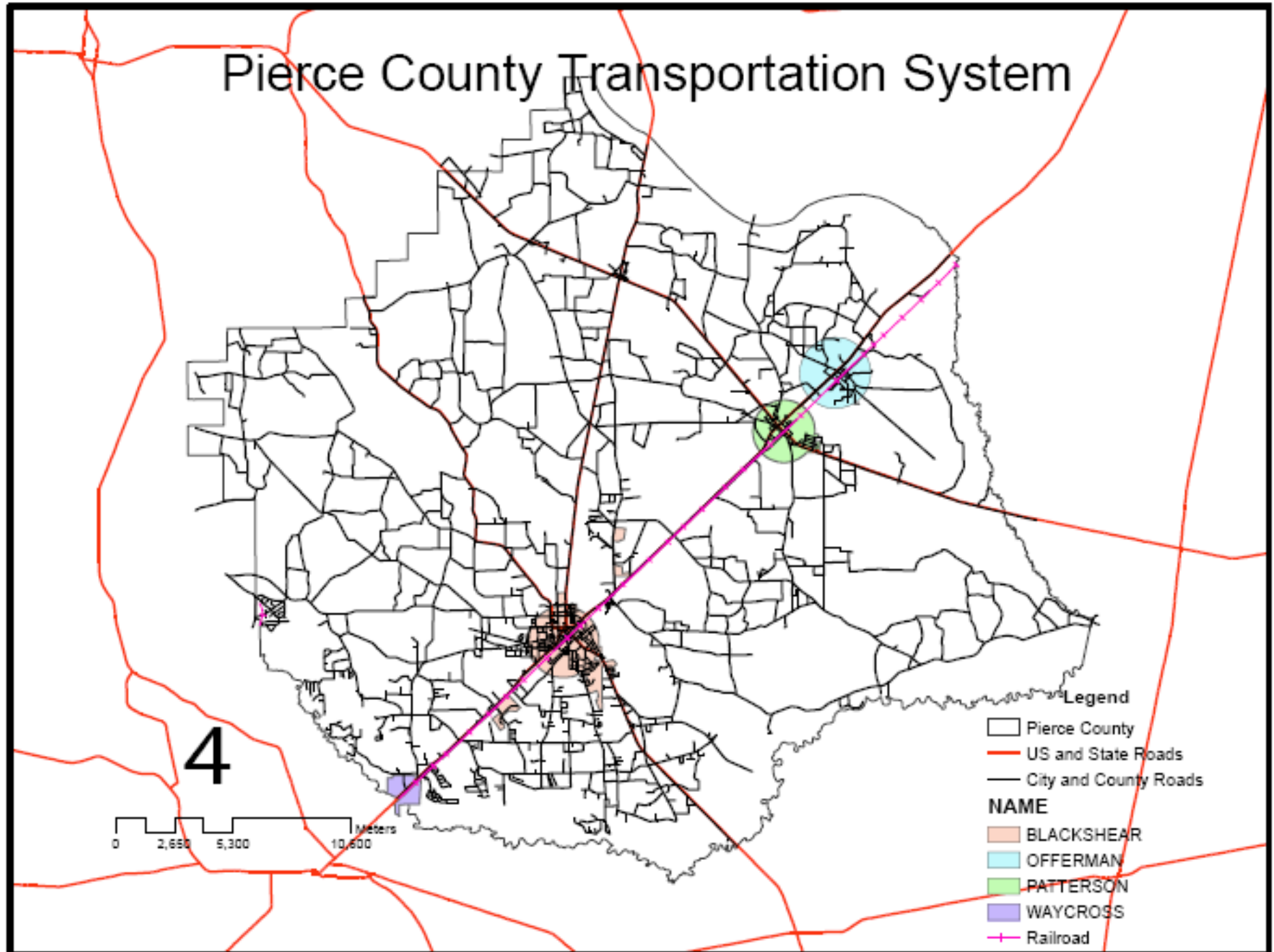
Most all of the streets within the Cities of Blackshear and Patterson are paved; however, there are some areas within the corporate limits of Blackshear and Patterson that lack adequate drainage, which has began to cause street deterioration. The Cities of Blackshear and Patterson are beginning to address these issues.

TRANSPORTATION ALTERNATIVES

As stated, Pierce County has a public transportation system that operates Monday through Friday from 6:00 am until 6:00 pm and is accessible to all citizens of Pierce County, without regard to income. Pierce County Transit has five (5) vans and will transport individuals as far as Savannah, Valdosta and Jacksonville Florida; however, there services are not available on week ends. Fees are based on mileage.

There are no major rail intermodal facilities, seaports, harbors or air terminals in Pierce County; however, there are several private landing strips within the county.

Pierce County Transportation System



Legend

- Pierce County
- US and State Roads
- City and County Roads
- NAME**
- BLACKSHEAR
- OFFERMAN
- PATTERSON
- WAYCROSS
- +— Railroad

VIII. Intergovernmental Element

In small rural Georgia communities, it is common for many of the citizens to know and talk with one another on a daily or at least weekly basis. This is the way it is in Pierce County. The Pierce County Board of Commissioners, Blackshear City Commission, and Patterson City Commission use this very simple approach to communicate issues and concerns within the community as a whole. They also have regular communication through phone, FAX, or email.

When situations arise that need the full attention of all three (3) communities, for planned purposes or when joint decisions need to be addressed, each entity is represented by no less than the Chairman of Pierce County or his appointed Commissioner and the Mayor's of both Cities or their appointed Council member.

Pierce County joined with Ware County in creating the Okefenokee Area Development Authority in order to be able to offer more incentives to potential industries looking to locate in the area.

Possible future intergovernmental coordination with the City of Waycross and/or the City of Blackshear may be required in order for Pierce County to provide adequate infrastructure to accommodate the projected growth in the county.

Okefenokee Regional Library, was originally formed by Ware and Pierce County both of which continue to participate in the support of this vital facility.

School consolidation, which occurred in Pierce County in 1981-1982, brought about the consolidation of all the existing school boards under one umbrella authority. Communication and coordination between the school board and the local governments are accomplished through telephone, Fax, or email along with as needed planned meetings with the local government entities. The Pierce County Board of Education is responsible for all coordination efforts.

Analysis of Consistency with Service Delivery Strategy

The county and each of the municipalities are coordinating services under an adopted Service Delivery Strategy, as approved by the Georgia Department of Community Affairs dated January, 1999 and are reviewed annually.

The cooperation in meeting the stipulations as defined in the SDS has been very successful. Specific service delivery efforts which need to be addressed include business development, emergency services, law enforcement, road maintenance, parks and recreation, and animal control services. Based on the results of this comprehensive planning process, the local governments feel that no revisions are needed to their existing service delivery strategy as mandated by GA DCA for consistency.

The Service Delivery Strategy is used to ensure that services are not duplicated and to potentially resolve issues associated with land use disputes related to annexation.

The infrastructure (water/sewer) section of the Service Delivery Strategy states that these services can be provided within the unincorporated areas of the county, with approval by the Pierce County Board of Commissioners. This provision will avoid constant revisions to the Service Delivery Strategy and eliminate pressures associated with annexation.

TRANSMITTAL RESOLUTION
PIERCE COUNTY/BLACKSHEAR AND PATTERSON JOINT COMPREHENSIVE
PLAN UPDATE

WHEREAS, the Georgia Planning Act of 1989 authorizes local governments throughout the State to prepare Comprehensive Plans to be used in guiding their future growth and development; and

WHEREAS, the PIERCE COUNTY BOARD OF COMMISSIONERS has prepared a "draft" Community Assessment and the Participation Plan that are required as part of the overall update to the existing Joint Comprehensive Plan, which was prepared in accordance with the Local Government Minimum Planning Standards and Procedures for Comprehensive Planning; and

WHEREAS, the PIERCE COUNTY BOARD OF COMMISSIONERS desires that its "draft" Community Assessment and Participation Plan be reviewed in accordance with the procedures outlined in the Local Government Minimum Planning Standards and Procedures for Comprehensive Planning.

NOW THEREFORE BE IT RESOLVED, that the PIERCE COUNTY BOARD OF COMMISSIONERS certifies that the minimum public participation requirements, as identified in the Local Government Minimum Planning Standards and Procedures for Comprehensive Planning, having been met or exceeded in preparing the "draft" Community Assessment; and

BE IT FURTHER RESOLVED, that the PIERCE COUNTY BOARD OF COMMISSIONERS hereby authorizes the "draft" Community Assessment and Participation Plan be submitted to the Southeast Georgia Regional Development Center and the Department of Community Affairs for official review.

Adopted this 29 day of June, 2006

BY: Mitch Bowen
Mitch Bowen, Chairman

ATTEST: Nicole Wood
Nicole Wood, Administrative Supervisor

RESOLUTION 2006-18

A RESOLUTION OF THE BLACKSHEAR CITY COUNCIL OF THE CITY OF BLACKSHEAR, GEORGIA AUTHORIZING THE SUBMISSION OF THE DRAFT COMMUNITY ASSESSMENT AND PARTICIPATION PLAN AND CERTIFYING THAT THE MINIMUM PUBLIC PARTICIPATION REQUIREMENTS HAVE BEEN MET OR EXCEEDED IN PREPARING THE DRAFT COMMUNITY ASSESSMENT; AND PROVIDE FOR AN EFFECTIVE DATE.

WHEREAS, the Georgia Planning Act of 1989 authorizes local governments throughout the State to prepare Comprehensive Plans to be used in guiding their future growth and development; and

WHEREAS, the MAYOR AND CITY COUNCIL OF THE CITY OF BLACKSHEAR have prepared a "draft" Community Assessment and the Participation Plan that are required as part of the overall update to the existing Joint Comprehensive Plan, which was prepared in accordance with the Local Government Minimum Planning Standards and Procedures for Comprehensive Planning; and

WHEREAS, the MAYOR AND CITY COUNCIL OF THE CITY OF BLACKSHEAR desire that its "draft" Community Assessment and Participation Plan be reviewed in accordance with the procedures outlined in the Local Government Minimum Planning Standards and Procedures for Comprehensive Planning.

NOW, THEREFORE, BE IT RESOLVED BY THE BLACKSHEAR CITY COUNCIL OF THE CITY OF BLACKSHEAR, GEORGIA, THAT:

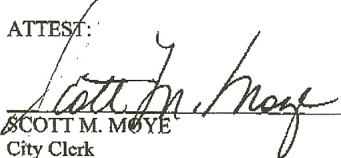
SECTION ONE. The Blackshear City Council hereby certifies that the minimum public participation requirements, as identified in the Local Government Minimum Planning Standards and Procedures for Comprehensive Planning, having been met or exceeded in preparing the "draft" Community Assessment; and

SECTION TWO. The Blackshear City Council hereby authorizes the "draft" Community Assessment and Participation Plan be submitted to the Southeast Georgia Regional Development Center and the Department of Community Affairs for official review.


SECTION THREE. This resolution shall take effect immediately upon passage.

ADOPTED this 29th day of June, 2006.

ATTEST:


SCOTT M. MOYE
City Clerk

CITY OF BLACKSHEAR


TOM DAVIS
Mayor

TRANSMITTAL RESOLUTION
PIERCE COUNTY/BLACKSHEAR AND PATTERSON JOINT COMPREHENSIVE
PLAN UPDATE

WHEREAS, the Georgia Planning Act of 1989 authorizes local governments throughout the State to prepare Comprehensive Plans to be used in guiding their future growth and development; and

WHEREAS, the MAYOR AND CITY COUNCIL OF THE CITY OF PATTERSON have prepared a "draft" Community Assessment and the Participation Plan that are required as part of the overall update to the existing Joint Comprehensive Plan, which was prepared in accordance with the Local Government Minimum Planning Standards and Procedures for Comprehensive Planning; and

WHEREAS, the MAYOR AND CITY COUNCIL OF THE CITY OF PATTERSON desire that its "draft" Community Assessment and Participation Plan be reviewed in accordance with the procedures outlined in the Local Government Minimum Planning Standards and Procedures for Comprehensive Planning.

NOW THEREFORE BE IT RESOLVED, that the MAYOR AND CITY COUNCIL OF THE CITY OF PATTERSON certify that the minimum public participation requirements, as identified in the Local Government Minimum Planning Standards and Procedures for Comprehensive Planning, having been met or exceeded in preparing the "draft" Community Assessment; and

BE IT FURTHER RESOLVED, that the MAYOR AND CITY COUNCIL OF THE CITY OF PATTERSON hereby authorizes the "draft" Community Assessment and Participation Plan be submitted to the Southeast Georgia Regional Development Center and the Department of Community Affairs for official review.

Adopted this 29 day of June, 2006

BY: Sammie June Thomas
Sammie June Thomas, Mayor

ATTEST: Wendy Kicklighter
Wendy Kicklighter, City Clerk

Edison Kicklighter
David Danner
Robyn Danner