

A Joint County/City Comprehensive Plan

for

Atkinson County
and the cities of
Pearson and Willacoochee

For Submission February 28, 2005-2024

Prepared by

— Janice McKinnon , CCC

0.0.0.0: Preliminaries

PURPOSE

This Atkinson County and Cities of Pearson and Willacoochee Comprehensive Plan 2025 (referred to hereinafter as the Plan) provides local elected officials with baseline information to support informed decision making to manage and guide the future growth, economic development, environmental protection, and future patterns of land use in Atkinson County and the Cities of Pearson and Willacoochee.

The Plan recognizes the autonomy of the local governments and their elected officials, and their responsibilities to their constituents, while also recognizing the commonality and interdependence of many planning and decision-making functions.

The Plan represents the three jurisdictions' participation in and contributions to the coordinated planning process as set forth by the Georgia Planning Act of 1989.

0.1.0.0: Title Page

ATKINSON COUNTY
CITY OF PEARSON
CITY OF WILLACOOCHEE
COMPREHENSIVE PLAN UPDATE
FEBRUARY 2005

0.2.0.0: Credits

Atkinson County Board of Commissioners
Post Office Box 518
Pearson, Georgia 31642
912-422-3391
912-422-3429 fax

Regular Meeting Time: 6:00 p.m., First Tuesday

Chairman Edwin Davis
Commissioner Jimmy Roberts
Commissioner Dwain McClelland
Commissioner Jerry Metts
Commissioner Charles Lockwood
Commissioner Ethel Wilson
Joyce Taylor, County Clerk
Judith Mancil, Deputy Clerk

City of Pearson

Post Office Box 295
Pearson, Georgia 31642
912-422-3397
912-422-3700 fax

Regular Meeting Time: 7:30 p.m., Second Tuesdays

Ellie Morris, Mayor
Cliff Nugent, Mayor Pro-Tem
Betty Sumner
Betty Lofton
Gene Sizemore
Ricky Thomas
Dorsey Thigpen, City Clerk

City of Willacoochee

Post Office Box 508
Willacoochee, Georgia 31650
912-534-5152 912-534-5848 fax

Regular Meeting Time: 7:00 p.m. First Mondays

Jim Mills, Mayor
Kenneth Hunkapillar, Mayor Pro-Tem
Glenn Bailey
Chester Hall
Sammie Lee Newson
Albert Crosby
Phoebe Brown, City Clerk

.3.0.0: Table of Contents

ELEMENT 1. POPULATION

ELEMENT 2. ECONOMIC DEVELOPMENT

ELEMENT 3. HOUSING

ELEMENT 4. NATURAL AND CULTURAL RESOURCES

ELEMENT 5. COMMUNITY FACILITIES

ELEMENT 6. LAND USE

ELEMENT 7. INTERGOVERNMENTAL COORDINATION

0.4.0.0: Lists

LIST OF TABLES

ELEMENT 1. POPULATION

Table 1-1 Total Population Atkinson County

Table 2-1 Total Population City of Pearson

Table 3-1 Total Population City of Willacoochee

Table 4-1 Total Population Atkinson County 1980-2025

Table 5-1 Total Population Georgia 1980-2025

Table 6-1 Total Population US 1980-2025

Table 7-1 Comparison of Population Growth % Change Atkinson County/Georgia 1980-2025

Table 8-1 Total Number of Households Atkinson County

Table 9-1 Total Number of Households City of Pearson

Table 10-1 Total Number of Households City of Willacoochee

Table 11-1 Total Number of Households Atkinson County 1980-2025

Table 12-1 Georgia Number of Households 1980-2025

Table 13-1 Average Household Size City of Pearson 1980-2025

Table 14-1 Average Household Size City of Willacoochee 1980-2025

Table 15-1 Average Household Size Atkinson County 1980-2025

Table 16-1 Average Household Size Georgia 1980-2025

Table 17-1 Population by Age Atkinson County

Table 18-1 Age Distribution for City of Pearson

Table 19-1 Age Distribution for City of Willacoochee

Table 20-1 Age Distribution for Atkinson County 1980-2025

Table 21-1 Percent Population by Age Distribution Atkinson County 1980-2025

Table 22-1 Percent Population by Age Distribution Georgia 1980-2025

Table 23-1 Racial Composition Atkinson County

Table 24-1 Racial Composition Atkinson County 1980-2025

Table 25-1 Racial Composition City of Pearson

Table 26-1 Racial Composition City of Willacoochee

Table 27-1 Racial Composition Future Trend (%)

Table 28-1 Educational Attainment Atkinson County

Table 29-1 Educational Attainment Percentage Atkinson County

Table 30-1 Comparison Berrien County Educational Attainment Percentage

Table 31-1 Comparison Clinch County Educational Attainment Percentage

Table 32-1 Educational Attainment City of Pearson

Table 33-1 Educational Attainment Percentage City of Pearson

Table 34-1 Educational Attainment City of Willacoochee

Table 35-1 Educational Attainment Percentage City of Willacoochee

Table 36-1 Educational Attainment Georgia

Table 37-1 Educational Attainment Percentage Georgia

Table 38-1 Education Statistics Atkinson 1980-2025

Table 39-1 Education Statistics Georgia 1980-2025

Table 40-1 Per Capita Income Atkinson County 1980-2025

Table 41-1 Average Household Income Atkinson County 1980-2025

Table 42-1 Per Capita Income Georgia 1980-2025

Table 43-1 Average Household Income Georgia 1980-2025

Table 44-1 Household Income Distribution Atkinson County

Table 45-1 Household Income Distribution City of Pearson

Table 46-1 Household Income Distribution City of Willacoochee

Table 47-1 Household Income Distribution Percentage Atkinson County

Table 48-1 Household Income Distribution Percentage City of Pearson

Table 49-1 Household Income Distribution Percentage City of Willacoochee

Table 50-1 Household Income Distribution Georgia

Table 51-1 Household Income Distribution Percentage Georgia

ELEMENT 2. ECONOMIC DEVELOPMENT

Table 1-2 Employment by Sector Atkinson County 1980-2025
Table 2-2 Employment by Sector (%) Atkinson County 1980-2025
Table 3-2 Earnings by Sector Atkinson County 1980-2025
Table 4-2 Earnings by Sector (%) Atkinson County 1980-2025
Table 5-2 Employment by Sector Georgia 1980-2025
Table 6-2 Employment by Sector (%) Georgia 1980-2025
Table 7-2 Earnings by Sector Georgia 1980-2025
Table 8-2 Earnings by Sector (%) Georgia 1980-2025
Table 9-2 Average Weekly Wages Atkinson County 1989-1999
Table 10-2 Average Weekly Wages Georgia 1989-1999
Table 11-2 Personal Income by Type Atkinson County 1980-2025
Table 12-2 Income by Type (%) Atkinson County 1980-2025
Table 13-2 Personal Income by Type Georgia 1980-2025
Table 14-2 Income by Type (%) Georgia 1980-2025
Table 15-2 Employment by Occupation Atkinson County
Table 16-2 Employment by Occupation (%) Atkinson County
Table 17-2 Employment by Occupation City of Pearson
Table 18-2 Employment by Occupation (%) City of Pearson
Table 19-2 Employment by Occupation City of Willacoochee
Table 20-2 Employment by Occupation (%) City of Willacoochee
Table 21-2 Employment by Occupation Georgia
Table 22-2 Employment by Occupation (%) Georgia
Table 23-2 Employment by Occupation US
Table 24-2 Employment by Occupation (%) US
Table 25-2 Labor Force Participation Atkinson County
Table 26-2 Labor Force Participation City of Pearson
Table 27-2 Labor Force Participation City of Willacoochee
Table 28-2 Labor Force Participation Georgia
Table 29-2 Labor Force Participation US
Table 30-2 Labor Statistics Atkinson County 1990-2000
Table 31-2 Labor Statistics Georgia 1990-2000
Table 32-2 Labor Statistics US 1990-2001
Table 33-2 Labor Force by Place of Work Atkinson County

ELEMENT 3. HOUSING

Table 1-3 Types of Housing Atkinson County
Table 2-3 Types of Housing City of Pearson
Table 3-3 Types of Housing City of Willacoochee
Table 4-3 Types of Housing Percent Atkinson County
Table 5-3 Types of Housing Georgia
Table 6-3 Types of Housing SEG RDC 9 Counties
Table 7-3 Houses Built Before 1939 Atkinson County
Table 8-3 Houses Built Before 1939 City of Pearson
Table 9-3 Houses Built Before 1939 City of Willacoochee
Table 10-3 Condition of Housing City of Pearson
Table 11-3 Condition of Housing City of Willacoochee
Table 12-3 Condition of Housing Atkinson County
Table 13-3 Houses Built Before 1939 Georgia
Table 14-3 Condition of Housing Georgia
Table 15-3 Age and Condition of Housing Stock Atkinson County compared to Georgia
Table 16-3 Occupancy Characteristics City of Pearson
Table 17-3 Occupancy Characteristics City of Willacoochee
Table 18-3 Occupancy Characteristics Atkinson County
Table 19-3 Occupancy Characteristics Georgia
Table 20-3 Housing Occupancy Comparison Atkinson County/Georgia

Table 21-3 Housing Costs Atkinson County
Table 22-3 Housing Costs City of Pearson
Table 23-3 Housing Costs City of Willacochee
Table 24-3 Regional Housing Costs SEG RDC 9 Counties
Table 25-3 Housing Cost Georgia

LIST OF MAPS

Map A. Groundwater Recharge
Map B. Wetlands
Map C. Flood Plain
Map D. Atkinson County Existing Land Use
Map E. Atkinson County Future Land Use
Map F. City of Pearson Existing Land Use
Map G. City of Pearson Future Land Use
Map H. City of Willacochee Existing Land Use
Map I. City of Willacochee Future Land Use

Appendix A

0.5.0.0: Introduction

Brief History of Atkinson County

Atkinson County's earliest occupants were Indians of a pre-Creek civilization; possibly of the Muskogean cultures. The Creek Indians later occupied the territory. The last Indian stand in the area was about 1 1/2 miles from the town of Willacoochee on the Alapaha River. The story states that so many Indians were massacred that the river ran red with blood. The earliest settlers were comprised of Revolutionary soldiers or their families.

The territory was rich with virgin pines, which the settlers used to construct homes, later contributing largely to the economy of Atkinson County. The Satilla River was the main link to the coast. The first loggers were the Tanner, Gillis, and Griffis families of Atkinson County. The men would raft the logs down the Satilla River to Burnt Fort. Atkinson County was created from parts of Clinch and Coffee Counties on August 15, 1917. Atkinson County was the 151st county formed with only 8 more counties to follow. The county was named for William Yates Atkinson, Georgia's governor from 1894-1898. The following counties border it; Clinch, Coffee, Lanier, Berrien, and Ware. Atkinson County towns are Pearson, the county seat; Axson, once known as McDonald's Mill; Willacoochee; and Kirkland.

The Brunswick and Western Railroad constructed around 1875, brought a period of growth to these towns. The Brunswick and Western Railroad later became the Atlantic Coastline. The Brunswick-Western and the Georgia-Florida Railroads intersected in Willacoochee.

Pearson was incorporated December 27, 1890 and was named after Benejah Pearson, the grandfather of Pearson's first mayor Jeff Kirkland. The city first surveyed by R.D. Meador, had 31(1-acre) blocks; 4 blocks east and 8 blocks north. In 1898, T.B. Marshall surveyed the city again into a perfect square using the railroad as a dividing line.

Pearson had a post office before Douglas due to the railroad. The postmaster from Douglas had to travel to Pearson to collect the mail. Pearson's first postmaster was a Mr. Holtzendorff. A Mr. Roland began the newspaper, The Pearson Tribune, in 1915. It's earliest editor, B.T. Allen. The Atkinson County Citizen began publication in September 1954 by Bird Yarbrough. Willacoochee, formerly known as Danielsville, was the first town chartered in Atkinson County on November 12, 1889.

Willacoochee is an Indian name believed to mean wildcat. Willacoochee also had a newspaper between 1910-1930 known as "The Willacoochee Times" and other various names.

Axson was named McDonald's Mill for the McDonald's large sawmill. When the county was created, the name was changed in honor of President Woodrow Wilson's wife. About 1875 a small railroad was built connecting Axson and Douglas.

Kirkland was named for Joseph Kirkland and was a trading center before the arrival of the railroad. One of the oldest churches in Atkinson County, Antioch Church and cemetery, is located northwest of Kirkland.

PLANNING PROCESS

The Atkinson County Comprehensive Plan was prepared using the basic planning process required by Georgia's Minimum Planning Standards and Procedures. This process is summarized below:

PARTS I- WHERE ARE WE?

Inventory and Assessment: Background information on such factors as population, economic development, natural and historic resources, community facilities and services, housing and land use was collected and analyzed. An assessment of these factors was conducted to determine their adequacy in light of projected population changes and anticipated future development patterns.

PART II- WHERE DO WE WANT TO BE?

Statement of Impacts and Opportunities, Goals and Policies: Based upon the inventory and assessment, problems and needs were identified. Goals and policies were developed to meet identified needs and to document the future aspirations of the city and the county. The Plan's goal statements are consistent with, and supportive of, the statewide planning goals as set forth in the Minimum Planning Standards and Procedures. These statewide goals are:

- **Economic Development:** To achieve a growing and balanced economy, consistent with the resources of this state and its various regions, that equitably benefits all sections of the state and all segments of the population.
- **Natural and Historic Resources:** To Conserve and protect the environmental, natural and historic resources of Georgia's communities, regions and the state.
- **Community Facilities & Services:** To ensure that public infrastructure facilities serving local governments, the region and the state have the capacity and are in place when needed to support and attract growth and development and /or maintain and enhance the quality of life of the residents of the state.
- **Housing:** To ensure that all people within the state and it's various regions and communities have access to adequate and affordable housing.
- **Land Use:** To ensure that the land resources of the state are allocated for uses required to promote and sustain growth and economic development; to conserve and protect the natural, environmental and historic resources of the state; and to protect and promote the quality of life of the people of Georgia's communities, regions, and the state.

PART III- HOW DO WE GET THERE?

Implementation: Based upon the Impacts and Opportunities/Goals and Policies (found in Part II) of the Plan, a strategy to put the plan into action is prepared. Part III of the Plan includes a Five-Year Short-Term Work Program, which outlines projects that need to be

undertaken and/or completed to meet existing needs and achieve future goals, and Future Land Use Plan for Atkinson County.

PUBLIC PARTICIPATION

In accordance with the Minimum Planning Standards and Procedures, a public hearing was held April 28th at 5:30 p.m. in the conference room of the Atkinson County Commission, and a second public hearing was held October 19th at 5:00 p.m. in the conference room of the Atkinson County Commission. Copies of the two notices are enclosed.

1.0.0.0: Population

The Population Element provides Atkinson County, Pearson, and Willacoochee the opportunity to assess trends in population growth or decline, and in the demographic characteristics of our respective populations. This information, merged with information in the Natural and Cultural resources element that identifies constraints and/or opportunities affecting future development, forms a foundation for the Economic Development, Community Facilities and Services, Transportation, Housing and Land Use Elements of the Plan. This information will assist Atkinson County, Pearson, and Willacoochee in determining community service and infrastructure needs, employment opportunities and housing needed to support the existing and future population. In addition, this element may be used as a basis for determining desired growth rate, population densities and development patterns that are consistent with the goals and policies established in the other Plan elements.

1.1.0.0: Inventory

Atkinson County Comprehensive Plan

Inventory of Existing Conditions

Total Population

Table 1-1

Atkinson County: Total Population			
Category	1980	1990	2000
TOTAL Population	6142	6213	7609

Source: U.S. Bureau of the Census.

Table 2-1

Pearson city: Total Population for Cities			
Category	1980	1990	2000
TOTAL Population	1509	1714	1805

Source: U.S. Bureau of the Census

Table 3-1

Willacoochee city: Total Population for Cities			
Category	1980	1990	2000
TOTAL Population	1183	1205	1434

Source: U.S. Bureau of the Census

Table 4-1

Atkinson County: Total Population																		
Category	1980	1985	1990	1995	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2015	2020	2025
Total	6,150	6,332	6,216	6,880	7,614	7,677	7,733	7,808	7,864	7,923	7,994	8,049	8,108	8,165	8,246	8,587	8,955	9,343

Source: Woods & Poole Economics, Inc.

Table 5-1

DataView: GA Total Population														
1985	1990	1995	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2015
962,72	6,506,530	7,323,980	8,229,820	8,338,460	8,449,130	8,560,620	8,670,510	8,784,650	8,895,580	9,008,670	9,122,070	9,235,630	9,349,660	9,940,380

Source: Woods & Poole Economics, Inc.

Table 6-1

DataView: US Total Population												
	1995	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
4,00	266,086,000	282,125,000	284,844,000	287,635,000	290,459,000	293,229,000	296,135,000	298,933,000	301,819,000	304,712,000	307,603,000	310,519,000

Source: Woods & Poole Economics, Inc.

Table 7-1

Comparison of Population Growth (% Change)										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Atkinson County	2%	3%	-1%	11%	11%	10%	4%	4%	4%	4%
Georgia	8%	9%	9%	1%	1%	7%	6%	6%	6%	6%

Source: Woods & Poole Economics, Inc.

Households

Table 8-1

Atkinson County: Total Number of Households			
Category	1980	1990	2000
TOTAL Households	2008	2241	2729

Source: U.S. Bureau of the Census

Table 9-1

Pearson city: Total Number of Households City			
Category	1980	1990	2000
TOTAL Households	494	614	639

Source: U.S. Bureau of the Census

Table 10-1

Willacoochee city: Total Number of Households City			
Category	1980	1990	2000
TOTAL Households	387	452	517

Source: U.S. Bureau of the Census

Table 11-1

Atkinson County: Number of Households										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total	2,025	2,086	2,223	2,454	2,730	2,870	3,004	3,129	3,235	3,327

Source: Woods & Poole Economics, Inc.

Table 12-1

Pearson: Average Household Size										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Persons per Household	3.030	3.030	2.790	2.790	2.770	2.740	2.730	2.730	2.750	2.790

Source: Woods & Poole Economics

Table 13-1

Willacoochee: Average Household Size										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Persons per Household	3.030	3.030	2.790	2.790	2.770	2.740	2.730	2.730	2.750	2.790

Source: Woods & Poole Economics, Inc.

Table 14-1

DataView: GA Number of Households										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total	1,886,550	2,124,630	2,380,830	2,684,490	3,022,410	3,265,030	3,501,380	3,727,580	3,929,140	4,108,410

Source: Woods & Poole Economics, Inc.

Table 15-1

Atkinson County: Average Household Size										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Persons per Household	3.030	3.030	2.790	2.790	2.770	2.740	2.730	2.730	2.750	2.790

Source: Woods & Poole Economics, Inc.

Table 16-1

DataView: GA Avg Household Size										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Persons per Household	2.830	2.730	2.660	2.650	2.650	2.610	2.590	2.590	2.600	2.630

Source: Woods & Poole Economics, Inc

Age Distribution

Table 17-1

Atkinson County: Population by Age			
Category	1980	1990	2000
TOTAL Population	6142	6213	7609
0 – 4 Years Old	638	496	724
5 – 13 Years Old	883	954	1134
14 – 17 Years Old	590	418	438
18 – 20 Years Old	327	298	431
21 – 24 Years Old	379	368	379
25 – 34 Years Old	850	949	1175
35 – 44 Years Old	712	772	1118
45 – 54 Years Old	533	738	844
55 – 64 Years Old	556	489	656
65 Years and Over	671	731	710

Source: U.S. Bureau of the Census

Table 18-1

Pearson city: Age Distribution for Cities			
Category	1980	1990	2000
TOTAL Population	1509	1714	1805
0 – 4 Years Old	157	148	224
5 – 13 Years Old	217	293	261
14 – 17 Years Old	145	129	78
18 – 20 Years Old	80	73	100
21 – 24 Years Old	94	110	133
25 – 34 Years Old	209	252	272
35 – 44 Years Old	175	179	208
45 – 54 Years Old	131	200	256
55 – 64 Years Old	137	121	144
65 Years and Over	165	209	165

Source: U.S. Bureau of the Census

Table 19-1

Willacoochee city: Age Distribution for Cities			
Category	1980	1990	2000
TOTAL Population	1183	1205	1434
0 – 4 Years Old	123	88	162
5 – 13 Years Old	170	184	204
14 – 17 Years Old	113	70	86
18 – 20 Years Old	63	73	81
21 – 24 Years Old	73	63	78
25 – 34 Years Old	164	182	200
35 – 44 Years Old	137	153	214
45 – 54 Years Old	102	120	143
55 – 64 Years Old	107	106	148
65 Years and Over	128	166	143

Source: U.S. Bureau of the Census

Table 20-1

Atkinson County: Age Distribution										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total	6,150	6,332	6,216	6,880	7,614	7,923	8,246	8,587	8,955	9,343
Age 0 to 4	537	542	512	575	720	572	622	681	704	708
Age 5 to 9	513	501	501	517	627	743	589	636	696	726
Age 10 to 14	629	589	561	629	601	637	759	594	649	719
Age 15 to 19	672	571	489	551	629	616	654	787	612	675
Age 20 to 24	467	521	491	552	564	636	604	640	791	609
Age 25 to 29	451	521	496	505	585	596	637	595	635	791
Age 30 to 34	401	450	463	535	574	581	587	622	583	621
Age 35 to 39	370	418	418	497	579	557	560	570	603	568
Age 40 to 44	342	357	392	433	518	557	538	547	552	592
Age 45 to 49	262	292	345	400	457	511	551	533	541	551
Age 50 to 54	271	288	316	394	399	449	506	545	529	539
Age 55 to 59	276	272	249	285	357	368	418	472	510	501
Age 60 to 64	282	278	240	269	299	332	348	393	451	493
Age 65 to 69	287	256	219	188	219	269	303	321	367	426
Age 70 to 74	183	219	233	209	172	181	227	259	279	324
Age 75 to 79	116	150	174	176	126	134	143	183	212	230
Age 80 to 84	60	70	81	102	102	90	98	105	139	165
Age 85 & Over	31	37	36	63	86	94	102	104	102	105

Source: Woods & Poole Economics, Inc.

Table 21-1

Atkinson County: Population										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Age 0 to 4	8.73%	8.56%	8.24%	8.36%	9.46%	7.22%	7.54%	7.93%	7.86%	7.58%
Age 5 to 9	8.34%	7.91%	8.06%	7.51%	8.23%	9.38%	7.14%	7.41%	7.77%	7.77%
Age 10 to 14	10.23%	9.30%	9.03%	9.14%	7.89%	8.04%	9.20%	6.92%	7.25%	7.70%
Age 15 to 19	10.93%	9.02%	7.87%	8.01%	8.26%	7.77%	7.93%	9.17%	6.83%	7.22%
Age 20 to 24	7.59%	8.23%	7.90%	8.02%	7.41%	8.03%	7.32%	7.45%	8.83%	6.52%
Age 25 to 29	7.33%	8.23%	7.98%	7.34%	7.68%	7.52%	7.72%	6.93%	7.09%	8.47%
Age 30 to 34	6.52%	7.11%	7.45%	7.78%	7.54%	7.33%	7.12%	7.24%	6.51%	6.65%
Age 35 to 39	6.02%	6.60%	6.72%	7.22%	7.60%	7.03%	6.79%	6.64%	6.73%	6.08%
Age 40 to 44	5.56%	5.64%	6.31%	6.29%	6.80%	7.03%	6.52%	6.37%	6.16%	6.34%
Age 45 to 49	4.26%	4.61%	5.55%	5.81%	6.00%	6.45%	6.68%	6.21%	6.04%	5.90%
Age 50 to 54	4.41%	4.55%	5.08%	5.73%	5.24%	5.67%	6.14%	6.35%	5.91%	5.77%
Age 55 to 59	4.49%	4.30%	4.01%	4.14%	4.69%	4.64%	5.07%	5.50%	5.70%	5.36%
Age 60 to 64	4.59%	4.39%	3.86%	3.91%	3.93%	4.19%	4.22%	4.58%	5.04%	5.28%
Age 65 to 69	4.67%	4.04%	3.52%	2.73%	2.88%	3.40%	3.67%	3.74%	4.10%	4.56%
Age 70 to 74	2.98%	3.46%	3.75%	3.04%	2.26%	2.28%	2.75%	3.02%	3.12%	3.47%
Age 75 to 79	1.89%	2.37%	2.80%	2.56%	1.65%	1.69%	1.73%	2.13%	2.37%	2.46%
Age 80 to 84	0.98%	1.11%	1.30%	1.48%	1.34%	1.14%	1.19%	1.22%	1.55%	1.77%
Age 85 & Over	0.50%	0.58%	0.58%	0.92%	1.13%	1.19%	1.24%	1.21%	1.14%	1.12%
Median Age of Population	446.99%	460.99%	492.12%	450.29%	403.86%	395.05%	389.89%	384.65%	369.51%	358.88%

Source: Woods & Poole Economics, Inc.

Table 22-1

Georgia: Population										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Age 0 to 4	7.61%	7.76%	7.83%	7.71%	7.27%	7.17%	7.22%	7.26%	7.16%	7.05%
Age 5 to 9	8.10%	7.46%	7.44%	7.51%	7.52%	7.04%	6.96%	7.03%	7.09%	7.00%
Age 10 to 14	8.55%	7.54%	7.23%	7.31%	7.43%	7.23%	6.80%	6.73%	6.82%	6.88%
Age 15 to 19	9.67%	8.29%	7.64%	7.20%	7.28%	7.29%	7.10%	6.69%	6.65%	6.75%
Age 20 to 24	9.46%	9.21%	8.08%	7.73%	7.23%	7.11%	7.08%	6.92%	6.62%	6.63%
Age 25 to 29	8.86%	9.53%	9.05%	7.84%	7.84%	7.33%	7.18%	7.15%	7.04%	6.81%
Age 30 to 34	8.27%	8.78%	9.04%	8.98%	8.04%	7.62%	7.11%	6.96%	6.96%	6.85%
Age 35 to 39	6.54%	7.65%	8.19%	8.61%	8.54%	7.67%	7.27%	6.78%	6.66%	6.68%
Age 40 to 44	5.35%	6.22%	7.51%	7.77%	8.00%	7.98%	7.18%	6.82%	6.37%	6.27%
Age 45 to 49	4.86%	5.02%	5.75%	6.82%	7.00%	7.56%	7.54%	6.81%	6.48%	6.06%
Age 50 to 54	4.77%	4.39%	4.53%	5.19%	6.19%	6.55%	7.09%	7.09%	6.43%	6.13%
Age 55 to 59	4.51%	4.31%	3.97%	4.01%	4.59%	5.59%	5.91%	6.41%	6.43%	5.85%
Age 60 to 64	3.96%	4.00%	3.67%	3.42%	3.49%	4.11%	5.02%	5.34%	5.81%	5.86%
Age 65 to 69	3.45%	3.36%	3.34%	3.09%	2.89%	3.04%	3.61%	4.43%	4.72%	5.17%
Age 70 to 74	2.60%	2.66%	2.62%	2.59%	2.43%	2.32%	2.47%	2.95%	3.65%	3.92%
Age 75 to 79	1.72%	1.89%	1.99%	1.92%	1.92%	1.86%	1.80%	1.93%	2.34%	2.92%
Age 80 to 84	0.97%	1.10%	1.24%	1.31%	1.27%	1.32%	1.30%	1.28%	1.39%	1.70%
Age 85 & Over	0.73%	0.81%	0.88%	1.00%	1.07%	1.19%	1.35%	1.42%	1.40%	1.48%
Median Age of Population	0.52%	0.50%	0.48%	0.45%	0.41%	0.39%	0.38%	0.36%	0.34%	0.33%

Source: Woods & Poole Economics, Inc.

Racial Composition

Table 23-1

Atkinson County: Racial Composition			
Category	1980	1990	2000
TOTAL Population	6142	6213	7609
White	4439	4443	5082
Black	1692	1669	1492
American Indian Eskimo or Aleut	0	0	28
Asian or Pacific Islander	6	2	11
Other	0	99	915
Persons of Hispanic Origin	57	104	1290

Source: U.S. Bureau of the Census

Table 24-1

Atkinson County: Racial Composition										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
White Population	NA	NA	4,398	4,610	4,813	4,813	4,848	4,882	4,906	4,945
Black Population	NA	NA	1,657	1,621	1,479	1,495	1,512	1,541	1,566	1,606
Native American	NA	NA	2	18	23	23	23	22	18	17
Asian & Pacific Islander	NA	NA	5	11	9	10	12	14	15	15
Hispanic, any Race	57	68	154	620	1,290	1,582	1,851	2,128	2,450	2,760

Source: Woods & Poole Economics, Inc.

Table 25-1

Pearson city: Racial Composition			
Category	1980	1990	2000
TOTAL Population	1827	1714	1805
White	987	844	699
Black	834	847	694
American Indian Eskimo or Aleut	0	0	19
Asian or Pacific Islander	6	0	0
Other	0	23	390
Persons of Hispanic Origin	8	26	509

Source: U.S. Bureau of the Census

Table 26-1

Willacoochee city: Racial Composition			
Category	1980	1990	2000
TOTAL Population	1166	1205	1434
White	673	600	714
Black	493	590	565
American Indian Eskimo or Aleut	0	0	0
Asian or Pacific Islander	0	2	7
Other	0	13	124
Persons of Hispanic Origin	21	13	226

Source: U.S. Bureau of the Census

Table 27-1

Racial Composition Future Trend (% change)									
Category	1980	1990	1995	2000	2005	2010	2015	2020	2025
White Population	0.00%	0.90%	4.82%	4.03%	0.04%	1%	0.70%	0.49%	0.79%
Black Population	0.00%	-2.06%	-2.17%	-8.76%	1.08%	1.13%	1.91%	1.62%	2.55%
Native American	0.00%	0.00%	18	27.77%	0.00%	0.00%	-4.34%	-18.18%	-55.55%
Asian & Pacific Islander	0.00%	-16.66%	120.00%	-18.18%	11.11%	20.00%	16.66%	7.14%	0.00%
Hispanic, any Race	0.00%	70.17%	302.59%	108.06%	22.63%	17%	14.96%	15.13%	12.65%

Source: Woods & Poole Economics, Inc.

Table 28-1

Atkinson County: Educational Attainment			
Category	1980	1990	2000
TOTAL Adult Population 25 & Over	3322	3679	4503
Less than 9th Grade	1392	1037	994
9th to 12th Grade (No Diploma)	765	749	972
High School Graduate (Includes Equivalency)	814	1242	1620
Some College (No Degree)	188	306	464
Associate Degree	NA	111	142
Bachelor's Degree	166	128	207
Graduate or Professional Degree	NA	106	104

Source: U.S. Bureau of the Census

Table 29-1

Atkinson County: Educational Attainment Percentage			
Category	1980	1990	2000
TOTAL Adult Population 25 & Over	100.00%	100.00%	100.00%
Less than 9th Grade	41.90%	28.19%	22.07%
9th to 12th Grade (No Diploma)	23.03%	20.36%	21.59%
High School Graduate (Includes Equivalency)	24.50%	33.76%	35.98%
Some College (No Degree)	5.66%	8.32%	10.30%
Associate Degree	NA	3.02%	3.15%
Bachelor's Degree	5.00%	3.48%	4.60%
Graduate or Professional Degree	NA	2.88%	2.31%

Source: U.S. Bureau of the Census

Table 30-1

Berrien County			
Category	1980	1990	2000
TOTAL Adult Population 25 & Over	100.00%	100.00%	100.00%
Less than 9th Grade	32.86%	20.44%	11.78%
9th to 12th Grade (No Diploma)	26.08%	22.10%	22.19%
High School Graduate (Includes Equivalency)	27.95%	34.70%	34.59%
Some College (No Degree)	7.33%	11.33%	17.43%
Associate Degree	NA	3.89%	4.57%
Bachelor's Degree	5.87%	5.11%	5.35%
Graduate or Professional Degree	NA	2.43%	4.09%

Source: U.S. Bureau of the Census

Table 31-1

Clinch County			
Category	1980	1990	2000
TOTAL Adult Population 25 & Over	100.00%	100.00%	100.00%
Less than 9th Grade	42.12%	26.15%	19.29%
9th to 12th Grade (No Diploma)	23.51%	27.68%	21.85%
High School Graduate (Includes Equivalency)	21.82%	30.81%	32.44%
Some College (No Degree)	6.02%	7.04%	13.45%
Associate Degree	NA	1.64%	2.53%
Bachelor's Degree	6.50%	2.55%	6.05%
Graduate or Professional Degree	NA	4.13%	4.38%

Source: U. S. Bureau of the Census

Table 32-1

Pearson city: Educational Attainment Cities			
Category	1980	1990	2000
TOTAL Adult Population 25 & Over	817	782	1045
Less than 9th Grade	NA	262	324
9th to 12th Grade (No Diploma)	NA	243	224
High School Graduate (Includes Equivalency)	NA	272	311
Some College (No Degree)	NA	72	78
Associate Degree	NA	25	9
Bachelor's Degree	NA	52	64
Graduate or Professional Degree	NA	35	35

Source: U.S. Bureau of the Census

Table 33-1

Pearson city: Educational Attainment Cities PCT			
Category	1980	1990	2000
TOTAL Adult Population 25 & Over	100.00%	100.00%	100.00%
Less than 9th Grade	NA	33.50%	31.00%
9th to 12th Grade (No Diploma)	NA	31.07%	21.44%
High School Graduate (Includes Equivalency)	NA	34.78%	29.76%
Some College (No Degree)	NA	9.21%	7.46%
Associate Degree	NA	3.20%	0.86%
Bachelor's Degree	NA	6.65%	6.12%
Graduate or Professional Degree	NA	4.48%	3.35%

Source: U.S. Bureau of the Census

Table 34-1

Willacoochee city: Educational Attainment Cities			
Category	1980	1990	2000
TOTAL Adult Population 25 & Over	638	574	848
Less than 9th Grade	NA	235	250
9th to 12th Grade (No Diploma)	NA	145	169
High School Graduate (Includes Equivalency)	NA	231	285
Some College (No Degree)	NA	65	84
Associate Degree	NA	22	33
Bachelor's Degree	NA	14	19
Graduate or Professional Degree	NA	15	8

Source: U.S. Bureau of the Census

Table 35-1

Willacoochee city: Educational Attainment Cities PCT			
Category	1980	1990	2000
TOTAL Adult Population 25 & Over	100.00%	100.00%	100.00%
Less than 9th Grade	NA	40.94%	29.48%
9th to 12th Grade (No Diploma)	NA	25.26%	19.93%
High School Graduate (Includes Equivalency)	NA	40.24%	33.61%
Some College (No Degree)	NA	11.32%	9.91%
Associate Degree	NA	3.83%	3.89%
Bachelor's Degree	NA	2.44%	2.24%
Graduate or Professional Degree	NA	2.61%	0.94%

Source: U.S. Bureau of the Census

Table 36-1

Georgia: GA Educational Attainment			
Category	1980	1990	2000
TOTAL Adult Population 25 & Over	3081513	4012329	5185965
Less than 9th Grade	730846	481679	393197
9th to 12th Grade (No Diploma)	613975	683833	718152
High School Graduate (Includes Equivalency)	878923	1189740	1486006
Some College (No Degree)	411517	682350	1058692
Associate Degree	NA	198951	269740
Bachelor's Degree	450267	518433	829873
Graduate or Professional Degree	NA	257201	430305

Source: U.S. Bureau of the Census

Table 37-1

Georgia: Educational Attainment GA PCT			
Category	1980	1990	2000
TOTAL Adult Population 25 & Over	100.00%	100.00%	100.00%
Less than 9th Grade	23.72%	12.00%	7.58%
9th to 12th Grade (No Diploma)	19.92%	17.04%	13.85%
High School Graduate (Includes Equivalency)	28.52%	29.65%	28.65%
Some College (No Degree)	13.35%	17.01%	20.41%
Associate Degree	NA	4.96%	5.20%
Bachelor's Degree	14.61%	12.92%	16.00%
Graduate or Professional Degree	NA	6.41%	8.30%

Source: U.S. Bureau of the Census

Table 38-1

Atkinson County: Education Statistics							
Category	1995	1996	1997	1998	1999	2000	2001
H.S. Graduation Test Scores (All Components)	62%	57%	47%	41%	41%	49%	56%
H.S. Dropout Rate	12.2%	12.4%	11.5%	8.5%	11%	7.6%	8.2%
Grads Attending Georgia Public Colleges	20.3%	22.0%	25.0%	19.7%	14.1%	NA	NA
Grads Attending Georgia Public Technical Schools	9.4%	9.8%	14.1%	9.8%	12.8%	10.5%	NA

Source: Georgia Department of Education

Table 39-1

Georgia: Education Statistics							
Category	1995	1996	1997	1998	1999	2000	2001
H.S. Graduation Test Scores (All Components)	82%	76%	67%	68%	66%	68%	65%
H.S. Dropout Rate	9.26%	8.60%	7.30%	6.50%	6.50%	6.50%	6.40%
Grads Attending Georgia Public Colleges	35.0%	30.0%	30.2%	38.8%	37.5%	37.3%	36.1%
Grads Attending Georgia Public Technical Schools	5.4%	6.2%	7.1%	6.5%	6.4%	7.4%	8.8%

Source: Georgia Department of Education

Income

Table 40-1

Atkinson County: Per Capita Income										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Income per Capita (1996 \$)	\$9,673	\$12,823	\$14,732	\$17,086	\$18,345	\$19,798	\$21,279	\$22,707	\$24,018	\$25,209

Source: Woods & Poole Economics, Inc

Table 41-1

Atkinson County: Average Household Income										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Mean Household Income (Current \$)	NA	NA	\$23,113	\$24,660	\$26,946	\$29,838	\$32,739	\$35,671	\$38,613	\$41,511

Source: Woods & Poole Economics, Inc

Table 42-1

Georgia: GA Per Capita Income										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Income per Capita (1996 \$)	\$15,353	\$18,512	\$20,715	\$22,287	\$25,433	\$26,975	\$28,549	\$30,141	\$31,767	\$33,413

Source: Woods & Pool Economics, Inc.

Table 43-1

Georgia: GA Avg Household Income										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Mean Household Income (Current \$)	NA	NA	\$33,259	\$35,692	\$42,158	\$44,169	\$52,533	\$54,203	\$63,964	\$59,049

Source: Woods & Pool Economics, Inc.

Table 44-1

Atkinson County: Household Income Distribution			
Category	1980	1990	2000
TOTAL Households	2008	2241	2729
Income less than \$5000	563	344	NA
Income \$5000 - \$9999	488	378	546
Income \$10000 - \$14999	389	283	260
Income \$15000 - \$19999	205	222	264
Income \$20000 - \$29999	179	454	410
Income \$30000 - \$34999	60	142	223
Income \$35000 - \$39999	32	84	179
Income \$40000 - \$49999	36	123	309
Income \$50000 - \$59999	11	112	163
Income \$60000 - \$74999	10	54	148
Income \$75000 - \$99999	34	30	135
Income \$100000 or more	6	15	92

Source: U.S. Bureau of the Census

Table 45-1

Pearson city: Household Income Dist Cities			
Category	1980	1990	2000
TOTAL Households	494	614	639
Income less than \$5000	139	120	NA
Income \$5000 - \$9999	120	115	178
Income \$10000 - \$14999	95	77	62
Income \$15000 - \$19999	50	63	55
Income \$20000 - \$29999	44	112	80
Income \$30000 - \$34999	15	48	65
Income \$35000 - \$39999	8	12	43
Income \$40000 - \$49999	9	35	45
Income \$50000 - \$59999	2	10	38
Income \$60000 - \$74999	3	13	33
Income \$75000 - \$99999	8	7	19
Income \$100000 or more	1	2	21

Source: U.S. Bureau of the Census

Table 46-1

Willacoochee city: Household Income Dist Cities			
Category	1980	1990	2000
TOTAL Households	387	452	517
Income less than \$5000	107	85	NA
Income \$5000 - \$9999	93	79	136
Income \$10000 - \$14999	74	62	34
Income \$15000 - \$19999	40	60	77
Income \$20000 - \$29999	35	76	94
Income \$30000 - \$34999	12	12	35
Income \$35000 - \$39999	6	21	33
Income \$40000 - \$49999	7	30	52
Income \$50000 - \$59999	3	16	14
Income \$60000 - \$74999	1	7	16
Income \$75000 - \$99999	7	2	19
Income \$100000 or more	1	2	7

Source: U.S. Bureau of the Census

Table 47-1

Atkinson County: Household Income Dist (%)			
Category	1980	1990	2000
TOTAL Households	100.00%	100.00%	100.00%
Income less than \$5000	28.04%	15.35%	NA
Income \$5000 - \$9999	24.30%	16.87%	20.01%
Income \$10000 - \$14999	19.37%	12.63%	9.53%
Income \$15000 - \$19999	10.21%	9.91%	9.67%
Income \$20000 - \$29999	8.91%	20.26%	15.02%
Income \$30000 - \$34999	2.99%	6.34%	8.17%
Income \$35000 - \$39999	1.59%	3.75%	6.56%
Income \$40000 - \$49999	1.79%	5.49%	11.32%
Income \$50000 - \$59999	0.55%	5.00%	5.97%
Income \$60000 - \$74999	0.50%	2.41%	5.42%
Income \$75000 - \$99999	1.69%	1.34%	4.95%
Income \$100000 or more	0.30%	0.67%	3.37%

Source: U.S. Bureau of the Census

Table 48-1

Pearson city: Household Income Dist Cities PCT			
Category	1980	1990	2000
TOTAL Households	100.00%	100.00%	100.00%
Income less than \$5000	28.14%	19.54%	NA
Income \$5000 - \$9999	24.29%	18.73%	27.86%
Income \$10000 - \$14999	19.23%	12.54%	9.70%
Income \$15000 - \$19999	10.12%	10.26%	8.61%
Income \$20000 - \$29999	8.91%	18.24%	12.52%
Income \$30000 - \$34999	3.04%	7.82%	10.17%
Income \$35000 - \$39999	1.62%	1.95%	6.73%
Income \$40000 - \$49999	1.82%	5.70%	7.04%
Income \$50000 - \$59999	0.40%	1.63%	5.95%
Income \$60000 - \$74999	0.61%	2.12%	5.16%
Income \$75000 - \$99999	1.62%	1.14%	2.97%
Income \$100000 or more	0.20%	0.33%	3.29%

Source: U.S. Bureau of the Census

Table 49-1

Willacoochee city: Household Income Dist Cities PCT			
Category	1980	1990	2000
TOTAL Households	100.00%	100.00%	100.00%
Income less than \$5000	27.65%	18.81%	NA
Income \$5000 - \$9999	24.03%	17.48%	26.31%
Income \$10000 - \$14999	19.12%	13.72%	6.58%
Income \$15000 - \$19999	10.34%	13.27%	14.89%
Income \$20000 - \$29999	9.04%	16.81%	18.18%
Income \$30000 - \$34999	3.10%	2.65%	6.77%
Income \$35000 - \$39999	1.55%	4.65%	6.38%
Income \$40000 - \$49999	1.81%	6.64%	10.06%
Income \$50000 - \$59999	0.78%	3.54%	2.71%
Income \$60000 - \$74999	0.26%	1.55%	3.09%
Income \$75000 - \$99999	1.81%	0.44%	3.68%
Income \$100000 or more	0.26%	0.44%	1.35%

Source: U.S. Bureau of the Census

Table 50-1

Georgia: GA Household Income Distribution			
Category	1980	1990	2000
TOTAL Households	1869754	2366615	3007678
Income less than \$5000	302864	186997	NA
Income \$5000 - \$9999	319679	209826	304816
Income \$10000 - \$14999	304354	204037	176059
Income \$15000 - \$19999	265302	209850	177676
Income \$20000 - \$29999	215674	405470	383222
Income \$30000 - \$34999	153940	186974	187070
Income \$35000 - \$39999	103371	160329	176616
Income \$40000 - \$49999	62868	260968	326345
Income \$50000 - \$59999	38203	180186	278017
Income \$60000 - \$74999	27517	162055	315186
Income \$75000 - \$99999	47980	109468	311651
Income \$100000 or more	28437	90224	371020

Source: U.S. Bureau of the Census

Table 51-1

Georgia: GA Household Income Dist (%)			
Category	1980	1990	2000
TOTAL Households	100.00%	100.00%	100.00%
Income less than \$5000	16.20%	7.90%	NA
Income \$5000 - \$9999	17.10%	8.87%	10.13%
Income \$10000 - \$14999	16.28%	8.62%	5.85%
Income \$15000 - \$19999	14.19%	8.87%	5.91%
Income \$20000 - \$29999	11.53%	17.13%	12.74%
Income \$30000 - \$34999	8.23%	7.90%	6.22%
Income \$35000 - \$39999	5.53%	6.77%	5.87%
Income \$40000 - \$49999	3.36%	11.03%	10.85%
Income \$50000 - \$59999	2.04%	7.61%	9.24%
Income \$60000 - \$74999	1.47%	6.85%	10.48%
Income \$75000 - \$99999	2.57%	4.63%	10.36%
Income \$100000 or more	1.52%	3.81%	12.34%

Source: U.S. Bureau of the Census

1.2.0.0: Assessment

TOTAL POPULATION

Atkinson County and the Cities of Pearson and Willacoochee are experiencing a moderate growth rate that is lower than the average rate of population growth in Georgia. Atkinson County like the state of Georgia is projected to remain stable through year 2025. Atkinson County and the Cities of Pearson and Willacoochee enjoyed a large percentage of population growth from 1995 to present. It is believed to be a result of more aggressive counting, lower land cost, faster permitting, and ideal commuting distance to larger cities such as; Valdosta, Tifton, Douglas, and Waycross. Sufficient jobs are available in Atkinson County and surrounding areas, housing development has increased, and community facilities and services are increased on an as need basis as the population and need increases.

HOUSEHOLDS

The average number of persons per household for Atkinson County and the Cities of Pearson and Willacoochee are 2.78% as of 2000 and are projected to continue within this percentage with only slight increase or decrease through 2025. Atkinson County and the Cities of Pearson and Willacoochee average number of persons per household are consistent with the state average. With households remaining steady and new land being developed for housing the community needs are being addressed.

AGE DISTRIBUTION

Atkinson County and the Cities of Pearson and Willacoochee are experiencing a slight rise in school age 5 to 14, and their senior citizen, 65 and older. All other population age groups have remained stable or are declining at moderate rates. This trend is expected to continue through 2025. This can be contributed to higher birth rates among our Hispanic families, population longevity, and affordable housing. The percentage of elderly population is growing more rapidly than the State of Georgia. This trend is consistent with regional trends; as Florida becomes an increasingly expensive state in which to retire and our area continues to offer such high quality of life factors such as rural living, close excellent medical facilities, and a low cost of living.

With increasing countywide populations of senior citizens and children of school age, Atkinson County and the Cities of Pearson and Willacoochee will need to work together to provide adequate educational facilities, recreational opportunities, and health care facilities. Walking tracks, parks, or a recreation center can be jointly developed for our active senior citizens.

RACIAL COMPOSITION

Atkinson County and the Cities of Pearson and Willacoochee have a minimum but steady growth in both their white and black population. The largest growth is in the Hispanic population. This growth can be attributed to easy accessibility to entry-level jobs, community acceptance, excellent migrant programs, low cost housing, and Atkinson County is an agricultural based community that not only attracts its own migratory workers but also borders and is centrally located to states such as Florida, North Carolina, and South Carolina where migratory work is prevalent.

With our Hispanic population increasing special needs including teaching English to adults, providing translation services at our service facilities, representation in their local government, and integrating Hispanic culture with American culture will need to be addressed through our schools, area churches, service industry establishments and medical facilities.

EDUCATION ATTAINMENT

Atkinson County (the County school system includes Pearson and Willacoochee) have made improvements in areas of graduating more students from high school lowering their drop out rates, and having more students attending post-secondary educational institutions. In general, local educational attainment levels are similar to surrounding counties, with a somewhat higher high school graduation rate when compared to comparable counties such as Berrien and Clinch. Atkinson County's average graduation rate is also higher than is the state average. Atkinson County has a somewhat lower average than that of the state and surrounding counties of persons 25 and over who have some college education or a college degree, this can be attributed to a lack of employment opportunities for these persons.

Education attainment levels have gained ground in the past twenty years in comparison with the state as a whole, due to teacher accountability, entry level jobs need a diploma or equivalency, local technical schools teaching classes on high school campus, and excellent GED program.

Due to the types of businesses and industries in Atkinson County, which are primarily, manufacturing and agricultural our local educational attainment levels provide more than adequate resources to meet their needs. While our education attainment levels for post – secondary show a trend of slight increase it most likely will not match up with the requirements of regional businesses and industries.

Given our current educational attainment and population retention rates, we would be best served to recruit those businesses and industries that rely on less-skilled workers with either high school diplomas or equivalency and are eager to be trained on the job.

The only significant change in our educational attainment indicators over the past several years is the increase in grads attending public technical schools. Our dropout rate fluctuates with a trend toward decreasing. Our test scores are low but the test score trend is steady with a slight increase. These changes can be attributed to drivers license suspension for dropouts, HOPE benefits for traditional and non-traditional students, excellent GED programs, parent-teacher liaisons and the fact that many of our teachers are seeking educational advancement through VSU while on the Atkinson County campus in four year and/or six year degrees. Given the stability and/or increase in these areas, our educational system in Atkinson County is improving and is enhancing our economic development potential as a positive quality of life indicator.

INCOME

In general, our local income levels are somewhat lower than those of the state are. This is consistent with the rural nature of Atkinson County. Atkinson County rates 141 in total population in a 159 county state this low population rate could also be a contributing factor in lower income levels. Atkinson County income levels are expected to follow the trend of the state with gradual increases through year 2025.

Comparison shows local income levels have similar gains as the state, which can be attributed to increase in business and industry locally and surrounding areas, increase of medium-skill employment opportunities, and the residential attraction of Atkinson County for managerial and administrative persons.

2.0.0.0: Economic Development

The economy is the driving force behind every community. People make the decision to live where they do based upon the economy and their ability to get a job and provide for themselves and their family members. A community owes its very existence to the economy and the economy in turn is based upon the sum total of assets a community has. These assets are its people, transportation network, natural resources, community facilities and available housing stock. A healthy economy is very often the result of a sound economic development program based on goals and objectives that take into account all the other elements discussed in a community's comprehensive plan

The Economic Development Element provides Atkinson County, Pearson, and Willacoochee the opportunity to inventory and assess the community's economic base, labor force characteristics, and local economic development opportunities and resources; to determine economic needs and goals; and to merge this information with information about population trends and characteristics, natural resources, community facilities and services, housing and land use so that a strategy for the economic well-being of the community can be developed.

2.1.0.0: Economic Development
 Atkinson County Comprehensive Plan
 Inventory of Existing Conditions

Economic Base

Employment and Earnings by Sector

Table 1-2

Atkinson County: Employment by Sector										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total	1,621	2,191	2,469	3,009	3,286	3,557	3,834	4,096	4,325	4,516
Farm	558	449	390	437	476	449	429	412	395	380
Agricultural Services, Other	9	83	46	72	122	121	124	129	135	142
Mining	0	0	4	6	9	9	9	10	10	10
Construction	38	55	61	95	91	99	105	110	113	115
Manufacturing	233	707	946	1,170	1,271	1,409	1,537	1,647	1,735	1,798
Manufacturing Georgia	528,812	565,278	572,477	603,394	613,992	632,106	649,864	665,184	677,683	687,263
Trans, Comm, & Public Utilities	19	21	52	103	140	154	167	180	190	199
Wholesale Trade	28	67	25	19	24	27	30	33	36	38
Retail Trade	209	264	304	333	316	364	416	467	516	559
Finance, Insurance, & Real Estate	32	42	49	83	90	94	101	108	115	119
Services	127	181	249	307	296	354	416	479	540	596
Federal Civilian Government	17	15	22	19	20	21	22	23	23	24
Federal Military Government	25	31	27	28	28	28	29	29	29	29
State & Local Government	326	276	294	337	403	428	449	469	488	507

Source: Woods & Poole Economics, Inc.

Table 2-2

Atkinson County: Employment by Sector (%)										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Farm	34.42%	20.49%	15.80%	14.52%	14.49%	12.62%	11.19%	10.06%	9.13%	8.41%
Agricultural Services, Other	0.56%	3.79%	1.86%	2.39%	3.71%	3.40%	3.23%	3.15%	3.12%	3.14%
Mining	0.00%	0.00%	0.16%	0.20%	0.27%	0.25%	0.23%	0.24%	0.23%	0.22%
Construction	2.34%	2.51%	2.47%	3.16%	2.77%	2.78%	2.74%	2.69%	2.61%	2.55%
Manufacturing	14.37%	32.27%	38.32%	38.88%	38.68%	39.61%	40.09%	40.21%	40.12%	39.81%
Manufacturing Georgia	19.25%	17.53%	15.51%	14.27%	12.63%	12.07%	11.56%	11.03%	10.50%	9.97%
Trans, Comm, & Public Utilities	1.17%	0.96%	2.11%	3.42%	4.26%	4.33%	4.36%	4.39%	4.39%	4.41%
Wholesale Trade	1.73%	3.06%	1.01%	0.63%	0.73%	0.76%	0.78%	0.81%	0.83%	0.84%
Retail Trade	12.89%	12.05%	12.31%	11.07%	9.62%	10.23%	10.85%	11.40%	11.93%	12.38%
Finance, Insurance, & Real Estate	1.97%	1.92%	1.98%	2.76%	2.74%	2.64%	2.63%	2.64%	2.66%	2.64%
Services	7.83%	8.26%	10.09%	10.20%	9.01%	9.95%	10.85%	11.69%	12.49%	13.20%
Federal Civilian Government	1.05%	0.68%	0.89%	0.63%	0.61%	0.59%	0.57%	0.56%	0.53%	0.53%
Federal Military Government	1.54%	1.41%	1.09%	0.93%	0.85%	0.79%	0.76%	0.71%	0.67%	0.64%
State & Local Government	20.11%	12.60%	11.91%	11.20%	12.26%	12.03%	11.71%	11.45%	11.28%	11.23%

Source: Woods & Poole Economics, Inc.

Table 3-2

Atkinson County: Earnings by Sector										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total (1996 \$)	\$23,108,000	\$44,478,000	\$56,342,000	\$76,839,000	\$88,719,000	\$100,476,000	\$113,091,000	\$125,988,000	\$138,780,000	\$151,148,000
Farm (1996 \$)	\$5,037,000	\$11,511,000	\$17,645,000	\$26,082,000	\$28,800,000	\$30,773,000	\$33,220,000	\$35,879,000	\$38,730,000	\$41,802,000
Agricultural Services, Other (1996 \$)	\$110,000	\$779,000	\$315,000	\$501,000	\$1,107,000	\$1,155,000	\$1,244,000	\$1,356,000	\$1,484,000	\$1,628,000
Mining (1996 \$)	\$0	\$0	\$0	\$0	\$10,000	\$11,000	\$11,000	\$11,000	\$12,000	\$12,000
Construction (1996 \$)	\$563,000	\$951,000	\$815,000	\$1,097,000	\$1,037,000	\$1,162,000	\$1,259,000	\$1,347,000	\$1,421,000	\$1,478,000
Manufacturing (1996 \$)	\$4,139,000	\$16,424,000	\$21,867,000	\$28,892,000	\$33,629,000	\$39,645,000	\$45,759,000	\$51,708,000	\$57,238,000	\$62,110,000
Trans, Comm, & Public Utilities (1996 \$)	\$422,000	\$368,000	\$726,000	\$2,348,000	\$2,987,000	\$3,414,000	\$3,866,000	\$4,326,000	\$4,772,000	\$5,185,000
Wholesale Trade (1996 \$)	\$592,000	\$882,000	\$579,000	\$426,000	\$634,000	\$728,000	\$826,000	\$925,000	\$1,020,000	\$1,108,000
Retail Trade (1996 \$)	\$3,130,000	\$3,969,000	\$3,537,000	\$3,616,000	\$4,256,000	\$5,032,000	\$5,891,000	\$6,782,000	\$7,668,000	\$8,516,000
Finance, Insurance, & Real Estate (1996 \$)	\$567,000	\$734,000	\$724,000	\$1,485,000	\$1,663,000	\$1,868,000	\$2,132,000	\$2,419,000	\$2,705,000	\$2,975,000

Services (1996 \$)	\$1,858,000	\$2,006,000	\$2,471,000	\$4,155,000	\$3,779,000	\$4,838,000	\$6,077,000	\$7,464,000	\$8,964,000	\$10,535,000
Federal Civilian Government (1996 \$)	\$563,000	\$556,000	\$725,000	\$720,000	\$836,000	\$909,000	\$987,000	\$1,063,000	\$1,134,000	\$1,197,000
Federal Military Government (1996 \$)	\$179,000	\$362,000	\$302,000	\$316,000	\$354,000	\$376,000	\$398,000	\$420,000	\$441,000	\$462,000
State & Local Government (1996 \$)	\$5,948,000	\$5,936,000	\$6,636,000	\$7,201,000	\$9,627,000	\$10,565,000	\$11,421,000	\$12,288,000	\$13,191,000	\$14,140,000

Source: Woods & Poole Economics, Inc.

Table 4-2

Atkinson County: Earnings by Sector (%)										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total (1996 \$)	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Farm (1996 \$)	21.80%	25.88%	31.32%	33.94%	32.46%	30.63%	29.37%	28.48%	27.91%	27.66%
Agricultural Services, Other (1996 \$)	0.48%	1.75%	0.56%	0.65%	1.25%	1.15%	1.10%	1.08%	1.07%	1.08%
Mining (1996 \$)	0.00%	0.00%	0.00%	0.00%	0.01%	0.01%	0.01%	0.01%	0.01%	0.01%
Construction (1996 \$)	2.44%	2.14%	1.45%	1.43%	1.17%	1.16%	1.11%	1.07%	1.02%	0.98%
Manufacturing (1996 \$)	17.91%	36.93%	38.81%	37.60%	37.91%	39.46%	40.46%	41.04%	41.24%	41.09%
Trans, Comm, & Public Utilities (1996 \$)	1.83%	0.83%	1.29%	3.06%	3.37%	3.40%	3.42%	3.43%	3.44%	3.43%
Wholesale Trade (1996 \$)	2.56%	1.98%	1.03%	0.55%	0.71%	0.72%	0.73%	0.73%	0.73%	0.73%
Retail Trade (1996 \$)	13.55%	8.92%	6.28%	4.71%	4.80%	5.01%	5.21%	5.38%	5.53%	5.63%
Finance, Insurance, & Real Estate (1996 \$)	2.45%	1.65%	1.29%	1.93%	1.87%	1.86%	1.89%	1.92%	1.95%	1.97%
Services (1996 \$)	8.04%	4.51%	4.39%	5.41%	4.26%	4.82%	5.37%	5.92%	6.46%	6.97%
Federal Civilian Government (1996 \$)	2.44%	1.25%	1.29%	0.94%	0.94%	0.90%	0.87%	0.84%	0.82%	0.79%
Federal Military Government (1996 \$)	0.77%	0.81%	0.54%	0.41%	0.40%	0.37%	0.35%	0.33%	0.32%	0.31%
State & Local Government (1996 \$)	25.74%	13.35%	11.78%	9.37%	10.85%	10.51%	10.10%	9.75%	9.50%	9.36%

Source: Woods & Poole Economics, Inc.

Table 5-2 Source: Woods & Poole Economics, Inc.

Georgia: Employment by Sector										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total	2,747,310	3,224,300	3,690,610	4,229,290	4,859,970	5,235,630	5,623,650	6,029,160	6,451,320	6,890,350
Farm	96,559	82,370	74,286	68,780	67,356	64,877	62,438	60,240	58,297	56,584
Agricultural Services, Other	16,432	24,574	31,487	44,659	54,829	60,079	65,359	70,538	75,465	80,033
Mining	8,808	10,241	10,590	9,408	9,522	9,645	9,813	10,047	10,324	10,653
Construction	139,233	196,913	212,342	236,159	296,572	316,876	333,895	349,870	365,279	380,526
Manufacturing	528,812	565,278	572,477	603,394	613,992	632,106	649,864	665,184	677,683	687,263
Trans, Comm, & Public Utilities	152,583	177,746	216,343	241,886	296,267	322,804	347,846	371,521	392,902	411,295
Wholesale Trade	174,084	214,310	228,213	242,508	276,326	300,312	322,310	344,504	367,022	389,992
Retail Trade	407,627	520,232	606,608	724,946	816,701	893,996	973,979	1,055,500	1,138,660	1,223,640
Finance, Insurance, & Real Estate	199,887	225,090	244,947	269,183	345,923	369,137	392,407	416,440	440,943	465,714
Services	502,841	664,476	876,597	1,125,360	1,391,460	1,532,290	1,692,630	1,873,380	2,074,950	2,298,230
Federal Civilian Government	84,599	92,561	102,981	98,336	92,262	91,889	91,883	92,089	92,439	92,936
Federal Military Government	92,295	98,319	90,745	94,733	93,789	95,235	96,403	97,224	97,709	97,839
State & Local Government	343,553	352,189	422,991	469,941	504,969	546,388	584,820	622,628	659,644	695,636

Table 6-2

Georgia: Employment by Sector (%)										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Farm	3.51%	2.55%	2.01%	1.63%	1.39%	1.24%	1.11%	1.00%	0.90%	0.82%
Agricultural Services, Other	0.60%	0.76%	0.85%	1.06%	1.13%	1.15%	1.16%	1.17%	1.17%	1.16%
Mining	0.32%	0.32%	0.29%	0.22%	0.20%	0.18%	0.17%	0.17%	0.16%	0.15%
Construction	5.07%	6.11%	5.75%	5.58%	6.10%	6.05%	5.94%	5.80%	5.66%	5.52%
Manufacturing	19.25%	17.53%	15.51%	14.27%	12.63%	12.07%	11.56%	11.03%	10.50%	9.97%
Trans, Comm, & Public Utilities	5.55%	5.51%	5.86%	5.72%	6.10%	6.17%	6.19%	6.16%	6.09%	5.97%
Wholesale Trade	6.34%	6.65%	6.18%	5.73%	5.69%	5.74%	5.73%	5.71%	5.69%	5.66%
Retail Trade	14.84%	16.13%	16.44%	17.14%	16.80%	17.08%	17.32%	17.51%	17.65%	17.76%
Finance, Insurance, & Real Estate	7.28%	6.98%	6.64%	6.36%	7.12%	7.05%	6.98%	6.91%	6.83%	6.76%
Services	18.30%	20.61%	23.75%	26.61%	28.63%	29.27%	30.10%	31.07%	32.16%	33.35%
Federal Civilian Government	3.08%	2.87%	2.79%	2.33%	1.90%	1.76%	1.63%	1.53%	1.43%	1.35%
Federal Military Government	3.36%	3.05%	2.46%	2.24%	1.93%	1.82%	1.71%	1.61%	1.51%	1.42%
State & Local Government	12.51%	10.92%	11.46%	11.11%	10.39%	10.44%	10.40%	10.33%	10.22%	10.10%

Source: Woods & Poole Economics, Inc.

Table 7-2

Georgia: Earnings by Sector										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total (1996 \$)	\$66,537,100,000	\$85,919,700,000	\$102,642,000,000	\$123,514,000,000	\$160,462,000,000	\$180,866,000,000	\$202,919,000,000	\$227,019,000,000	\$253,253,000,000	\$281,758,000,000
Farm (1996 \$)	\$106,153,000	\$1,087,670,000	\$1,391,280,000	\$1,733,670,000	\$1,565,760,000	\$1,682,760,000	\$1,802,910,000	\$1,933,340,000	\$2,075,970,000	\$2,233,020,000
Agricultural Services, Other (1996 \$)	\$244,855,000	\$350,797,000	\$475,908,000	\$660,059,000	\$943,559,000	\$1,086,060,000	\$1,239,330,000	\$1,400,730,000	\$1,566,550,000	\$1,733,320,000
Mining (1996 \$)	\$429,934,000	\$413,933,000	\$373,738,000	\$359,779,000	\$438,244,000	\$445,441,000	\$456,347,000	\$471,301,000	\$489,686,000	\$510,946,000
Construction (1996 \$)	\$3,765,500,000	\$5,647,560,000	\$5,975,270,000	\$6,661,070,000	\$9,630,130,000	\$10,606,800,000	\$11,506,000,000	\$12,401,400,000	\$13,309,000,000	\$14,242,900,000
Manufacturing (1996 \$)	\$14,997,800,000	\$17,211,700,000	\$17,973,700,000	\$20,801,400,000	\$23,849,500,000	\$26,143,500,000	\$28,510,600,000	\$30,854,700,000	\$33,129,100,000	\$35,298,600,000
Trans, Comm, & Public Utilities (1996 \$)	\$6,208,770,000	\$7,604,700,000	\$8,981,390,000	\$11,643,900,000	\$15,867,700,000	\$18,059,600,000	\$20,304,900,000	\$22,610,400,000	\$24,909,000,000	\$27,140,000,000
Wholesale Trade (1996 \$)	\$5,900,690,000	\$7,766,500,000	\$9,090,690,000	\$10,085,400,000	\$13,549,200,000	\$15,124,900,000	\$16,662,400,000	\$18,269,600,000	\$19,955,500,000	\$21,729,700,000
Retail Trade (1996 \$)	\$6,870,370,000	\$9,141,230,000	\$9,413,850,000	\$11,216,700,000	\$14,426,000,000	\$16,215,300,000	\$18,126,500,000	\$20,144,900,000	\$22,276,700,000	\$24,530,800,000
Finance, Insurance, & Real Estate (1996 \$)	\$3,617,310,000	\$4,803,430,000	\$6,600,850,000	\$8,476,150,000	\$12,153,700,000	\$13,862,800,000	\$15,688,500,000	\$17,666,000,000	\$19,784,200,000	\$22,033,100,000
Services (1996 \$)	\$10,401,900,000	\$14,915,700,000	\$22,532,200,000	\$30,044,900,000	\$42,959,700,000	\$50,244,000,000	\$58,890,800,000	\$69,107,300,000	\$81,084,500,000	\$95,046,200,000
Federal Civilian Government (1996 \$)	\$3,751,390,000	\$4,391,100,000	\$4,780,640,000	\$5,147,370,000	\$5,442,790,000	\$5,621,590,000	\$5,826,300,000	\$6,051,600,000	\$6,295,200,000	\$6,556,750,000
Federal Military Government (1996 \$)	\$2,475,230,000	\$3,160,120,000	\$2,765,140,000	\$3,080,300,000	\$3,297,820,000	\$3,501,760,000	\$3,705,550,000	\$3,907,320,000	\$4,105,500,000	\$4,298,440,000
State & Local Government (1996 \$)	\$7,767,210,000	\$9,425,300,000	\$12,287,500,000	\$13,602,900,000	\$16,338,300,000	\$18,271,300,000	\$20,198,700,000	\$22,200,700,000	\$24,272,200,000	\$26,403,700,000

Source: Woods & Poole Economics, Inc.

Table 8-2

Georgia: Earnings by Sector (%)										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total (1996 \$)	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Farm (1996 \$)	0.16%	1.27%	1.36%	1.40%	0.98%	0.93%	0.89%	0.85%	0.82%	0.79%
Agricultural Services, Other (1996 \$)	0.37%	0.41%	0.46%	0.53%	0.59%	0.60%	0.61%	0.62%	0.62%	0.62%
Mining (1996 \$)	0.65%	0.48%	0.36%	0.29%	0.27%	0.25%	0.22%	0.21%	0.19%	0.18%
Construction (1996 \$)	5.66%	6.57%	5.82%	5.39%	6.00%	5.86%	5.67%	5.46%	5.26%	5.06%
Manufacturing (1996 \$)	22.54%	20.03%	17.51%	16.84%	14.86%	14.45%	14.05%	13.59%	13.08%	12.53%
Trans, Comm, & Public Utilities (1996 \$)	9.33%	8.85%	8.75%	9.43%	9.89%	9.99%	10.01%	9.96%	9.84%	9.63%
Wholesale Trade (1996 \$)	8.87%	9.04%	8.86%	8.17%	8.44%	8.36%	8.21%	8.05%	7.88%	7.71%
Retail Trade (1996 \$)	10.33%	10.64%	9.17%	9.08%	8.99%	8.97%	8.93%	8.87%	8.80%	8.71%
Finance, Insurance, & Real Estate (1996 \$)	5.44%	5.59%	6.43%	6.86%	7.57%	7.66%	7.73%	7.78%	7.81%	7.82%
Services (1996 \$)	15.63%	17.36%	21.95%	24.33%	26.77%	27.78%	29.02%	30.44%	32.02%	33.73%
Federal Civilian Government (1996 \$)	5.64%	5.11%	4.66%	4.17%	3.39%	3.11%	2.87%	2.67%	2.49%	2.33%
Federal Military Government (1996 \$)	3.72%	3.68%	2.69%	2.49%	2.06%	1.94%	1.83%	1.72%	1.62%	1.53%
State & Local Government (1996 \$)	11.67%	10.97%	11.97%	11.01%	10.18%	10.10%	9.95%	9.78%	9.58%	9.37%

Source: Woods & Pool Economics, Inc.

B. Average Weekly Wages Paid by Sector to Individuals

Table 9-2

Atkinson County: Average Weekly Wages											
Category	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
All Industries	\$276	\$288	\$295	\$319	\$344	\$354	\$349	\$378	\$357	\$399	\$404
Agri, Forestry, Fishing	NA	138	147	178	192	157	181	199	168	198	164
Mining	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Construction	NA	NA	NA	NA	NA	288	296	NA	NA	229	478
Manufacturing	NA	321	331	383	397	417	407	446	423	469	473
Manufacturing Georgia	NA	450	473	503	511	531	555	588	620	656	684
Transportation, Comm, Util	NA	NA	268	281	241	302	342	461	NA	460	374
Wholesale	NA	357	342	NA	NA	347	382	NA	322	561	365
Retail	NA	167	162	181	193	178	180	198	176	205	210
Financial, Insurance, Real Estate	NA	324	325	340	382	402	406	451	470	486	448
Services	NA	194	210	232	265	307	317	303	325	305	286
Federal Gov	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
State Gov	NA	398	NA	NA	NA	NA	NA	NA	NA	469	461
Local Gov	NA	NA	NA	227	231	225	252	296	268	284	312

Source: U.S. Bureau of Labor Statistics

Table 10-2

Georgia: Average Weekly Wages											
Category	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
All Industries	\$404	\$424	\$444	\$471	\$480	\$488	\$509	\$531	\$562	\$598	\$629
Agri, Forestry, Fishing	267	276	285	297	304	312	322	336	347	373	390
Mining	561	589	605	NA	NA	698	734	741	781	832	866
Construction	NA	434	439	451	461	479	508	534	556	590	623
Manufacturing	NA	450	473	503	511	531	555	588	620	656	684
Transportation, Comm, Util	NA	603	635	689	709	720	737	769	805	842	895
Wholesale	NA	603	632	669	695	711	729	762	809	873	932
Retail	NA	236	244	255	260	267	275	286	299	318	335
Financial, Insurance, Real Estate	NA	544	569	627	648	648	693	741	799	872	900
Services	NA	414	439	464	471	475	501	519	551	580	611
Federal Gov	NA	543	584	612	651	667	666	701	774	791	808
State Gov	NA	451	462	460	471	NA	493	517	533	561	579
Local Gov	NA	387	401	401	410	420	440	461	480	506	523

Source: U.S. Bureau of Labor Statistics

C. Personal Income by Type

Table 11-2

Atkinson County: Personal Income by Type										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total (1996 \$)	\$59,491,000	\$81,198,000	\$91,572,000	\$117,552,000	\$139,680,000	\$156,856,000	\$175,470,000	\$194,987,000	\$215,083,000	\$235,530,000
Total GA (1966\$)	\$84,202,100,000	\$110,382,000,000	\$134,782,000,000	\$163,230,000,000	\$209,309,000,000	\$236,962,000,000	\$266,921,000,000	\$299,617,000,000	\$335,164,000,000	\$373,728,000,000
Wages & Salaries (1996 \$)	\$14,014,000	\$26,090,000	\$30,696,000	\$41,521,000	\$47,868,000	\$54,674,000	\$61,941,000	\$69,428,000	\$76,922,000	\$84,245,000
Other Labor Income (1996 \$)	\$1,708,000	\$3,568,000	\$4,577,000	\$5,939,000	\$5,830,000	\$6,567,000	\$7,338,000	\$8,113,000	\$8,867,000	\$9,580,000
Proprietors Income (1996 \$)	\$7,386,000	\$14,820,000	\$21,069,000	\$29,379,000	\$35,021,000	\$39,235,000	\$43,812,000	\$48,447,000	\$52,991,000	\$57,323,000
Dividends, Interest, & Rent (1996 \$)	\$9,308,000	\$11,994,000	\$11,675,000	\$11,598,000	\$15,329,000	\$16,720,000	\$18,206,000	\$19,780,000	\$21,435,000	\$23,165,000
Transfer Payments to Persons (1996 \$)	\$13,275,000	\$16,183,000	\$18,847,000	\$24,880,000	\$27,676,000	\$31,011,000	\$34,834,000	\$39,201,000	\$44,191,000	\$49,901,000
Less: Social Ins. Contributions (1996 \$)	\$739,000	\$1,856,000	\$2,426,000	\$3,526,000	\$3,653,000	\$4,316,000	\$5,067,000	\$5,858,000	\$6,664,000	\$7,459,000
Residence Adjustment (1996 \$)	\$14,539,000	\$10,399,000	\$7,134,000	\$7,761,000	\$11,609,000	\$12,965,000	\$14,406,000	\$15,876,000	\$17,341,000	\$18,775,000

Source: Woods & Poole Economics, Inc.

Table 12-2

Atkinson County: Income by Type (%)										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total (1996 \$)	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Wages & Salaries (1996 \$)	23.56%	32.13%	33.52%	35.32%	34.27%	34.86%	35.30%	35.61%	35.76%	35.77%
Other Labor Income (1996 \$)	2.87%	4.39%	5.00%	5.05%	4.17%	4.19%	4.18%	4.16%	4.12%	4.07%
Proprietors Income (1996 \$)	12.42%	18.25%	23.01%	24.99%	25.07%	25.01%	24.97%	24.85%	24.64%	24.34%
Dividends, Interest, & Rent (1996 \$)	15.65%	14.77%	12.75%	9.87%	10.97%	10.66%	10.38%	10.14%	9.97%	9.84%
Transfer Payments to Persons (1996 \$)	22.31%	19.93%	20.58%	21.17%	19.81%	19.77%	19.85%	20.10%	20.55%	21.19%
Less: Social Ins. Contributions (1996 \$)	1.24%	2.29%	2.65%	3.00%	2.62%	2.75%	2.89%	3.00%	3.10%	3.17%
Residence Adjustment (1996 \$)	24.44%	12.81%	7.79%	6.60%	8.31%	8.27%	8.21%	8.14%	8.06%	7.97%

Source: Woods & Poole Economics, Inc.

Table 13-2

Georgia: Personal Income by Type									
	1985	1990	1995	2000	2005	2010	2015	2020	
	\$202,100,000	\$110,382,000,000	\$134,782,000,000	\$163,230,000,000	\$209,309,000,000	\$236,962,000,000	\$266,921,000,000	\$299,617,000,000	\$335,164,000,000
	,972,900,00	\$68,598,800,000	\$81,355,600,000	\$96,422,800,000	\$128,049,000,000	\$144,760,000,000	\$162,812,000,000	\$182,588,000,000	\$204,172,000,000
	79,350,00	\$9,626,200,000	\$11,702,300,000	\$14,092,000,000	\$14,308,000,000	\$15,909,500,000	\$17,605,100,000	\$19,429,500,000	\$21,384,600,000
	84,850,00	\$7,694,690,000	\$9,584,280,000	\$12,998,900,000	\$18,105,400,000	\$20,196,600,000	\$22,501,700,000	\$25,001,500,000	\$27,696,800,000
	,987,000,00	\$17,428,300,000	\$23,366,900,000	\$26,625,000,000	\$35,169,000,000	\$39,713,000,000	\$44,582,200,000	\$49,772,600,000	\$55,274,600,000
	67,380,00	\$11,841,300,000	\$14,749,800,000	\$20,606,700,000	\$23,300,900,000	\$26,662,000,000	\$30,514,500,000	\$34,921,900,000	\$39,972,800,000
	78,190,00	\$4,527,880,000	\$5,839,730,000	\$7,270,250,000	\$9,397,990,000	\$11,070,600,000	\$12,973,800,000	\$15,086,600,000	\$17,406,500,000
	1,163,00C	(\$279,790,000)	(\$136,775,000)	(\$245,276,000)	(\$224,740,000)	\$791,423,000	\$1,879,200,000	\$2,989,750,000	\$4,070,240,000

Source: Woods & Pool Economics, Inc.

Table 14-2

Georgia: Income by Type (%)										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total (1996 \$)	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Wages & Salaries (1996 \$)	64.10%	62.15%	60.36%	59.07%	61.18%	61.09%	61.00%	60.94%	60.92%	60.92%
Other Labor Income (1996 \$)	8.41%	8.72%	8.68%	8.63%	6.84%	6.71%	6.60%	6.48%	6.38%	6.28%
Proprietors Income (1996 \$)	6.51%	6.97%	7.11%	7.96%	8.65%	8.52%	8.43%	8.34%	8.26%	8.19%
Dividends, Interest, & Rent (1996 \$)	13.05%	15.79%	17.34%	16.31%	16.80%	16.76%	16.70%	16.61%	16.49%	16.34%
Transfer Payments to Persons (1996 \$)	11.72%	10.73%	10.94%	12.62%	11.13%	11.25%	11.43%	11.66%	11.93%	12.25%
Less: Social Ins. Contributions (1996 \$)	3.54%	4.10%	4.33%	4.45%	4.49%	4.67%	4.86%	5.04%	5.19%	5.33%
Residence Adjustment (1996 \$)	-0.25%	-0.25%	-0.10%	-0.15%	-0.11%	0.33%	0.70%	1.00%	1.21%	1.35%

Source: Woods & Pool Economics, Inc.

F. Labor Force Data

Table 15-2

Atkinson County: Employment by Occupation				
Category	1990	2000	GA 1990	GA 2000
TOTAL All Occupations	2523	3193	3092057	3839756
Executive, Administrative and Managerial (not Farm)	142	253	378984	538647
Professional and Technical Specialty	216	340	383012	717312
Technicians & Related Support	37	NA	110766	NA
Sales	141	205	379746	446876
Clerical and Administrative Support	234	338	494823	581364
Private Household Services	19	NA	15882	NA
Protective Services	16	NA	52596	NA
Service Occupations (not Protective & Household)	193	214	302084	444077
Farming, Fishing and Forestry	315	213	68111	24489
Precision Production, Craft, and Repair	365	699	366819	346326
Machine Operators, Assemblers & Inspectors	449	441	262930	415849
Transportation & Material Moving	207	388	142189	254652
Handlers, Equipment Cleaners, helpers & Laborers	189	NA	134115	NA

Source: U.S. Bureau of the Census

Table 16-2

Atkinson County: Employment by Occupation(%)		
Category	1990	2000
TOTAL All Occupations	100.00%	100.00%
Executive, Administrative and Managerial (not Farm)	5.63%	7.92%
Professional and Technical Specialty	8.56%	10.65%
Technicians & Related Support	1.47%	NA
Sales	5.59%	6.42%
Clerical and Administrative Support	9.27%	10.59%
Private Household Services	0.75%	NA
Protective Services	0.63%	NA
Service Occupations (not Protective & Household)	7.65%	6.70%
Farming, Fishing and Forestry	12.49%	6.67%
Precision Production, Craft, and Repair	14.47%	21.89%
Machine Operators, Assemblers & Inspectors	17.80%	13.81%
Transportation & Material Moving	8.20%	12.15%
Handlers, Equipment Cleaners, helpers & Laborers	7.49%	NA

Source: U.S. Bureau of the Census

Table 17-2

Pearson city: Employment by Occupation		
Category	1990	2000
TOTAL All Occupations	607	753
Executive, Administrative and Managerial (not Farm)	38	24
Professional and Technical Specialty	67	79
Technicians & Related Support	4	NA
Sales	37	25
Clerical and Administrative Support	43	50
Private Household Services	4	NA
Protective Services	0	NA
Service Occupations (not Protective & Household)	43	44
Farming, Fishing and Forestry	61	73
Precision Production, Craft, and Repair	65	239
Machine Operators, Assemblers & Inspectors	142	81
Transportation & Material Moving	52	78
Handlers, Equipment Cleaners, helpers & Laborers	51	NA

Source: U.S. Bureau of the Census

Table 18-2

Pearson city: Employment by Occupation(%)		
Category	1990	2000
TOTAL All Occupations	100.00%	100.00%
Executive, Administrative and Managerial (not Farm)	6.26%	3.19%
Professional and Technical Specialty	11.04%	10.49%
Technicians & Related Support	0.66%	NA
Sales	6.10%	3.32%
Clerical and Administrative Support	7.08%	6.64%
Private Household Services	0.66%	NA
Protective Services	0.00%	NA
Service Occupations (not Protective & Household)	7.08%	5.84%
Farming, Fishing and Forestry	10.05%	9.69%
Precision Production, Craft, and Repair	10.71%	31.74%
Machine Operators, Assemblers & Inspectors	23.39%	10.76%
Transportation & Material Moving	8.57%	10.36%
Handlers, Equipment Cleaners, helpers & Laborers	8.40%	NA

Source: U.S. Bureau of the Census

Table 19-2

Willacoochee city: Employment by Occupation		
Category	1990	2000
TOTAL All Occupations	450	593
Executive, Administrative and Managerial (not Farm)	14	14
Professional and Technical Specialty	16	54
Technicians & Related Support	6	NA
Sales	14	40
Clerical and Administrative Support	52	72
Private Household Services	3	NA
Protective Services	3	NA
Service Occupations (not Protective & Household)	28	30
Farming, Fishing and Forestry	35	80
Precision Production, Craft, and Repair	105	172
Machine Operators, Assemblers & Inspectors	87	54
Transportation & Material Moving	47	55
Handlers, Equipment Cleaners, helpers & Laborers	40	NA

Source: U.S. Bureau of the Census

Table 20-2

Willacoochee city: Employment by Occupation(%)		
Category	1990	2000
TOTAL All Occupations	100.00%	100.00%
Executive, Administrative and Managerial (not Farm)	3.11%	2.36%
Professional and Technical Specialty	3.56%	9.11%
Technicians & Related Support	1.33%	NA
Sales	3.11%	6.75%
Clerical and Administrative Support	11.56%	12.14%
Private Household Services	0.67%	NA
Protective Services	0.67%	NA
Service Occupations (not Protective & Household)	6.22%	5.06%
Farming, Fishing and Forestry	7.78%	13.49%
Precision Production, Craft, and Repair	23.33%	29.01%
Machine Operators, Assemblers & Inspectors	19.33%	9.11%
Transportation & Material Moving	10.44%	9.27%
Handlers, Equipment Cleaners, helpers & Laborers	8.89%	NA

Source: U.S. Bureau of the Census

Table 21-2

Georgia: GA Employment by Occupation		
Category	1990	2000
TOTAL All Occupations	3092057	3839756
Executive, Administrative and Managerial (not Farm)	378984	538647
Professional and Technical Specialty	383012	717312
Technicians & Related Support	110766	NA
Sales	379746	446876
Clerical and Administrative Support	494823	581364
Private Household Services	15882	NA
Protective Services	52596	NA
Service Occupations (not Protective & Household)	302084	444077
Farming, Fishing and Forestry	68111	24489
Precision Production, Craft, and Repair	366819	346326
Machine Operators, Assemblers & Inspectors	262930	415849
Transportation & Material Moving	142189	254652
Handlers, Equipment Cleaners, helpers & Laborers	134115	NA

Source: U.S. Bureau of the Census

Table 22-2

Georgia: GA Employment by Occupation (%)		
Category	1990	2000
TOTAL All Occupations	100.00%	100.00%
Executive, Administrative and Managerial (not Farm)	12.26%	14.03%
Professional and Technical Specialty	12.39%	18.68%
Technicians & Related Support	3.58%	NA
Sales	12.28%	11.64%
Clerical and Administrative Support	16.00%	15.14%
Private Household Services	0.51%	NA
Protective Services	1.70%	NA
Service Occupations (not Protective & Household)	9.77%	11.57%
Farming, Fishing and Forestry	2.20%	0.64%
Precision Production, Craft, and Repair	11.86%	9.02%
Machine Operators, Assemblers & Inspectors	8.50%	10.83%
Transportation & Material Moving	4.60%	6.63%
Handlers, Equipment Cleaners, helpers & Laborers	4.34%	NA

Source: U.S. Bureau of the Census

Table 23-2

All of United States: US Employment by Occupation (%)		
Category	1990	2000
TOTAL All Occupations	100.00%	100.00%
Executive, Administrative and Managerial (not Farm)	12.32%	13.45%
Professional and Technical Specialty	14.11%	20.20%
Technicians & Related Support	3.68%	NA
Sales	11.79%	11.25%
Clerical and Administrative Support	16.26%	15.44%
Private Household Services	0.45%	NA
Protective Services	1.72%	NA
Service Occupations (not Protective & Household)	11.04%	12.01%
Farming, Fishing and Forestry	2.46%	0.73%
Precision Production, Craft, and Repair	11.33%	8.49%
Machine Operators, Assemblers & Inspectors	6.83%	9.45%
Transportation & Material Moving	4.08%	6.14%
Handlers, Equipment Cleaners, helpers & Laborers	3.94%	NA

Source: U.S. Bureau of the Census

Table 24-2

All of United States: US Employment by Occupation (%)		
Category	1990	2000
TOTAL All Occupations	100.00%	100.00%
Executive, Administrative and Managerial (not Farm)	12.32%	13.45%
Professional and Technical Specialty	14.11%	20.20%
Technicians & Related Support	3.68%	NA
Sales	11.79%	11.25%
Clerical and Administrative Support	16.26%	15.44%
Private Household Services	0.45%	NA
Protective Services	1.72%	NA
Service Occupations (not Protective & Household)	11.04%	12.01%
Farming, Fishing and Forestry	2.46%	0.73%
Precision Production, Craft, and Repair	11.33%	8.49%
Machine Operators, Assemblers & Inspectors	6.83%	9.45%
Transportation & Material Moving	4.08%	6.14%
Handlers, Equipment Cleaners, helpers & Laborers	3.94%	NA

Source: U.S. Bureau of the Census

Table 25-2

Atkinson County: Labor Force Participation		
Category	1990	2000
TOTAL Males and Females	4567	5521
In Labor Force	2738	3369
Civilian Labor Force	2736	3369
Civilian Employed	2523	3193
Civilian Unemployed	213	176
In Armed Forces	2	0
Not in Labor Force	1829	2152
TOTAL Males	2171	2733
TOTAL MALES GEORGIA	2357580	3032442
Male In Labor Force	1501	1943
Male Civilian Labor Force	1499	1943
Male Civilian Employed	1383	1838
Male Civilian Unemployed	116	105
Male In Armed Forces	2	0
Male Not in Labor Force	670	790
TOTAL Females	2396	2788
TOTAL FEMALES GA	2582194	3218245
Female In Labor Force	1237	1426
Female Civilian Labor Force	1237	1426
Female Civilian Employed	1140	1355
Female Civilian Unemployed	97	71
Female In Armed Forces	0	0
Female Not in Labor Force	1159	1362

Source: U.S. Bureau of the Census

Table 26-2

Pearson city: Labor Force Participation		
Category	1990	2000
TOTAL Males and Females	1207	1322
In Labor Force	662	806
Civilian Labor Force	660	806
Civilian Employed	607	753
Civilian Unemployed	53	53
In Armed Forces	2	0
Not in Labor Force	545	516
TOTAL Males	547	668
Male In Labor Force	356	469
Male Civilian Labor Force	354	469
Male Civilian Employed	322	436
Male Civilian Unemployed	32	33
Male In Armed Forces	2	0
Male Not in Labor Force	191	199
TOTAL Females	660	654
Female In Labor Force	306	337
Female Civilian Labor Force	306	337
Female Civilian Employed	285	317
Female Civilian Unemployed	21	20
Female In Armed Forces	0	0
Female Not in Labor Force	354	317

Source: U.S. Bureau of the Census

Table 27-2

Willacoochee city: Labor Force Participation		
Category	1990	2000
TOTAL Males and Females	912	1050
In Labor Force	527	645
Civilian Labor Force	527	645
Civilian Employed	450	593
Civilian Unemployed	77	52
In Armed Forces	0	0
Not in Labor Force	385	405
TOTAL Males	418	486
Male In Labor Force	270	363
Male Civilian Labor Force	270	363
Male Civilian Employed	239	326
Male Civilian Unemployed	31	37
Male In Armed Forces	0	0
Male Not in Labor Force	148	123
TOTAL Females	494	564
Female In Labor Force	257	282
Female Civilian Labor Force	257	282
Female Civilian Employed	211	267
Female Civilian Unemployed	46	15
Female In Armed Forces	0	0
Female Not in Labor Force	237	282

Source: U.S. Bureau of the Census

Table 28-2

Georgia: GA Labor Force Participation		
Category	1990	2000
TOTAL Males and Females	4939774	6250687
In Labor Force	3353372	4129666
Civilian Labor Force	3280314	4062808
Civilian Employed	3092374	3839756
Civilian Unemployed	187940	223052
In Armed Forces	73058	66858
Not in Labor Force	1586402	2121021
TOTAL Males	2357580	3032442
Male In Labor Force	1807053	2217015
Male Civilian Labor Force	1741609	2159175
Male Civilian Employed	1652016	2051523
Male Civilian Unemployed	89593	107652
Male In Armed Forces	65444	57840
Male Not in Labor Force	550527	815427
TOTAL Females	2582194	3218245
Female In Labor Force	1546319	1912651
Female Civilian Labor Force	1538705	1903633
Female Civilian Employed	1440358	1788233
Female Civilian Unemployed	98347	115400
Female In Armed Forces	7614	9018
Female Not in Labor Force	1035875	1305594

Source: U.S. Bureau of the Census

Table 29-2

All of United States: US Labor Force Participation		
Category	1990	2000
TOTAL Males and Females	191293337	217168077
In Labor Force	124882409	138820935
Civilian Labor Force	123176636	137668798
Civilian Employed	115431436	129721512
Civilian Unemployed	7745200	7947286
In Armed Forces	1705773	1152137
Not in Labor Force	66410928	78347142
TOTAL Males	91866829	104982282
Male In Labor Force	68417853	74273203
Male Civilian Labor Force	66897041	73285305
Male Civilian Employed	62639048	69091443
Male Civilian Unemployed	4257993	4193862
Male In Armed Forces	1520812	987898
Male Not in Labor Force	23448976	30709079
TOTAL Females	99426508	112185795
Female In Labor Force	56464556	64547732
Female Civilian Labor Force	56279595	64383493
Female Civilian Employed	52792388	60630069
Female Civilian Unemployed	3487207	3753424
Female In Armed Forces	184961	164239
Female Not in Labor Force	42961952	47638063

Source: U.S. Bureau of the Census

Table 30-2

Atkinson County: Labor Statistics											
Category	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
Labor Force	2,770	2,486	2,664	2,829	2,976	3,137	3,126	3,340	3,146	3,343	3,434
Employed	2,559	2,336	2,413	2,599	2,788	2,922	2,900	3,059	2,900	3,137	3,175
Unemployed	211	150	251	230	188	215	226	281	246	206	259
Unemployment Rate	7.6%	6.0%	9.4%	8.1%	6.3%	6.9%	7.2%	8.4%	7.8%	6.2%	7.5%
Unemployment Rate Georgia	5.5%	5.0%	7.0%	5.8%	5.2%	4.9%	4.6%	4.5%	4.2%	4.0%	3.7%

Source: Georgia Department of Labor

Table 31-2

Georgia: Labor Statistics											
Category	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
Labor Force	3,300,380	3,263,876	3,353,566	3,467,191	3,577,505	3,617,165	3,738,850	3,904,474	4,014,526	4,078,263	4,173,274
Employed	3,118,253	3,099,103	3,119,071	3,265,259	3,391,782	3,440,859	3,566,542	3,727,295	3,845,702	3,916,080	4,018,876
Unemployed	182,127	164,772	234,495	201,932	185,722	176,306	172,308	177,179	168,824	162,183	154,398
Unemployment Rate	5.5%	5.0%	7.0%	5.8%	5.2%	4.9%	4.6%	4.5%	4.2%	4.0%	3.7%

Source: Georgia Department of Labor

Table 32-2

United States: Labor Statistics												
Category	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
Labor Force (thousands)	125,840	126,346	128,105	129,200	196,814	132,304	133,943	136,297	137,673	139,368	140,863	141,815
Employed (thousands)	118,793	117,718	118,492	120,259	123,060	124,900	126,708	129,558	131,463	133,488	135,208	135,073
Unemployed (thousands)	7,047	8,628	9,613	8,940	7,996	7,404	7,236	6,739	6,210	5,880	5,655	6,742
Unemployment Rate	5.6%	6.8%	7.5%	6.9%	6.1%	5.6%	5.4%	4.9%	4.5%	4.2%	4.0%	4.8%

*Source: U.S. Bureau of Labor Statistics

Table 33-2

Atkinson County: Labor Force by Place of Work		
Category	1990	2000
Worked in County of Residence	1443	1796
Worked outside county of Residence	1026	1341

Source: U.S. Bureau of the Census

2.2.0.0: Assessment

Employment and Earnings by Sector

There has been little notable growth or decline in employment in any economic sector. The manufacturing sector continues to increase at a steady pace but not at as fast a rate as once projected. This trend could be attributed to the slowing of production of the mobile home manufactures in conjunction with the world economic down turn. The farming sector is on a slow decline and this trend could be attributed to future generations of farmers leaving the family farms to seek employment in other fields. This relatively stable employment is a result of the adequate number of jobs available in Atkinson County with a somewhat high number of out-of-county commuting residents.

The Atkinson County economy has a greater share of employment and earnings, when compared with the state, in the following sectors, farming, agricultural services, manufacturing, and surprisingly state and local government. When compared to surrounding areas, Atkinson County enjoys a greater share of employment and earnings in the following sectors, farming and manufacturing. Both of these sectors have shown consistent growth, but farming which compared to state and national percentages is a much greater part of the Atkinson County economy is steadily declining.

Average Weekly Wages Paid by Sector to Individuals

Atkinson County local wages, when compared to surrounding areas are found to be comparable to those wages, but over all wages are much less than the state of Georgia. Because of the low cost of living and the availability of low cost housing the local wages being paid are sufficient. Job training programs are in place at our area technical school campuses located in Pearson, Coffee County, and Ben Hill County.

Training is also available at our local area colleges in Coffee County, and Ware County where certificate courses and continued learning education are available to improve and learn new job skills. East Central Technical College also offers courses for new job skills and job skill improvement at its Pearson campus.

Major Community-Level Economic Activities

City of Pearson:

First Line Inc. has purchase the Cady Industries plant that closed in April 2004. First Line is operating the plant and projections are for full plant operations to occur within a year with over 200 persons employed as re-hires or new hires. This major economic activity is due to the collaboration and agreement of the City of Pearson's Mayor and City Council, the City of Pearson Industrial Authority, and the Atkinson County Commission combined in a collective single cause for betterment of their citizens.

The Fleetwood-Springhill mobile home manufacturing located in Pearson is on a trend to reopen its doors within a year. When the plant is fully operational it is expected to bring

205 new jobs to Pearson and Atkinson County. This supports the trend as manufacturing being a major earning sector within Atkinson County. It also indicates the community trend for the need of more low skilled jobs rather than jobs for highly trained persons.

The Fleetwood- Eagle Trace mobile home manufacturing plant located in Pearson employs approximately 140 persons on average. With present economic indicators increasing, this plant expects to increase production and have an increase in the number of manufacturing jobs. This also supports the trend of the manufacturing sector both in earnings and employment.

Cherokee Manufacturing a manufacturer and distributor of nursery product in Pearson has continued to grow in sales and distribution. This manufacturing plant has remained stable in its employment numbers with the expectation of increasing in the near future.

Financial, Professional, Retail, and Service businesses continue to locate and/or expand in the City of Pearson and are providing a substantial amount of employment as well as goods and services required in our community. Retail sales growth in Pearson has fueled the Local option Sales Tax and the Special Local Option Sales Tax. The retail sales in the City of Pearson generate the majority of the LOST and SPLOST sales tax proceeds paid to our City, County, and School Governments.

The Mayor and Council of the City of Pearson are very pro-active in the acquisition and construction of public infrastructure and facilities to attract businesses and industries. The City of Pearson's Mayor, Council, and the City of Person Industrial Authority work well with each other to actively seek and entice businesses and industries to their city. Together they have been responsible for the creation of 390 jobs in the City of Pearson.

City of Willacoochee:

Manufactured housing plant SpringHill Homes is a part of the Fleetwood Homes family with 140 employees.

Willacoochee Industrial Fabrics are a manufacturer of woven polypropylene fabrics with 45 employees. WIF expanded in 2004 and has future expansion plans for 2005.

Langboard Inc., is a manufacturer of medium density fiberboard primarily used in molding, furniture, and cabinets with 135 employees.

Specialized Structures Inc., manufactures modular homes and employs 95 people.

L&M Bag ad Supply Company, Inc. is a manufacturer and supplier of nursery products with 25 employees.

Progro, Inc. manufactures shade cloth and employs 21 people.

Langboard Moulding manufactures moulding, baseboard, and doorframes and employs 43 people.

Steamco manufactures steam boiler cleaner and re-conditioner with 12 employees. Georgia Sweetwater Catfish is a catfish processing plant, which at present employs 25 people with expectations to expand to 75 employees.

Whitley USA an Australian owned boat company slated to began operation sometime in 2004.

The City of Willacoochee not only has a very active and aggressive Development Authority, but an active and aggressive Mayor and City Council that work well with each other to actively seek and entice new employers, businesses and industries to their city. Looking at the above list one can see they have been quite successful in their endeavors at increasing the job market, improving the economic base, and improving quality of life for their citizens. One can see the employment and earnings of the economy following the manufacturing trend as with the City of Pearson.

Special and Unique Economic Activities

Our unique economic activity in Atkinson County focuses on tourism related to the Alapaha River, Satilla River, Willacoochee River, and our many wetland areas located mainly in the southern section of Atkinson County. Using them to attract and develop Eco Tourism can expand the attractions of the river. With bird watching and bike riding being the number one and two past times in the state, these areas can become primary tourist attractions. Of great ecological importance are the Carolina Bays, which are unique to Atkinson County, and other wetlands within the county. These bays and wetlands provide valuable wildlife habitat and nesting areas for migratory and indigenous waterfowl and other bird species. Hawks and Eagles (both are protected species) are among the wildlife species dependant upon these bays and wetlands for habitat and final retreat from human encroachment, and would provide many a pleasurable and rare treat for birdwatchers everywhere. Our rural area is ideal with its rich agricultural history that still operates grits mills and “old timey” cane syrup making, ornately beautiful old homes, and lovely country side with an abundance of wildlife will provide a bike route for riders to truly experience the “Southern Hospitality of the Deep South”.

Labor Force Data

Unemployment rates for Atkinson County are higher than both the state and the national averages. The trend of rising unemployment in Atkinson County can be attributed to the down turn in the economy not only on the local level but also on the state and national level.

Local training programs are available through post-secondary colleges and technical colleges in Pearson, Coffee County, Ware County, Ben Hill County, Tift County and Lowndes County.

Over all Atkinson County is becoming a bedroom community. As of 2000, 57% worked in the county of residence with 43% working outside county of residence. Services for these residences are already in place such as water and sewer, fire, police protection, and

recreational facilities. The Pearson Recreation Park with organized T-ball and Little League programs has baseball and softball fields, a tennis court, and a good fishing hole. The Willacoochee City Park has basketball, tennis court, a picnic area, two softball and one football field; the Pioneer Park has one basketball court, one volleyball court and picnic area and the Main Street Park has a walking track and a pavilion. Atkinson County provides a public boat ramp located on the Satilla River at SR 64, and plans for another public boat ramp for the Alapaha River has been placed in the five-year plan. Atkinson County as of 2000 had 987 persons coming into our county to work. Affordable and low cost housing are available for these individuals.

The types of jobs found in Atkinson County are sufficient for our current and future residents.

Economic Development Resources

Economic Development Agencies:

Atkinson County Chamber of Commerce
Atkinson County Development Authority
Atkinson County-Coffee Co. Joint Development Authority
City of Willacoochee Development Authority
Pearson Industrial Development Authority
Atkinson County Planning Commission
SEGA RDC

Atkinson County has a broad range of economic development agencies in the community, which are headed by good strong leadership. The Atkinson County Chamber of Commerce is active in many civic projects such as, sponsoring the 3rd annual Pine & Ag Festival, Christmas Parade, and spear heading the Atkinson Leadership classes, which is financed by the Fanning Institute to help discover and cultivate new leaders for our community.

Atkinson County Planning Commission is a newly enacted board that will make recommendations to the Board of Commission regarding zoning, permitting, and codes, for new subdivision request within the county.

The City of Willacoochee Development Authority works closely with the Mayor, and Council to promote industry and trade, and to recruit a diversity of industries for Willacoochee.

The City of Pearson Industrial Development Authority is empowered by the City of Pearson to promote and recruit industry to the City of Pearson.

Economic Development Programs

Our programs developed with the assistance of the SEGaRDC are bringing in tax money and jobs. Our Revolving Loan Funds make expansion by existing industries and start-up

costs for new businesses manageable. In the future we will be looking for additional assistance—tools, contacts, education—to further development in Atkinson County.

We can utilize programs from surrounding area colleges and technical colleges in Pearson, Douglas, Waycross, Fitzgerald, Tifton, and Valdosta to provide direct training for employees for specific industries. Many of our existing industries' training needs is met through in-house training programs.

Implementation

Atkinson County has an excellent location between I-10, I-95, I-16, and I-75; centrally located between the Ports of Savannah, Brunswick, and Jacksonville; and is bisected east west by the South Georgia Parkway (US 82) and north south by US 441. St. Marys Railway West located in Pearson Georgia operates a freight line with several sidetracks. The rail line runs parallel to the South Georgia Parkway from Pearson, Georgia through Waresboro, Georgia and has direct access to Rice Yard in Waycross Georgia so that freight can be received from or shipped to markets coast to coast. Other incentives for locating in Atkinson County include ample recreation and rural living opportunities, a small local airport, and good school facilities and faculty. Colleges and technical institutes are located in Pearson and nearby in Ben Hill, Coffee, Lowndes, Tift, and Ware Counties. Atkinson County has a sound recreational program that is complemented by social activities in churches, fraternal and civic organizations. Our solid waste program offers a wide range of services including countywide curbside service for residents and businesses, tire disposal, white goods disposal, and some cardboard recycling. The solid waste program is fully capable of handling waste from new businesses and industries that locate in our county. Water and sewer services are offered by the cities of Pearson and Willacoochee. City of Pearson has recently constructed a new wastewater treatment plant that is permitted to process up to 900,000 gallons per day. City of Willacoochee developed an industrial park, which includes the industries of Langboard, SteamCo, TLC Moulding, L&M bag, Specialized Structure Inc, and Georgia Sweetwater Catfish. Both the City of Pearson and City of Willacoochee is host to annual tourism-oriented events. The City of Pearson hosts the Atkinson County Pine and Agricultural Festival and City of Willacoochee hosts the Wilacoochee Old Fashion Day.

The City of Pearson has a diverse mixture of home-style restaurants, family eateries, and fast food vendors. Chinese and Hispanic cuisine is also available in the City of Pearson.

The City of Willacoochee also provides a mixture of family eateries and fast food vendors along with Hispanic cuisine.

Our new high school will graduate its first class of seniors May 2004. Many new vocational classes have been added to the curriculum with East Central Technical College conducting vocational classes on campus.

City of Willacoochee's Mayor; a member of the Georgia Academy of Economic Development, Region 11, participated in the development of the program; Trains, Trees,

and Terrific Agriculture, An Invitation to Become An Eco-Tourist. This program is designed to encourage tourism in the Region 11 area.

When asked how much growth is desired the overwhelming answer is minimum approximately 12% per decade. More affordable housing is needed throughout the county to retain and support the expansion of existing businesses located inside of Atkinson County. With the manufacturing employment sector already high in Atkinson County, encouraging more manufacturing businesses to our county should be pursued but we could benefit from wholesale and retail businesses and industries being encouraged to locate in Atkinson County, Pearson and Willacoochee.

New businesses and industries can be offered such incentives as; tax abatements, grants, free land use, landfill, and excellent location close to major highways such as Highway 441 and Highway 82. Job training and/or educational programs already exist in our area technical school, which is expanding its curriculum every day.

Infrastructure improvements that will make to support economic development goals are increasing sewer and water, roads and streets, and a ten-acre county owned tract. The community already works with its neighbor Coffee County in the Coffee/Atkinson County Joint Development Authority.

2.3.0.0: Goals & Implementation

Goal

Increase jobs in Pearson, Willacoochee and Atkinson County, and achieve a balance of skilled and non-skilled jobs.

Policy

Encourage preservation and expansion of existing area industries.

Action

Regular visitation of local and corporate headquarters by local government officials
Aid in exporting by involving the Georgia Department of Industry Trade and Tourism
Show appreciation of existing businesses/industries by holding regular luncheon meetings. Conduct a historical survey of Pearson, Willacoochee, and Atkinson.

Policy

Increase tourism awareness inside and outside of Pearson, Willacoochee, and Atkinson County.

Action

Implement a tourism program that focuses on the following by advertising brochures, and radio PSA:

- 1- Revitalization of downtown and historic areas
- 2- Hunting and fishing
- 3- Old Fashion Day Festival
- 4- Pine & Agricultural Festival

Policy

Encourage new industrial growth that provides quality employment opportunities and make effective use of existing resources.

Action

Promotion programs coordinated through the Chamber of Commerce.
Develop training and certification of Development Authority Members.
Target industries that supplement existing industries.
Continue to support growth of local and regional education facilities through services, planning, and development with school board.

3.0.0.0: Housing

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

3.1.0.0

Inventory

Atkinson County Comprehensive Plan

Inventory of Existing Conditions

Inventory of Types of Housing Units

Table 1-3

Atkinson County: Types of Housing			
Category	1980	1990	2000
TOTAL Housing Units	NA	2449	3171
Single Units (detached)	NA	1461	1587
Single Units (attached)	NA	26	16
Double Units	NA	42	53
3 to 9 Units	NA	70	107
10 to 19 Units	NA	46	3
20 to 49 Units	NA	0	23
50 or more Units	NA	0	0
Mobile Home or Trailer	NA	780	1378
All Other	NA	24	4

Source: U.S. Bureau of the Census

Table 2-3

Pearson city: Types of Housing					
Category	1980	1990		2000	
TOTAL Housing Units	NA	670	670	753	753
Single Units (detached)	NA	389	58.06%	362	48.07%
Single Units (attached)	NA	11	1.64%	2	.27%
Double Units	NA	19	2.84%	32	4.25%
3 to 9 Units	NA	33	4.93%	55	7.30%
10 to 19 Units	NA	38	5.67%	3	.40%
20 to 49 Units	NA	0	0	23	3.05%
50 or more Units	NA	0	0	0	0
Mobile Home or Trailer	NA	175	26.20%	274	36.39%
All Other	NA	5	.75%	2	.27%

Source: U.S. Bureau of the Census

Table 3-3

Willacoochee city: Types of Housing					
Category	1980	1990		2000	
TOTAL Housing Units	NA	520	520	665	665
Single Units (detached)	NA	295	56.73%	323	48.57%
Single Units (attached)	NA	7	1.34%	2	.30%
Double Units	NA	14	2.69%	21	3.16%
3 to 9 Units	NA	37	7.11%	45	6.77%
10 to 19 Units	NA	8	1.54%	0	0
20 to 49 Units	NA	0	0	0	0
50 or more Units	NA	0	0	0	0
Mobile Home or Trailer	NA	159	30.58%	274	37.14%
All Other	NA	0	0	0	

Source: U.S. Bureau of the Census

Table 4-3

Atkinson County: Types of Housing Percent			
Category	1980	1990	2000
TOTAL Housing Units	NA	2449	3171
Single Units (detached)	NA	59.66%	50.05%
Single Units (attached)	NA	1.06%	.50%
Double Units	NA	1.71%	1.67%
3 to 9 Units	NA	2.86%	3.37%
10 to 19 Units	NA	1.88%	.09%
20 to 49 Units	NA	0%	.73%
50 or more Units	NA	0%	0%
Mobile Home or Trailer	NA	31.85%	43.46%
All Other	NA	.98%	.13%

Source: U.S. Bureau of the Census

Table 5-3

Georgia: GA Types of Housing					
Category	1980	1990		2000	
TOTAL Housing Units	NA	2638418	2638418	3281737	3281737
Single Units (detached)	NA	1638847	62.11%	2107317	64.21%
Single Units (attached)	NA	73412	2.78%	94150	2.87%
Double Units	NA	89368	3.39%	90370	2.75%
3 to 9 Units	NA	276220	10.47%	305920	9.32%
10 to 19 Units	NA	138876	5.26%	129276	3.94%
20 to 49 Units	NA	55704	2.11%	57825	1.76%
50 or more Units	NA	38103	1.44%	97628	2.97%
Mobile Home or Trailer	NA	305055	11.56%	394938	12.03%
All Other	NA	22833	.87%	4313	.13%

Source: U.S. Bureau of the Census

Table 6-3

SEG RDC Region, 9 Counties Types of Housing				
Category	1980	1990		2000
TOTAL Housing Units	NA	53764		66081
Single Units (detached)	NA	34038		36524
Single Units (attached)	NA	510		790
Double Units	NA	1641		1556
3 to 9 Units	NA	2349		2515
10 to 19 Units	NA	483		236
20 to 49 Units	NA	90		268
50 or more Units	NA	0		406
Mobile Home or Trailer	NA	14154		23628
All Other	NA	499		158

Source: U.S. Bureau of the Census

Inventory of Age and Condition of Housing Stock

Table 7-3

Atkinson County: Houses Built Before 1939			
Category	1980	1990	2000
1939 or Earlier	437	329	261

Source: U.S. Bureau of the Census

Table 8-3

Pearson city: Houses Built Before 1939			
Category	1980	1990	2000
1939 or Earlier	NA	101	52

Source: U.S. Bureau of the Census

Table 9-3

Willacoochee city: Houses Built Before 1939			
Category	1980	1990	2000
1939 or Earlier	NA	76	73

Source: U.S. Bureau of the Census

Table 10-3

Pearson city: Condition of Housing						
Category	1980		1990		2000	
Complete Plumbing Facilities	NA		651	97.2%	738	98%
Lacking Plumbing Facilities	NA		19	2.84%	15	3.9%

Source: U.S. Bureau of the Census

Table 11-3

Willacoochee city: Condition of Housing						
Category	1980		1990		2000	
Complete Plumbing Facilities	NA		503	96.7%	640	96.2%
Lacking Plumbing Facilities	NA		17	3.5%	25	3.8%

Source: U.S. Bureau of the Census

Table 12-3

Atkinson County: Condition of Housing						
Category	1980		1990		2000	
Complete Plumbing Facilities	NA		2378	97%	3102	97.8%
Lacking Plumbing Facilities	285		71	2.9%	69	2.16%

Source: U.S. Bureau of the Census

Table 13-3

Georgia: GA Houses Built Before 1939						
Category	1980		1990		2000	
1939 or Earlier	296662		212294	8%	192972	5.9%

Source: U.S. Bureau of the Census

Table 14-3

Georgia: GA Condition of Housing						
Category	1980		1990		2000	
Complete Plumbing Facilities	NA		2609956		3252197	
Lacking Plumbing Facilities	35769		28462		29540	

Source: U.S. Bureau of the Census

Table 15-3

Age and Condition of Housing Stock						
Category	1980		1990		2000	
	Atkinson Co	Georgia	Atkinson Co	Georgia	Atkinson Co	Georgia
Units Built Before 1939	NA	NA	13%	8%	8%	6%
Complete Plumbing Facilities	NA	NA	97%	99%	98%	99%
Lacking Plumbing Facilities	NA	NA	3%	1%	2%	0.90%

Source: U.S. Bureau of the Census

Inventory of Owner & Renter Units

Table 16-3

Pearson city: Occupancy Characteristics			
Category	1980	1990	2000
TOTAL Housing Units Built	NA	670	742
Housing Units Vacant	65	60	105
Housing Units Owner Occupied	347	351	382
Housing Units Renter Occupied	147	259	266
Owner to Renter Ratio of Vacancy	NA	NA	0.16
Owner Vacancy Rate	NA	0.3	2.3
Renter Vacancy Rate	NA	8.5	17.9

Source: U.S. Bureau of the Census

Table 17-3

Willacoochee city: Occupancy Characteristics			
Category	1980	1990	2000
TOTAL Housing Units Built	NA	520	655
Housing Units Vacant	72	83	135
Housing Units Owner Occupied	272	332	366
Housing Units Renter Occupied	115	105	164
Owner to Renter Ratio of Vacancy	NA	NA	0.45
Owner Vacancy Rate	NA	2.1	3.94
Renter Vacancy Rate	NA	29.5	16.75

Source: U.S. Bureau of the Census

Table 18-3

Atkinson County: Occupancy Characteristics			
Category	1980	1990	2000
TOTAL Housing Units Built	NA	2449	3171
Housing Units Vacant	304	239	454
Housing Units Owner Occupied	1411	1611	2015
Housing Units Renter Occupied	597	599	702
Owner to Renter Ratio of Vacancy	NA	NA	0.44
Owner Vacancy Rate	NA	1.0	2.75
Renter Vacancy Rate	NA	12.6	15.63

Source: U.S. Bureau of the Census

Table 19-3

Georgia: GA Occupancy Characteristics			
Category	1980	1990	2000
TOTAL Households	1869754	2366615	3007678
Housing Units Vacant	140988	271803	275368
Housing Units Owner Occupied	1215206	1536759	2029293
Housing Units Renter Occupied	654548	829856	977076
Owner to Renter Ratio of Vacancy	NA	0.32	0.51
Owner Vacancy Rate	NA	2.36	2.24
Renter Vacancy Rate	NA	12.36	8.46

Source: U.S. Bureau of the Census

Table 20-3

Housing Occupancy Comparison					
Category	1980 Owner to Renter Ratio	1990 Owner to Renter Ratio	1990 Owner Vacancy	1990 Renter Vacancy Rate	2000 Renter Vacancy Rate
Atkinson County	2.4%	2.7%	1.0%	12.6%	15.63
City of Pearson	2.4%	1.36%	0.3%	8.5%	17.9%
City of Willacoochee	2.4%	3.16%	2.1%	29.5%	16.75%
State of Georgia	1.9%	1.9%	2.36%	12.36%	8.46%

Source: U.S. Bureau of the Census

Cost of Housing Inventory

Table 21-3

Atkinson County: Housing Costs			
Category	1980	1990	2000
Median Property Value	\$17,000	\$30,900	\$32,500
Median Rent	\$50	\$218	\$191

Source: U.S. Bureau of the Census

Table 22-3

Pearson city: Housing Costs			
Category	1980	1990	2000
Median Property Value	NA	\$28,100	\$28,800
Median Rent	NA	\$196	\$188

Source: U.S. Bureau of the Census

Table 23-3

Willacoochee city: Housing Costs			
Category	1980	1990	2000
Median Property Value	NA	\$29,300	\$30,200
Median Rent	NA	\$221	\$171

Source: U.S. Bureau of the Census

Table 24-3

SEG RDC Region, 9 Counties Regional Housing Costs		
Category	1990	2000
Median Property Value	\$40,832	\$48,861
Median Rent	\$197	\$259

Source: U.S. Bureau of the Census

Table 25-3

Georgia: GA Housing Costs			
Category	1980	1990	2000
Median Property Value	\$23,100	\$71,278	\$100,600
Median Rent	\$153	\$365	\$505

Source: U.S. Bureau of the Census

3.2.0.0: Assessment

Inventory of Types of Housing Units

The range of local housing types in Atkinson County, Pearson and Willacoochee is sufficiently diversified. Single units (detached) comprise 50% of the housing types as of 2000, with mobile home or trailer increasing from 31.85% in 1990 to 43.46% in 2000. The 2000 figures show manufactured housing continuing to increase and multi-family units show little or no growth since 1990. The strong manufactured housing presence can be attributed to a low multi-family housing percentage, the construction of manufactured homes within Atkinson County, and the affordability of land. Manufactured housing is also desirable to many people including senior citizens because of the short wait time from purchase to occupying the home.

Atkinson County's current housing supply is consistent with the incomes of workers in the community, including the community's nonresident workforce. Based on economic development and population there are no sectors of the population for which housing is not adequately provided at present. As population increases the need for affordable housing will become more pressing and will need to be addressed.

The only significant change in the types of housing available in the community would be the increase of manufactured housing. The strong manufactured housing presence can be attributed to low multi-family housing percentage, the construction of manufactured homes within Atkinson County, and the affordability of land. Manufactured housing is also desirable to many people including senior citizens because of the short wait time from purchase to occupying the home. We expect this trend to continue to grow and expand in the future.

Inventory of Age and Condition of Housing Stock

In general, housing conditions in Atkinson County, Pearson and Willacoochee are improving as the number of substandard units continues to decline. Only two percent of the housing stock in Pearson, Willacoochee and throughout the County has been identified as substandard (lacking complete plumbing) in 2000.

Due to the small amount of substandard housing, there are few identifiable areas of Atkinson County, Pearson and Willacoochee where substandard housing is concentrated

Housing conditions have improved over the past twenty years due to several factors: abandonment and demolition of substandard housing, the popularity of manufactured housing, and the rehabilitation of units through state and federal grant programs. Even with housing conditions improving over the past twenty years, 2 out of every 100 residents in Atkinson County lack complete plumbing facilities, which still shows a need for affordable and decent housing.

Residential areas under served by public infrastructure and community facilities include the areas outside the city limits of Pearson and Willacoochee. These areas are popular in part because there is little "government interference". However, considerations for community facilities and public infrastructure are being made. Atkinson County and the Cities of Pearson and Willacoochee building codes are being adequately enforced and landlords are responsibly managing their property. To date no historically significant residential areas are in existence inside Atkinson County.

Housing conditions in Atkinson County, Pearson and Willacoochee are very similar to housing conditions found throughout the state based on rehabilitation of units through state and federal grant programs, abandonment and demolition of substandard housing, and the growing popularity of manufactured housing.

Inventory of Owner & Renter Units

In general, housing conditions in Atkinson County, Pearson and Willacoochee are improving. Homeowner occupancy rates in Atkinson County and the City of Willacoochee are somewhat higher than the state average while Pearson's rate is somewhat lower than the state average. The primary reason for the higher overall increase in the countywide homeowner rate is the widespread availability of manufactured housing over the past twenty years. The decrease in homeownership percentage in Pearson is due to the increase in the number of single-family rental units and low-income rental housing made available for residents and the increasing seasonal migration population.

Local owner vacancy rates are similar to the state of Georgia, but rental vacancy rates are much higher than rates found in Georgia. One reason for this is the higher number of single and multi-family units available. Overall, the vacancy rates indicate a slightly under-built market with a growing market for affordable single family site-built and manufactured homes.

Atkinson County's local home ownership ratios are higher than the states, which indicate that there are not enough rental opportunities as opposed to more ownership opportunities. Many landlords are finding that renting is not economical feasible and are choosing not to rent out their property.

Cost of Housing Inventory

Willacoochee made a large increase from 1970 to 1990 but had little increase from 1990 until 2000. This increase is smaller than the state average housing cost for the same time periods. The somewhat lower county cost increase can be attributed to the construction of low-income housing around the two Cities and the installation of manufactured housing.

Since local housing costs are low and local employment opportunities are available, a slight majority of employees remain in Atkinson County for work.

With housing costs considerably less than the state average, there would not be an apparent need for affordable housing. However, when per capita and household income is taken into account combined with our lower vacancy rates, there is a continual and pressing need for low and moderate-income housing development for potential homeowners and renters (especially renters). The residents of Atkinson County, Pearson and Willacoochee feel that an increase in our available housing stock will provide investment housing for residents to improve their living conditions, encourage more residents to relocate from nearby counties to purchase or rent a home, and will contribute to our tax base through property tax and retail sales.

3.3.0.0: Goals & Implementation

Goal

Work with large tract landowners to develop and market responsible residential development.

Policy

Share cost with developer.

Action

Offer full city services; water, sewer, and curbside trash pick up.
Assist developers with HUD/USDA grants and loans and providing information.
Offer incentives like tax abatements.

Policy

Recruit residential business owners

Action

Offer package incentives.
Upgrade market of available rental units.

Policy

Apply for Chip Grants to stimulate purchase of new homes.

Zoning incorporated where needed and updated as population and housing demands increases

4.0.0.0: Natural and Cultural Resources

The Natural and Cultural Resources Element provides local governments the opportunity to their natural, environmentally sensitive, historic, archaeological and cultural resources; to assess current and future needs for protection or management of these resources; and to develop goals, policies and strategies for their appropriate use, preservation and protection.

Both the natural environment and cultural resources are vulnerable to human actions, and at the same time, they can constrain the way in which land is developed. It is the purpose of this element to present characteristics of existing natural and cultural resources, to address important issues related to these resources, to identify those which are sensitive or significant, and to develop ways to best protect and manage them. This important step in land use planning assesses how natural and cultural resources can be responsibly utilized, managed, developed and preserved within a community.

4.0.0.0: Natural and Cultural Resources
Atkinson County Comprehensive Plan
Inventory of Existing Conditions

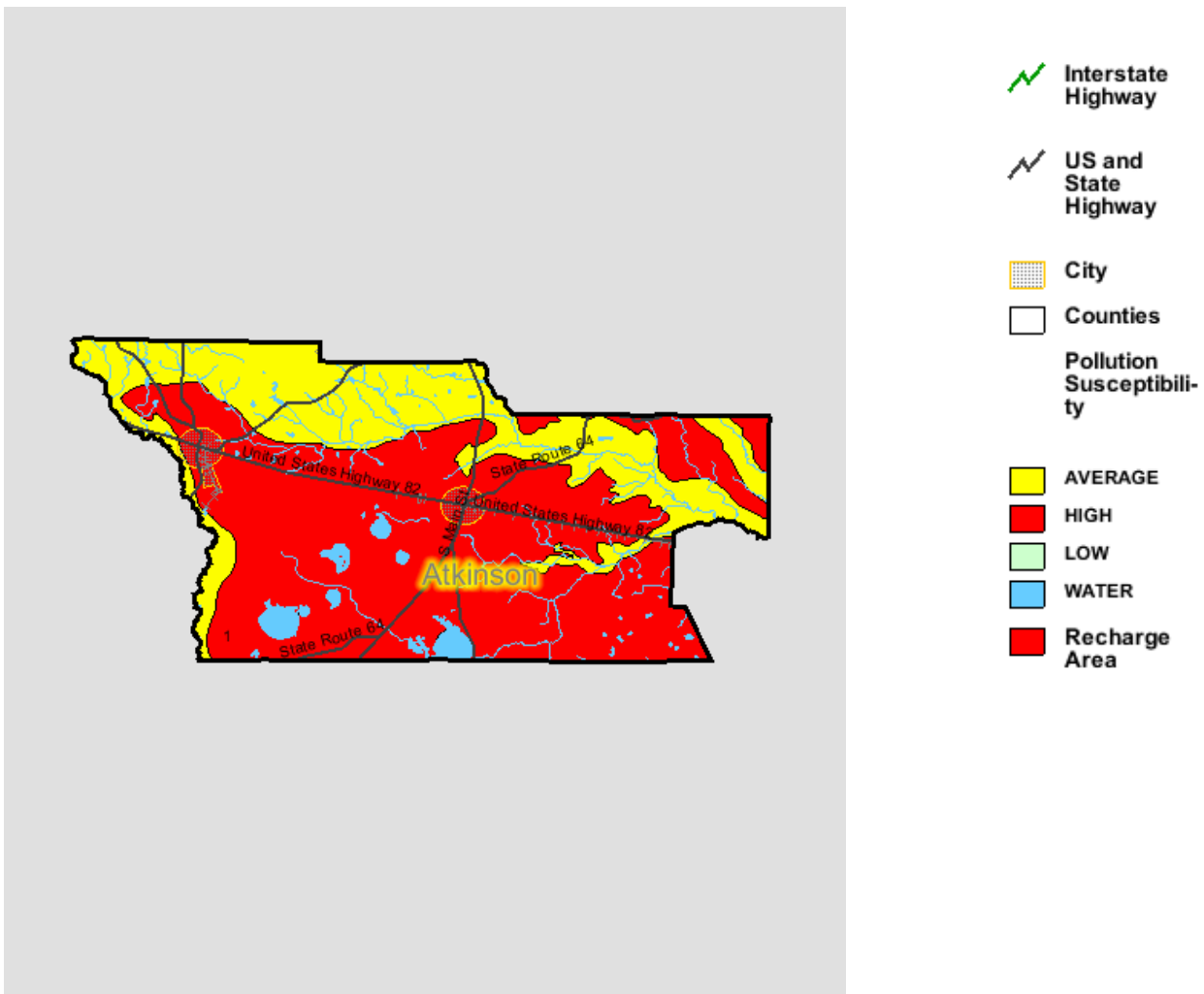
Inventory of Natural Resources

Public Water Supply Sources

Water Supply Watersheds

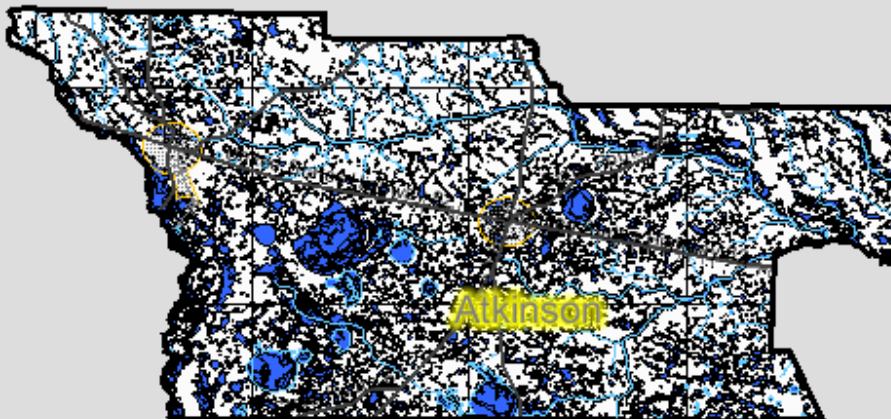
There are no water supply watersheds present in Atkinson County. All public drinking water is withdrawn from groundwater supplies.

Groundwater Recharge Areas Map A



There are three significant groundwater recharge areas in Atkinson County: along the Satilla River running diagonally through the eastern portion of the county, in the northeast corner of the County along the Willacoochee River, and along the Alapaha River in the southeastern portion of the County.

Wetlands Map B



-  Interstate Highway
-  US and State Highway
-  City
-  Counties

Wetlands are areas that are flooded or saturated by surface or groundwater often and long enough to grow vegetation adapted for life in water-saturated soil. Some wetlands are easy to identify, others are not. This is because a wetland does not have to be flooded or saturated for more than one week of the year in order to develop the vegetation and soil characteristics that qualify it as a wetland. Easy to identify are lakes, ponds, bodies of open water, streams, rivers, creeks, swamps, and marshes; more difficult to identify are those that may be flooded only a part of the year: intermittent streams, bogs, springs, bottomland forests, pine flatwoods, wet meadows and sinkholes. Jurisdictional wetlands refer to areas that the federal government officially considers being wetlands for purposes of administration of the Clean Water Act of 1977.

Wetlands offer flood protection, erosion control, and water quality maintenance, provide emergency water supply, provide a natural habitat and natural products, and provide recreational opportunities.

Protected Mountains

There are no protected mountains in the county.

Protected Rivers

The Department of Natural Resources has designated the majority of the Satilla and Alapaha Rivers as protected river corridors. The protected portion of the Satilla River in Atkinson County is very small and runs along the border between Atkinson and Ware Counties. The Alapaha River runs as a protected river corridor along the western boundary of Atkinson County south of US Highway 82. No other creek or river has been designated as a Protected River Corridor in Atkinson County.

Coastal Resources

There are no Coastal Resources present in Atkinson County.

Flood Plains

Atkinson County has become a participant in FEMA's Flood Hazard program. They have adopted a local flood ordinance making them eligible to participate in the regular NFIP. Map included in hard copy because of technical difficulties with PlanBuilder Map Quest.

Soil Types

The primary soil associated with Atkinson County is the Leefield-Pelham associations, which are somewhat poorly drained but are suitable for either cultivation (Leefield-Pelham-Irvington) or silviculture (Leefield-Pelham-Mascotte).

Steep Slopes

There are limited amounts of steep slopes to be found in Atkinson County; the only identified somewhat steep slope areas are along the banks of the Willacoochee and Satilla River systems where erosion has created steep banks immediately adjacent to the river.

Prime Agricultural and Forest Land

Prime agricultural and forestland are located north of US 82, while the land located south of US 82 is considered to be prime timberland. Of the 344 square miles of Atkinson County, 68.4% is forestland. Even though timber is a source of local income and enhanced quality of life, with more than half the county being undeveloped timberland will cause a strain on the availability of land for the construction of new homes, sub divisions, and trailer parks.

Plant and Animal Habitats

Wetland areas of Atkinson County are suitable habitats for threatened and endangered flora and fauna species. Known occurrences of rare plant species include the Sweet Pitcher Plant; known occurrences of rare animal species include the Bald Eagle, Wood Stork, Red-cockade Woodpecker, Eastern Indigo Snake, Gopher Tortoise, Florida Gopher Frog, Carolina Gopher Frog, and the Flatwoods Salamander.

Major Park, Recreation and Conservation Areas

There are no major parks located in Atkinson County. The closest major parks include General Coffee State Park outside of Douglas and the Banks Lake National Wildlife Refuge outside of Lakeland (Lanier County).

Scenic Views and Sites

There are many scenic areas of Atkinson County; the most scenic views and sites can be found by canoeing down the Alapaha, Satilla, and Willacoochee Rivers; this type of Eco-tourism is to be encouraged.

Inventory of Cultural Resources

Only two historic resources in Atkinson County are listed on the National Register of Historic Places. The Atkinson County Courthouse, located off US 441 in Pearson, was listed in 1980. The McCranie Turpentine Still, located just west of Willacoochee on US 82, is one of the last remaining early turpentine stills in Georgia; this site with well-kept and intact barns and equipment, was listed on the National Register in 1976.

4.2.0.0: Assessment

4.0.0.0: Natural and Cultural Resources
Atkinson County Comprehensive Plan

Public Water Supply Sources

Water Supply Watersheds

There are no water supply watersheds present in Atkinson County. All public drinking water is withdrawn from groundwater supplies.

Groundwater Recharge Areas

According to the Georgia Pollution Susceptibility Map produced by the Georgia Department of Natural Resources, the groundwater recharge areas along the Willacoochee and Satilla Rivers have a medium susceptibility rating, while the Alapaha River recharge area is highly susceptible to pollution.

For all three groundwater recharge areas, any new sanitary landfill approved by the Department of Natural Resources must have synthetic liners and a leachate collection system. Liners are required for all new agricultural waste impoundment sites along the Alapaha; at the Satilla and Willacoochee River groundwater recharge area, a liner is required if the impoundment site is larger than fifteen acres. State law permits no land disposal of hazardous waste.

Any new operations located on these groundwater recharge areas, which handle hazardous materials, their treatment, storage, or disposal must perform operations on an impermeable pad, which has a spill, and leak collection system. Any new aboveground chemical or petroleum storage tanks larger than 660 gallons must have a secondary containment system for 110% of the new tank volume or 110% of the largest tank volume in a cluster.

For the Alapaha ground water recharge area, new wastewater treatment basins—excluding settlement basins—are required by Georgia law to have an impermeable liner, and stormwater infiltration basins are not permitted; there are no legal requirements for treatment basins or stormwater infiltration basins at the Satilla and Willacoochee River recharge area.

Wastewater spray irrigation systems or land spreading of wastewater sludge located over the Alapaha groundwater recharge area must be conservative in design in accordance with the DNR Criteria for Slow Rate Land Treatment—there are no requirements for the Satilla and Willacoochee River area.

New homes served by on-site septic tanks in the Alapaha groundwater recharge area must have a lot of 76,500 square feet; new homes served by on-site septic tanks in the Willacoochee and Satilla River groundwater recharge areas must have a lot of 63,750

square feet. New mobile home parks served by on-site septic tanks in the Alapaha groundwater recharge area must have a lot of 25,500 square feet, while in the Willacoochee and Satilla River groundwater recharge areas lots must have 21,250 square feet. New septic tank systems must have approval of the County Health Department as meeting the requirements of the Department of Human Resources Manual for On Site Sewerage Management Systems.

Wetlands

Wetlands offer flood protection, erosion control, and water quality maintenance, provide emergency water supply, provide a natural habitat and natural products, and provide recreational opportunities.

Section 404 of the Clean Water Act of 1977 prohibits the discharge or fills materials into the water bodies or wetlands of the United States unless a permit is granted. Any development projects in areas identified as wetlands will obtain a Section 404 Permit from the Arm Corps of Engineers, Savannah District.

There are many uses for significant wetland areas that are appropriate, such as timber production and harvesting, wildlife preserves and fisheries, wastewater treatment, recreation, natural water treatment and purification, and similar activities.

Most of significant wetlands in Atkinson County are fortunately located along the Satilla River in the southern portions of the County, both of which are sparsely settled areas and receive little negative impact from development. These areas are primarily used for timber production and wildlife habitats.

Protected Mountains

There are no protected mountains in the county.

Protected Rivers

Satilla and Alapaha River Corridor Protection Values

The Satilla and Alapaha Rivers and their associated wetlands are considered to be among the most pristine riverine and wetland environments in the state of Georgia. The diverse mixture of agriculture and forestry practices in Atkinson County provides ample habitat for wildlife including deer, turkey, squirrel, rabbit, dove, quail, songbirds, reptiles and furbearers. The non-game fish resources along these rivers are also very diverse. Both rivers are also a recreational resource for Atkinson County.

Vulnerability

The protected portions of the Satilla and Alapaha Rivers do not flow through any incorporated cities in Atkinson County. In fact, no significant amount of urban development has occurred in these areas. Large tracts of land utilized primarily for forestry and agriculture encompass these river corridors. Urbanization, which can disrupt

the natural equilibrium of the river system, has had little impact on either the Satilla River or Alapaha River corridors located in Atkinson County. Both corridors have thus far been protected from pollutants from urban construction, runoff, municipal wastewater operations and septic tank development, which could enter the river and adversely affect water quality. The lack of development along the corridors has helped to keep the area relatively unspoiled.

As stated earlier agriculture and silviculture are the predominant land uses in the area. The most significant threat to the river's water quality is non-point source pollution as a result of these activities. Non-point source pollutants are generally carried into surface waters by storm water runoff. This problem is especially aggravated when various land uses impede the natural process of water infiltrating into the soil. While this problem is typically one associated with urban development and large amounts of impervious surfaces, runoff from agriculture and lumbering activities can pose a threat to the water quality of surface waters. Stormwater Best Management Practices (BMPs) should be implemented to protect the river corridor from agriculture and silviculture activities.

Likelihood of Adverse Impacts

Future unrestricted and uncontrolled development activity along the Satilla and Alapaha Rivers could adversely impact the public health and safety of residents located near these river corridors as floodplain development reduces flood storage capacity, and increases the potential for flood damage. Increased development also could reduce the potential for wildlife habitat along and in the waterways and would reduce the natural scenic properties, which make these areas excellent recreational resources. Additionally, future urbanization is a severe threat, which could, without controls, adversely impact the river corridors with activities that are in many cases both long-term and irreversible. These considerations underscore the potential need for resource protection measures and conservation.

However, considering the relatively slow rate of growth adjacent to these sections of the rivers and the historic and present propensity for river corridor proper to be held in large tracts for agricultural or forestry reasons, the potential risks of such degradation are expected to be limited during the short term planning period. Thus, the likelihood of adverse effects is mitigated by existing circumstances, at least in the near future. Zoning and environmental planning will be needed for long-term protection and conservation from storm water, possible sewage run offs, and pollution.

Adequacy of Existing Protective Measures

There are a number of state and federal laws and regulatory programs which directly or indirectly effect rivers and river corridors: the Federal Clean Water Act 1977, the Rivers and Harbors Act of 1899, the National Flood Insurance Program, the Georgia Water Quality Act, the Georgia Safe Drinking Water Act of 1977, the Metropolitan and River Corridor Protection Act of 1991, the Erosion and Sedimentation Act, 1975, and the Georgia "Vital Areas" Legislation 1973, among others. Any questions regarding these

and other regulations should be directed to the local building inspection agencies or the SEGaRDC.

Notwithstanding an array of local, State and federal regulations, the Satilla and Alapaha Rivers remain potentially vulnerable to future development, increased pollution, flood damage and other adverse impacts. Much of the responsibility of protecting regional river corridors lies with the local governments. Land use decision-making is predominantly a local government functional. Within this framework, there are considerable variations in local land use programs. Many state resources such as rivers and river corridors are regional in scope, and as such, multi and inter-governmental efforts will be needed to effect practical solutions to resource management.

The Alapaha River was nominated in 1992 as a Regionally Important Resource. This designation will culminate in the development of a resource management strategy for the protection and enhancement of the Alapaha River by the Georgia Department of Natural Resources. The Satilla and Willacoochee Rivers in Atkinson County are not included in the designation of the Alapaha River as Regionally Important Resources, although they will be certainly included in any studies as sources for each river system.

Identification of Need and Implementation Strategy

Recognizing that development adjacent to the Satilla and Alapaha Rivers will require special regulation beyond the current protective measures to adequately protect water quality, control erosion, and to protect against future flood damage Atkinson County has adopted Georgia's minimum standards and protection criteria for river corridors (O.C.G.A. 391-3-16-04). Local governments will strive to enforce these standards of protection for our river corridors.

Coastal Resources

There are no Coastal Resources present in Atkinson County.

Flood Plains

Atkinson County has addressed their needs by adopting a local flood ordinance and participating in NFIP. Their current soil erosion and sediment control plans and ordinances are in place and adequately meet the needs of their citizens.

Soil Types

The county has in place land disturbing permitting requirements that help to regulate development on unsuitable land. The permitting requirements require proper erosion and sediment control measures, stormwater management, and prevention of run offs. The land disturbing permitting requirements are adequate to meet the need of the citizens and to prevent harm to water quality through erosion.

Steep Slopes

There are limited amounts of steep slopes to be found in Atkinson County; the only identified somewhat steep slope areas are along the banks of the Willacoochee and Satilla River systems where erosion has created steep banks immediately adjacent to the river. Prime Agricultural and Forest Land

Of the 344 square miles of Atkinson County, 68.4% is forest/agricultural land; a source of local income and enhanced quality of life, timber production is performed in accordance with the Best Management Practices recommended by the Georgia Forestry Commission. Atkinson County's land disturbing permitting requirements are adequate in protecting against the encroachment of forest and agricultural lands. Also in place are protection of wetlands and soil erosion and sedimentation control ordinances.

Plant and Animal Habitats

Atkinson County and the City of Pearson and the City of Willacoochee each have established and adopted a Wetlands Protection District, which provide a natural habitat for both plants and animals. Activities that may damage wetlands should be located on upland sites to the greatest degree practicable as determined through a permitting process.

Major Park, Recreation and Conservation Areas

There are no major parks located in Atkinson County. The closest major parks include General Coffee State Park outside of Douglas and the Banks Lake National Wildlife Refuge outside of Lakeland (Lanier County).

Scenic Views and Sites

Most of Atkinson County's scenic sites can be found on or near our rivers, the Alapaha, Satilla, and Willacoochee.

Inventory of Cultural Resources

Only two historic resources in Atkinson County are listed on the National Register of Historic Places. The Atkinson County Courthouse, located off US 441 in Pearson, was listed in 1980. The McCranie Turpentine Still, located just west of Willacoochee on US 82, is one of the last remaining early turpentine stills in Georgia; this site with well-kept and intact barns and equipment, was listed on the National Register in 1976.

The City of Pearson is in the process of renovating the Minnie Corbitt Museum, and Atkinson County is in the process of renovating the County Courthouse. The present owner of the Malone Hotel, which was built in 1916, is currently revamping this structure. An informal picture survey of historic resources was conducted and includes residential, commercial, institutional, rural, and archaeological and cultural sites. [see the following Appendix A].

Appendix A

1 Old Willacoochee Post Office

.Located in Willacoochee is the old post office and general store. It was constructed between 1870-1890, and is a simple wooden building with a gabled roof. It was built as one of the wooden store buildings, which lined the main street (now US 82) but has since been moved to the rear of its original location and has been remodeled into a storage building.



2 O'Berry Home

This Victorian style home was constructed in 1906 it is a large home with an unusual dome turret. Three downstairs windows feature curved glass. B.O. Gray grandfather of the previous owner, B.J. O'Berry, operated the sawmill and furnished the lumber for the house. The house is now owned by George McCranie and is located in Willacoochee on US 82.



3 Paulk Home

Built by Elijah Paulk in 1895 for his bride, the house retains all its original tongue and groove ceiling and wainscoting. The two-story Victorian home located on US 82 in Willacoochee is now owned by Mrs. Lucille Boatwright. The house originally had a double veranda. There is a stained-glass transom over the front door.



4 Sears Home

This two-story home was built about 1890 by Hiram Sears. It has a double veranda and touches of gingerbread trim. Mr. Sear's granddaughter, Mrs. Henry Corbitt was the previous owner, but a family member, Mr. Bruce Brooker, now owns the house. The house is located approximately 2.5 miles east of US 441 on the Columbus Road Highway and is about 4.5 miles northeast of Pearson.



5 Confederate Solider Grave

This monument was erected in 1864 in memory of James Summerlin, a Confederate soldier who was killed by deserters. The stone marks the lone gravesite of this solider. It is located in a hay field near the Hiram Sears home site on the Columbus Road Highway.



6 Tanner Home

Located near the Stokesville Community are the three homes occupied by Thomas Jonathan Tanner. Moving from the Fales Community about 1892, Mr. Tanner settled his family into a one-room log cabin. The cabin probably over 100 years old, is now a tobacco barn. When the second log cabin was built in 1893, the first was used as a kitchen. Close by the two cabins Mr., Tanner built his third home a large frame dwelling in 1901. Grandson Jonathan Tanner and wife Kay now live in the second cabin, which has the traditional high gabled roof and large windows prevalent at this time. It is located 7.5 miles northeast of Axson.



7 Sutton Home

Built for Dr. J.A. Gaskins in 1898 the lovely style home with its gingerbread trim is in excellent condition. During remodeling the date of construction was discovered on a board inscribed "S.A. Crosby 1899-carpenter". The exterior remains much as it was originally built. It is presently occupied by Mr. Cranford Sutton and is located on US 82 in Willacoochee.



8 Mt. Zion Church

When the original church was organized in 1858 it was housed in a log cabin, which stood about 200 yards from the present building, which was constructed in 1898. The site was changed because the tract of land including the church had been sold to Samuel Neal. Dougal Gillis gave the church another plot of land where it is now located. Later Samuel Neal sold the church an additional acre of land for \$10. The first person buried in the cemetery was Serena Wall who died in 1875. It is located about 3 miles northwest of Axson.



9 Malone Hotel

This two-story red brick building on King Street was constructed in 1916 and still retains its original appearance. Across the front is a double veranda and the interior has terrazzo floors and twelve-foot ceilings. The Malone Family operated the hotel until about 1950.



10 Colonel Corbett Home

This is one of three homes designed and built in a similar style for the three Corbett brothers by J. Judson Kirkland. The rural Victorian structure was built of heart pine lumber in 1907 on Main Street in Pearson and is in excellent condition. The gabled roof has a dormer window and the front door is trabeated. In 1925, L. A. Hargreaves converted a second floor in the home from the attic. The structure remained in the Hargreaves family for about fifty years. The Wade Brown family is the present owner of the home. Although the home has been renovated, it retains its original doors and windows and a thirteen and one-half foot ceiling in the living room.



11 Antioch Baptist Church

Constituted in 1852 as a Methodist Church, Antioch was changed to a Missionary Baptist Church in 1920. Elisha Lott gave land for the original church, which also served, as a school. A new building was constructed in 1882 and stood peacefully beneath the surrounding oaks until 1996 when an act of arson burned the church to the ground. A new church was built similar to the old one on the same site located about 3 miles northwest of Kirkland Georgia.



12 Holy Family Catholic Church

This church was constructed in Willacoochee about 1870 for Irish Catholics brought from New York to build the railroad. An early Priest, James Carroll, who served the church around the turn of the century, described the structure as "a sort of frame building consisting of 2x4 uprights, weathered boarding and a shingle roof." The structure was dismantled and moved about 1913 to its present location about 7 miles northeast of Willacoochee.



13 Ellie Morris Home

This charming home was built about 1885 of heart pine lumber possibly for Thomas and Nancy Sirmans Corbett. The structure has not been greatly changed and has kept its high roof and wide porch. The Ellie Morris family now occupies this home located on King Street in Pearson.



14 Spring Head Methodist Church

About 1870 the present building was constructed to replace the log cabin, which was the original structure, built in the 1850's. The principal founder was Rowan Pafford, who was the first representative of Coffee County. This lovely structure is located 5.5 miles southeast of Willacoochee.



15 White Home

Built by J. O. White Sr., in 1914, the structure is still occupied by his family. The large frame house with its gabled roof and many fireplaces is located on King Street in Pearson. Mr. White was in the mercantile business and was a civic leader.



16 Lucius Corbett Home

The home was built for Lucius Corbett one of the three Corbett brothers in 1909. Its lovely charm is accented by gingerbread trim and gabled roof. It is located on Austin Street and is presently owned by J. L. Summerlin.



17 Minnie F. Corbitt Memorial Museum

Constructed about 1873 by S.J. Henderson, the structure was the second residence built in Pearson, and prominent Atkinson County families have occupied it. In 1905, it became the home of Martin S. and Minnie F. Corbitt. He was Mayor of Pearson, and she served as Ordinary of Atkinson County, 1928-1936. In 1955 at the request of Mrs. Corbitt and her sons, the structure was dedicated by the City of Pearson and the John Floyd Chapter of the DAR as a museum and community center. The structure on Carter Avenue is now in the possession of the Pearson Women's Club.



18 Union Hill Church

A church was established here about 1830. Various denominations held meetings here, hence the name, "Union Hill". The Methodists were the first to use the grounds exclusively. The original building burned and men of the area joined together to build a church. Dr. James S. McDonald donated lumber and James A. Pearson donated the shingles. It is located about 3.5 miles southeast of Pearson.



19 Atkinson County Courthouse

The stately brick Atkinson County Courthouse was constructed in 1920 on land purchased from Benajah Kirkland. Four large Doric columns support the pediment, and the flat roof is adorned by a clock tower. The first term of Superior Court was held here in January 1921. It is located on Austin Street at Main Street Pearson.



20 Turpentine Still

Although built in 1936 the still is of style of an earlier era. It is of log construction with a brick furnace. While in operation the turpentine still was an important part of the community. It is owned by McCranie Brothers, and is believed to be the last complete fire still remaining in Georgia. It is located just west of Willacoochee on US 82.



21 Peterson Home

Built by William Kirkland of hand planed heart lumber about 1875, this house is located in Kirkland. The frame structure has a wide dormer window. Mrs. Alton Peterson, widow of a great grandson, owns and lives in the home.



5.0.0.0: Community Facilities & Services

Purpose.

This element provides Atkinson County, City of Pearson, and City of Willacoochee the opportunity to inventory a wide range of community facilities and services, to assess their adequacy for serving present and future population and economic needs, and to articulate community goals and an associated implementation program for providing the desired level of public facilities and services throughout the planning period. The purpose of this element is to assist our local governments in coordinating the planning of public facilities and services in order to make most efficient use of existing infrastructure as well as future investments and expenditures for capital improvements and long-term operation and maintenance costs.

5.1.0.0: Inventory

Community Facilities Atkinson County Comprehensive Plan Inventory of Existing Conditions

Transportation Network

Atkinson County contains 452.10 miles of roads; the Georgia Department of Transportation Region V office in Tifton is responsible for maintaining 79.67 state route miles, while the Atkinson County Road Department maintains 372.43 miles of road. The County maintains 249.98 miles of unpaved roads, while the Cities of Pearson and Willacoochee maintain 18.47 and 15.85 miles of paved road and 3.85 and 3.31 miles of unpaved roads respectively. Two main four-lanes intersect in Pearson Highway 441 and Highway 82. No futures four-lanes are expected to be added but current projects by the Georgia DOT to four-lane all of Highway 441 into and through Pearson. If this project by passed Pearson it would have a large effect on the economic development of Pearson and the County.

There are 22 county maintained bridges in the County.

There are 6,749 vehicles registered in Atkinson County as of June 29, 2004.

According to the Georgia Department of Transportation traffic counts, 2002 average daily trips for major roads in Atkinson County are:

- a. 5186.50 US 441
- b. 7262.30 US 82
- c. 548.28 SR 64
- d. 864.66 SR 90
- e. 2807 SR 135

The Tifton airport and the Valdosta-Lowndes County Airport are located within one hour of Atkinson County residents, servicing the commercial airline needs of Atkinson County residents when the two-hour travel time to the Jacksonville International Airport is not feasible.

Water Supply and Treatment

Portable water is obtained from deep and shallow wells throughout the unincorporated areas of the county.

The City of Pearson has three (3) deep wells (these three wells include a new 1500-gallon per minute deep well), two main wells that can pump a combined 1750-gallon per minute and one standby well as a backup tank.

The City of Willacoochee operates three deep wells, with a combined pumping capacity of 1,500 gallons per minute each. Over a mile of water line has been added to Willacoochee's system.

Private septic tanks provide adequate sewage disposal for dwellings and businesses located in the County. The City of Pearson has 12 miles of sewer drainage lines with 750 customers on-line. The City of Willacoochee has 4 miles of sewer drainage lines with approximately 514 customers currently on the system.

Solid Waste Management

The Solid Waste Management Authority of Atkinson County conducts a weekly house-to-house wastes collection throughout all of Atkinson County. All Atkinson County waste is disposed in the Atkinson County landfill located off Highway 82 approximately 5 miles east of the City of Willacoochee.

Public Safety

Atkinson County employs one Sheriff, one Chief Deputy, two Deputies, two investigators, five full time Jailer-Dispatchers, and one Secretary. The Sheriff's Department responded to 5928 calls in 2003. Prisoners for the county and cities are housed in the Atkinson County jail, adjacent to the Atkinson County Courthouse in Pearson. The Cities of Pearson and Willacoochee house prisoners in the County Jail.

The City of Pearson employs five full time Police Officers. All calls are dispatched by the Atkinson County Sheriff's office. The City has a recorder's Clerk and a Recorder Court Judge.

The City of Willacoochee employs one police chief, and four Police Officers who give 24 hour coverage. All calls are dispatched by the Atkinson County Sheriff's office. The City has a Recorder's Clerk and a Recorder Court Judge.

Atkinson County contracts out their EMS services (personnel) but provides the ambulance used. The local EMA Director is doing 911 addressing and plans are to have the county wide 911 Emergency System operational within the next year.

The Georgia State Patrol Office is located in Douglas approximately 14 miles from Pearson and 12 miles from Willacoochee.

There are three volunteer fire departments operating in Atkinson County. The Cities of Pearson and Willacoochee provide funding assistance for their respective volunteer fire departments and for the Axson VFD, while Atkinson County reimburses the Cities for fire calls and a portion of the vehicle insurance.

Hospitals and Other Public Health Facilities

No hospital facilities are located within Atkinson County, but neighboring Coffee County, which is less than 20 miles from Atkinson County, serves the area along with Ware, Tift, and Lowndes Counties. Dr Burt has an office for private practice full time on North Main Street along with a recently opened walk in clinic; The Family Medical Center is in the City of Pearson. The County Public Health Department located in Pearson offers one staff doctor provided by the South Georgia Regional Medical Center of Valdosta. Other staff members of the Health Department (licensed Nurses) perform community services such as immunizations, and family planning.

City of Willacoochee has one full time private practice doctor, along with two clinics The Family Medical Practice located on Dasher Street and South Central Primary located on Fleetwood Avenue. Willacoochee is also home to the only dentist serving the whole of Atkinson County, Dr Andrew Jackson.

There are currently no nursing home facilities in Pearson.

A personal care home operates a 20-bed facility in Willacoochee. With our elderly population growing in Atkinson County and the Cities of Pearson and Willacoochee, setting goals to utilize the services the SEGaRDC offers on Aging would greatly benefit not only the seniors in the community but all the community.

Recreation

Recreation areas in Atkinson County, Pearson and Willacoochee include:

- a. The Pearson Recreation Park with organized T-ball and Little League programs has baseball and softball fields, a tennis court, and a good fishing hole. .
- b. The Willacoochee City Park has a basketball court, a tennis court, a picnic area, two softball and one football field, and one soccer field; the Pioneer Park has one basketball court, one softball field, one volleyball court and picnic area, and the Main Street Park has a walking track, a pavilion, and a kiddy park.
- c. A public boat ramp is located on the Satilla River at SR 64. No additional ramps are deemed necessary during the short term planning horizon

There are many scenic areas of Atkinson County; the most scenic views and sites can be found by canoeing down the Alapaha and Satilla Rivers. Much of our tourism industry is based upon our river and forest resources; this type of Eco-tourism is to be encouraged.

General Government Facilities

Atkinson County operates under a six member Board of Commissioners; that consist of five Commissioners and one Chairman. The Chairman is the Chief Executive Officer. The county employs 40 full time employees and eight part time employees. The county owns the Atkinson County Courthouse and jail, multi-purpose building, the ASCS office, the Ambulance Service Building, and the Road Department Shop.

The City of Pearson operates under a six member governing body of one mayor and five Council members, employing thirteen full time persons and two part time persons. Pearson owns and controls a new City Hall, Police Station, the Fire Department, and the Pearson City Cemetery. The city owns the Senior Citizen Center, the Pearson Library, and the volunteer fire department equipment and other smaller pieces of equipment.

The City of Willacoochee operates under a Mayor and five member Council. The City employs 12 full time persons and three part time persons. In addition too the recreational parks located within the city limits, the City of Willacoochee owns City Hall, the old and new fire departments, three water tanks, the Willacoochee Library, the Chamber of Commerce train car, three deep wells, the Senior Citizen Center, a small conference center, 2700 square foot City shop, the water system, the sewer system, a hay field, and two cemeteries.

Education Facilities

There is one elementary school located in Pearson and one elementary school in Willacoochee. These schools are operated by the Atkinson County Board of Education and provide education service to all of Atkinson County.

East Central Technical College has a satellite program that offers classes to the community located at the old Atkinson County High School.

The Head Start facilities are owned and located inside the City of Willacoochee.

Atkinson County has constructed a new high school located off of highway 441 north of Pearson, and graduated the first class of seniors in 2004. The county also operates a Pre-K program funded lottery money and is open to all 4 and 5 year olds in the county.

Libraries and Other Cultural Facilities

There is one library in Pearson located on Bullard Street and the Willacoochee Library located on US 82 and both are part of the Satilla Library System.

The Atkinson County Citizen is a weekly newspaper with its office located in Pearson.

There are approximately 32 churches scattered throughout rural Atkinson County and ten in the City of Willacoochee and 17 in the City of Pearson.

There are 8 restaurants in Pearson, which serves fast food and barbecue---Hardee's, Smoky Jim's, Wilma's, 76, Bobby's Treat Shop, Corbitt Family Restaurant, Subway, and Chens China.

The City of Willacoochee has 3 restaurants, which serve fast food and barbecue---Mary's, ShellMart, and Sambo's.

Atkinson County has one eating establishment the Country Cabin, and many other establishments, including convenience stores, pulpwood businesses, trucking companies, repair shops, deer processing facilities, beauty salons, flower shops and others.

5.2.0.0: Assessment

Transportation Network

Roads in Pearson and Willacoochee are maintained by their respective public works departments. The County maintains 249.98 miles of unpaved roads, while the Cities of Pearson and Willacoochee maintain 18.47 and 15.85 miles of paved road and 3.85 and 3.31 miles of unpaved roads respectively. Over the next 20 years population projections do not warrant the need for significant expansion of the roadways. Dirt roads in the county will be maintained and paved, as the County deems necessary.

All county bridges are load limited and these bridges are deemed adequate and continued annual assessment of these bridges will be done and their needs will be addressed accordingly.

The St. Mary's Railway West operates an east-west line parallel to US 82 that bisects the county from Pearson to Axson to the Ware County line. Railtrans Railway operates a north-south line from Willacoochee south to Valdosta. No expansions of this system are planned for the next 5 years.

The Tifton airport and the Valdosta-Lowndes County Airport are located within one hour of Atkinson County and the Jacksonville International Airport is located two hours away. Population increases are modest enough that a local airport is not feasible during the 20 year planning horizon.

Water Supply and Treatment

Portable water is obtained from deep and shallow wells throughout the unincorporated areas of the county. This will undoubtedly not change over the next 20 years and the county will continue to rely on health department regulations to protect these water sources over the next 5 years. The county will reevaluate this policy every 5 years and take appropriate action if current regulations are found to be lacking.

The storage capacity of the existing elevated water tank in the City of Pearson is 100,000 gallons but current projects underway include the addition of a 250,000 gallon elevated water tank and the extension of a 12-inch water main to connect to the existing 100,000-gallon elevated water tank. Average consumption is approximately 250,000 gallons per day. Our system is in good condition and provides service to 800 users throughout the entire city. It is felt that this system will be adequate over the next five years barring any unforeseen major industrial developments. It will be re-evaluated every 5 years for the next 20 years.

The system provides service to 616 users throughout the city. The City of Willacoochee has three elevated storage tanks one located on Fleetwood Avenue with a storage capacity of 250,000 gallons; one on South Peterson with a storage capacity of 150,000 gallons and one on Springhead Road with a storage capacity of 500,000 gallons and average consumption is approximately 168,000 gallons per day. It is felt that this system

will be adequate over the next five years barring any unforeseen major industrial developments. It will be reevaluated every 5 years for the next 20 years.

City of Pearson has recently installed a new wastewater treatment plant that has tripled their wastewater treatment capacity at 900,000 gallons per day. This new plant is located on 100 WasteWater Lane in Pearson. Besides the new wastewater treatment plant the City of Pearson has also installed a new lift station, made lift station improvements, and expanded sewer lines. City of Willacoochee's sewerage treatment facility is located on Springhead Road in Willacoochee. All other homes and businesses are served by private septic systems. As development occurs the system's adequacy will be re-evaluated during each short-term planning period. The County is not exploring the feasibility of central sewer systems at this time.

Solid Waste Management

Along with house to house pick up the landfill offers services to businesses located in the county. Other services offered are cardboard recycling, white goods recycling, and tire disposal. The Solid Waste Authority employs a director who oversees the working of the landfill and is governed by a Solid Waste Authority Board consisting of eight public and private members. At this time the SWMA is currently permitted to start construction of vertical expansions to both its SR50 Municipal landfill and its Construction & Demolition landfill. Atkinson County has a special one percent sales tax for roads, streets, bridges, and the sanitary landfill. The landfill is planned to meet the needs of its residents for the remainder of the planning horizon.

Public Safety

The Sheriff's Department responded to 5928 calls in 2003.

The counties at times requires help in covering fringe areas around Pearson and Willacoochee and are aided in cases of extreme emergency by the Pearson and Willacoochee City police departments. Because of this need for additional help the county wishes to explore the possibility of hiring additional law enforcement officers.

Pearson feels its law enforcement staff is adequate for the immediate planning period. The situation will be evaluated as needed to address the expansion of the existing force.

Willacoochee feels its law enforcement staff is adequate for the immediate planning period. The situation will be evaluated as needed to address the expansion of the existing force.

- a. Pearson VFD has 16 certified members who include one full time salaried Fire Chief. Pearson has recently purchased a new Class A Pumper Fire Truck. Currently Pearson VFD provides Class 8 insurance rating but plans are proceeding to secure a Class 7 rating.
- b. Willacoochee VFD has 9 certified members and provides a Class 8 insurance rating. Since the last planning period Willacoochee has purchase one new Class A

- Pumper fire truck and one used Class A Pumper/Rescue fire truck. Overall City of Willacoochee maintains 3 Class A Pumper trucks
- c. Axson VFD has six (6) certified members and provides a Class 8 insurance rating.

While additional fire protection is always a desirable commodity, the county and cities feel that the existing facilities will be adequate for the immediate planning period. The situation will be reevaluated during the subsequent planning periods and implementation strategies will be designed to address future needs.

Hospitals and Other Public Health Facilities

The county and cities are not able at this time to participate in development of health care facilities the future development of such facilities to the private sector during the immediate planning period. It is long term goal of the county and both cities to improve access to health care services. Neighboring Coffee County offers a newly constructed Medical Center that serves our county and is only 15 miles and approximately 20 minutes away from the majority of residents. Tifton, Waycross, Valdosta, and Ocilla also offer hospital and medical facilities within a 30 to 45 mile distance and 1 or less hour of traveling time.

Recreation

Pearson has land set aside to develop a park facility on the west side of town for those city residents and plans are proceeding to secure this facility during this planning horizon. They wish to proceed with the above-mentioned plans to develop additional facilities during this planning period to handle increased enrollment in the recreation programs.

City of Willacoochee wish to develop additional facilities during this planning period. A public boat ramp on the Alapaha River has been added to the current five-year plan. Much of our tourism industry is based upon our river and forest resources; this type of Eco-tourism is to be encouraged.

General Government Facilities

The Courthouse needs to be renovated to improve accessibility and is a project referenced in the Atkinson County short-term work program. The remaining County facilities are deemed adequate for the short term planning period and will be reevaluated during the following planning periods.

The City of Pearson facilities are deemed adequate for the short term planning period and will be reevaluated during the following planning periods.

The City of Willacoochee facilities are deemed adequate for the short term planning period and will be reevaluated during the following planning periods.

Located within the city limits of Pearson are six public housing or subsidized housing complexes, with 123 total units. These facilities are deemed adequate for the short term planning period and will be reevaluated during the following planning periods.

The Southeast Georgia Regional Development Center is located in Waycross and offers assistance to local governments with planning, grant applications, and other technical assistance needs.

Other public agencies located in Pearson include the Department of Family and Children Services, Concerted Services, Clinch-Atkinson EMR, Public Health Department, Pearson Library, ASC office and the Atkinson County Extension Office.

Pearson's Industrial Park consists of 22 acres of land, with Cherokee Manufacturing and a Georgia Power cellular tower. This facility is adequate barring any unforeseen development during the short term planning period. This situation will be evaluated during each planning period.

Willacoochee's Industrial Park consists of approximately 220 acres of land, with TLC Moulding, SteamCo, Langboard, Sweetwater Catfish, L&M Supply, SSI, one sewage pond, and one hayfield. This facility is adequate barring any unforeseen development during the short term planning period. This situation will be evaluated during each planning period.

Education Facilities

Atkinson County has constructed a new high school located off of highway 441 north of Pearson, and will graduate the first class of seniors in 2004. With the new building came new curriculum offered to the students in both the technical and academic fields of study.

Libraries and Other Cultural Facilities

The Satilla Library System is deemed adequate for the current planning period and will be reevaluated every 5 years or so as needed.

5.3.0.0: Goals & Implementation

Goal

Expand/improve current community facilities

Policy

Provide support for facilities

Action

Use media to cover all events concerning new and/or improvement to facilities printing coverage in local paper, radio PSA, and postings on community bulletin boards in churches, businesses and civic groups.

Involve the public in community activities by holding public hearings and pre construction hearings.

Hire consultants to perform a county survey of needed facilities.

Assist volunteers in establishing a community based Action Committee.

Policy

Maintain transportation network, Planning for housing, seniors, economic outlet, etc.

Action

Continue systematic paving of heavily populated dirt roads.

Repave existing city and county roads as needed.

Policy

Improve Public Safety by implementing a First Response Program.

6.0.0.0: Land Use

Purpose

The Land Use Element provides Atkinson County, the City of Pearson, and the City of Willacoochee the opportunity to inventory existing land use patterns and trends; to guide/direct future patterns of growth, based on community needs and desires; and to develop goals, policies and strategies for future land use that support and reflect the economic, housing, community service and natural and cultural goals and policies of the plan.

.6.1.0.0: Inventory

City of Willacoochee

A. All areas in the City of Willacoochee have been assigned a category to designate the intended type of development.

B. All areas likely to be annexed in the next twenty-year planning period have been designated on the future land use map.

C. For information on areas that are prone to flooding, refer to the Natural and Cultural Resources Element, Inventory of Existing Conditions, FloodPlains.

D. Areas that are archaeological, architectural, cultural and historically significant are shown and described in detail in the Natural and Cultural Resources Element, Inventory of Existing Conditions.

Residential

The predominant use of land within the residential category is single-family housing. Acreage for the Residential Category is approximately 630 and plans for future land use will increase acreage to 680. This represents only a .15% increase in the twenty-year planning period.

Commercial

The predominate use of land in the commercial category is retail sales, office, service and entertainment. Acreage for the Commercial Category is approximately 39 future land use will see this number increase to 44 acres.

Any expansion will be in the city limits. Expansion and build-up of this area is appropriate and benefits the city by increasing the tax base and revenue generated from infrastructure.

Industrial

The land in this category is dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses. Acreage for the Industrial Category is approximately 245. Future land use will increase the acreage to 325. This acreage meets current and future needs.

Public/Institutional

This category contains land that local, federal and state governments utilities. Acreage for the Public/Institutional Category is approximately 42. Future land use will increase acreage to 45. This acreage meets current and future needs.

Transportation/Communication/Utilities

Land in this category is utilized mainly for transportation routes and railway systems. The usage of 103 acres will remain the same. This meets the current and future needs of the city.

Park/Recreation/Conservation

Land in this category is utilized mainly for active and passive recreationally activities. Acreage for the Park/Recreation/Conservation Category is approximately 31. Future land use will increase acreage to 40. This acreage meets current and future needs.
Agriculture/Forestry

Land in this category is dedicated to farming or other rural uses such as pasture. Land in this category is dedicated to the production of trees for harvesting. Acreage for the Agriculture/Forestry Category is approximately 906 with approximately half or more being agriculture. Future land use will see a decrease in this acreage to 759. This decrease is due to agricultural land being cultivated for residential use such as sub divisions. This acreage meets current and future needs.

City of Pearson

- A.** The City of Pearson has been zoned for designated areas of development. The current land use map shows the intended development of each designated area.
- B.** Annexation has been considered for the next planning period and corresponds to future land use plans.
- C.** Expansion of the City of Pearson is anticipated. This expansion will be slow based upon the present need analysis but will incorporate adjoining properties and requested annexations.
- D.** No areas have been designated as archaeological, architectural, or culturally significant at present. Historically significant areas, have been designated on the land use map and reference made in the Pearson Zoning Plan.

Residential

Single-family housing is the predominant land use type for this category. Total zoned residential acreage equals 1200 and should be sufficient for the next 20 years based upon the average annual growth rate, the average annual building permits, and the average acreage required per residential building permit. Seven multi-family housing complexes are within the City of Pearson.

Commercial

The commercial area is made up of retail sales, office, and service businesses. The City has zoned C-1 Central District and C-2 Highway Commercial. C-1 is mainly single building retail and office. C-2 is a mixture of single building businesses and a small strip mall shopping center. Expansion of the commercial area will be considered after proper notification and presentation to the zoning board.

Industrial

The land area dedicated to industrial consists of manufacturing facilities, processing plants, factories, warehousing, and other similar uses. Infrastructure has been made available for planned industrial expansion.

Public/Institutional

Public and institutional facilities have been incorporated within the zoning districts of the City of Pearson.

Transportation/Communication/Utilities

Transportation routes are being re-routed and additional acreage will be designated for this as required by the State of Georgia. The railway system has plans for expansion and the expansion will traverse the City of Pearson. The acreage for the railway expansion will be designated as required by the railway.

Park/Recreational/Conservation

Land for this category is utilized mainly for active and passive recreational activities. The City of Pearson has a dedicated recreational park that includes fields for baseball, softball, t-ball, and a basketball court. Park areas are planned and are consistent with the current planning strategy. Future recreational plans include a running/walking track, football field, soccer fields, and basketball gymnasium.

Agriculture

Agriculture is not designated on the Pearson zoning map.

Atkinson County

- A.** All areas in Atkinson County have been assigned a category to designate the intended type of development.
- B.** N/A
- C.** Atkinson County does not have Water and Sewage Treatment Facilities and has no current or future plans to incorporate one into the County. Atkinson County will only accept roads that meet DOT standards.
- D.** For information on areas that are prone to flooding, refer to the Natural and Cultural Resources Element, Inventory of Existing Conditions, Flood Plains.
- E.** Areas that are archaeological, architectural, cultural and historically significant are shown and described in detail in the Natural and Cultural Resources Element, Inventory of Existing Conditions.

Residential

The predominant use of land within the residential category is single-family housing. Acreage for the Residential Category is approximately 20,462. Residential acreage will increase approximately 7200 acres during this planning period due to the construction of approximately 5 new subdivisions currently in the county and plans are in process for future construction of new subdivisions.

Commercial

The predominate use of land in the commercial category is retail sales, office, service and entertainment. Atkinson County will see an increase in this acreage because commercial growth is expanding outside the city limits along transportation corridors. The estimated acreage required for the next twenty-year planning period is 600.

Industrial

The land in this category is dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses. County acreage for this category will increase approximately 50 acres for this planning period and meets current and future needs.

Public/Institutional

This category contains land that local, federal and state government's utility. Atkinson County will see only 40 acreage increase for the planning period. This acreage meets current and future needs.

Transportation/Communication/Utilities

Land in this category is utilized mainly for transportation routes and railway systems. Atkinson County has no telecommunication sites that are more than one-tenth of an acre in size. All roads in the county must meet DOT standards.

Atkinson County has approximately 452.10 miles of roads. The amount of roadways meets current and future needs of Atkinson County.

Park/Recreation/Conservation

Land in this category is utilized mainly for transportation and passive recreational activities. Acreage for the Park/Recreation/Conservation Category currently is approximately 53 and future land use will see an increase of 14 acres bringing the total acreage to 67. This acreage meets current and future needs for Atkinson County.

Agriculture/Forestry

Land in the Agriculture category is dedicated to farming or other rural uses such as pasture and land in the Forestry category is dedicated to the production of trees for harvesting. Because farmlands are suitable for subdividing for residential development Atkinson County will see a decrease in the agriculture category for this planning period. The combined acreage for agriculture and forestry for Atkinson County is currently 194,030 and will decrease to 186,133 with future land use. This will leave adequate acreage to meet current and future needs of Atkinson County.

6.2.0.0: Assessment

The existing pattern of development in Atkinson County has emerged as a direct result of a combination of four factors: large tract ownership, soil type, turpentine and timber camps, and proximity primarily to railway transportation. This combination of factors has led to communities now known as the City of Pearson, the City of Willacoochee, Axson, and Kirkland—all of which are located along the railway corridor bisecting the County.

Development today is taking on a slightly different pattern, as more homeowners are locating near the Coffee County boundary to access the employment opportunities there. Almost all development in Atkinson County has been at the impetus of private homeowners, with little organized development.

Pearson and Willacoochee are both oriented to their transportation systems, with the main commercial areas running parallel to US 82 and the once-dominant railway. Pearson has additional development stretching from US 82 to the Coffee County line. Development has been spurred somewhat by private developers, but as is found in the County, most development has occurred at the drive of private homeowners.

The presences of large timber tracts, moderately low income, and somewhat poor soil conditions have combined to make development efforts in Atkinson County less than fruitful. Most of southwest Atkinson County is wetland area, an additional barrier to development.

The provision of sound infrastructure has determined the placement of our limited industrial and commercial activity in Atkinson County, Pearson and Willacoochee; however, the lack of widespread water and sewer availability has not hampered residential development between Pearson and Douglas. Commercial development has occurred along US 82 and US 441, to help meet the needs of residents and travelers.

Transitional areas include the former timber and croplands between Pearson and Douglas along US 44 1, due to the popularity of living in rural Atkinson County with access to nearby work centers.

Blighted areas of the County can be found in Pearson, Willacoochee, Axson, and Kirkland. Scattered homes in these areas are often located on dirt roads with no public water or sewer service and low-income residents. These areas have become blighted due to general decline and decay of these communities as timber camps shut down and the timber companies moved on. Even in the urbanized areas of Pearson and Willacoochee blighted areas are remaining. Short term and long term zoning plans would be an economic, environmental, and physical asset to these areas and the residents of these areas.

Development is not threatening to outpace existing infrastructure and services, provided sound management of existing and periodic expansions keeps up with demand.

There are no areas that incompatible land uses are located too close to each other that do not have adequate buffers or distance between them.

Industrial and economic development and tourism are going to be encouraged over the next twenty years as the primary development force in Atkinson County, Pearson, and Willacoochee, although providing, residential areas for surrounding counties will be a secondary development tool. As more and more people move into the portions of the County between Pearson and Douglas, the County will need to look at the provision of services, needs, and educational facilities in these decentralized areas. The Cities of Pearson and Willacoochee will be offering more service-oriented establishments, putting more commercial activity on US 82 and US 441, with residential development relegated of off-streets.

There are wetlands everywhere in Atkinson County, Pearson, and Willacoochee. Due primarily to a high water table, most of the soils have severe to very restrictive limitations for development. For the most part, woodland lines the creeks draining the area and, consequently acts as buffer zones between potential sources of non-point water pollution and siltation from urban lands and farmlands and from contiguous water bodies. Much of the new development throughout the County and the Cities will be in-fill development, to take advantage of existing infrastructure.

Economic development forces will affect the pattern of land use in Atkinson County by creating mild development pressures in the fringe areas near the Coffee and Ware County lines. This increase in residential areas will encroach upon existing farmland and timberlands, making some of the rural appeal of Atkinson County disappear as these acres are developed into housing site. The use of existing infrastructure by remodeling, revamping or repairing could help decrease this problem.

The City of Pearson and the City of Willacoochee are both encouraging in-fill development and will continue to do so. This type of development helps create a well-knit community and helps ease development pressures on existing water and wastewater systems.

Given the nature of the land in Atkinson County there are only a few areas in and around the Cities where new land uses could be located to take advantage of existing services and facilities without filling in those in-between places along our city streets. There are few services provided outside the city limits.

The Cities of Pearson and Willacoochee will need to expand services and facilities to include areas along US 82 and US 441 as more businesses and industry locate along these major arteries.

Map D Atkinson County Existing Land Use

Map furnished in hard copy cannot load into planbuilder because of technical difficulty.

Map E Atkinson Future Land Use

Map furnished in hard copy cannot load into planbuilder because of technical difficulty.

Map F City of Pearson Existing Land Use

Map furnished in hard copy cannot load into planbuilder because of technical difficulty.

Map G City of Pearson Future Land Use

Map furnished in hard copy cannot load into planbuilder because of technical difficulty.

Map H City of Willacoochee Existing Land Use

Map furnished in hard copy cannot load into planbuilder because of technical difficulty.

Map I City of Willacoochee Future Land Use

Map furnished in hard copy cannot load into planbuilder because of technical difficulty

6.3.0.0: Goals & Implementation

Goal

Continue to promote growth and development based on physical, social, and economic needs environmental considerations and the ability of the county and city tax base and public facilities and services to support this growth and development.

Policy

Atkinson County, Pearson, and Willacoochee will continue to encourage Best Management Practices for timber resources and land use in their respective jurisdictions.

Action

Work with the Georgia Forestry Commission to enforce BMP's.
Establish a multi-jurisdictional Planning Commission.

Policy

Encourage new businesses or developers to use suitable existing vacant buildings and structures if available.

Policy

Develop LDRs in all political jurisdictions in Atkinson County

Policy

Work with transportation and utility agencies to provide the best possible service to all residents.

Policy

Increase acreage in Conservation Tillage to protect soil, water quality and the environment.

Policy

Continue to support and encourage land uses that are supportive of the current and future land use patterns.

Action

Develop instruments to ensure coordination between population densities and land use patterns.

Consider using TDR's to protect prime farm and forestry sites.

7.0.0.0: Intergovernmental Coordination

Purpose.

The Intergovernmental Coordination Element provides Atkinson County, City of Pearson and City of Willacoochee an opportunity to inventory existing intergovernmental coordination mechanisms and processes with other local governments and governmental entities that can have profound impacts on the success of implementing the local government's comprehensive plan. The purpose of this element is to assess the adequacy and suitability of existing coordination mechanisms to serve the current and future needs of the community and articulate goals and formulate a strategy for effective implementation of community policies and objectives that, in many cases, involve multiple governmental entities.

7.1.0.0: Inventory

Intergovernmental Coordination Element
Inventory of Existing Conditions
Atkinson County Comprehensive Plan

Adjacent Local Government

The Atkinson County Board of Commissioners, Pearson City Council, and Willacoochee City Council use a simple approach to coordination by regular communication among the entities via phone, FAX, or email. When necessary planned meetings are held with each entity being represented by its Chairman, Mayor, City or County Clerk, or Council member. All local entities work together as needed for the better of their county and its citizens and all share interest in all components of the Comprehensive plan. The County Commission would be the primary responsible for coordination.

School Boards

Atkinson County has only one school board and they coordinate via phone, Fax, or email, and with planned meetings with the local government entities. The Board of Education would be the primary responsible for coordination.

Independent special districts

Atkinson County does not have any independent special districts of any kind.

Independent Development Authorities

City of Willacoochee has and Industrial Development Authority, which, was developed under special legislation and is completed funded and controlled by the City of Willacoochee. The Industrial Development Authority consists of a chairman, who is a city council member and five (5), other persons, all of which are appointed by the Willacoochee City Council and are state board certified. The Authority Board operates meets and plans independently of the City Council, but Willacoochee City Council reserves the right to make the final decision on all plans for future development. Coordination mechanisms are informal consisting of planned meetings, phone, FAX, and email. The Willacoochee City Council is primarily responsible for coordination.

The City of Pearson Georgia Industrial Authority was created by an act of legislature in 1964. It is also fully funded by the City of Pearson. The Pearson City Council appoints the five-man board with one member of the board being a Councilman. The board consists of a President, Vice President, Secretary, and Treasurer. The Industrial Authority is independent of the City Council and operates meets and plans separately from the City Council. Coordination mechanisms are carried out through planned meetings, phone, FAX, and email with the Pearson City Council. The Industrial Authority is primarily responsible for coordination.

Presently the Atkinson County Development Authority (ACDA) is not active. There is concern and support throughout the County about the lack of an effective tool to facilitate economic development and diversification within the County.

Service Delivery Strategy Law

The local governments included in the Service Delivery Strategy are:

Atkinson County
City of Pearson
City of Willacoochee
Atkinson County Industrial Authority
Pearson Industrial Authority
Willacoochee Industrial Authority
Coffee/Atkinson Joint Development Authority
Housing Authority of Atkinson County
Housing Authority of City of Pearson
Solid Waste Management Authority of Atkinson County

Housing

Atkinson County, City of Pearson and City of Willacoochee are each a provider of their building permitting and inspections service. This service is paid for out of their general funds and from fees collected. Each entity has a yearly Inspections Service Agreement; Atkinson County with RDC, City of Pearson with City Building Inspector, and City of Willacoochee with Jim Mills. Mechanisms used to implement this strategy are; The Georgia Standard Building Code, Pearson Zoning Ordinance, Land Use Agreement, and Manufactured Homes Ordinance.

Declining housing conditions and overcrowded housing unit's mean unsafe and inadequate shelter for some residents. Lack of code enforcement is one of the many factors that may contribute to a decaying housing stock. Atkinson County, City of Pearson and City of Willacoochee addressed this problem in their Service Delivery Strategy and all entities have yearly Code Enforcement Agreements. Atkinson County with RDC, City of Pearson with Building Code Inspector, and City of Willacoochee with Jim Mills. Mechanisms used to implement the strategy for this service are the Standard Building Codes, and the City of Pearson Zoning Ordinance.

The Housing Authority of Atkinson County and The Housing Authority of Pearson are both providers of the Public Housing service. Services are paid for through State and Federal grants and user fees. A yearly contract is in place with the Nashville Housing Authority as the administration element and the Cities of Pearson and Willacoochee provide the procurement and maintenance element of the service agreement. Mechanisms used to implement the strategy for this service are the Public Housing Administration (PHA).

Natural and Cultural Resources

To help control soil erosion, Atkinson County, City of Pearson, and the City of Willacoochee have all adopted Soil Erosion and Sedimentation Control Ordinances. Each entity provides this service to their respective constituents and have done so in the past without conflict, while lending assistance to one another in this area whenever necessary.

Enforcement is accomplished through scheduled inspections, involvement weather inspections and citizen complaint in the county and cities. This has proven to be effective and efficient with each entity providing service for a specific area under separate funding.

Land Use

Atkinson County and the Cities of Pearson and Willacoochee have in place in their Service Delivery Strategy resolutions that implement a process for resolving land use disputes over annexation. This method has proven to be efficient and effective for all entities involved.

Community Facilities

The location and quality of the facilities and services provided by Atkinson County, the City of Pearson and the City of Willacoochee are as important to the county and cities as its industries, farms, commercial and residential areas. The facilities and services not only enhance the well-being of the area's residents, but also along with the quality of shopping and housing largely determine the "livability" of the cities and county.

County and city facilities and services are defined as usually public or semi-public, which residents with such services as schools, recreation, administrative offices, libraries, health department, water and sewer system, solid waste system, police and fire protection, and could include multi-purpose and seniors, family and child care centers.

The Comprehensive Plan will include all new facilities and services planned and the county and cities should refer to its Comprehensive Plan while making facility decisions. If a conflict arises a resolution to resolve the conflict is contained in the Service Delivery Strategy.

Governor's Greenspace Program

Atkinson County, the City of Pearson, and the City of Willacoochee do not meet eligibility requirements to participate in this program.

Coastal Management Program

Atkinson County and the City of Pearson and the City of Willacoochee are not one of the 11 coastal counties and therefore not eligible for this program.

Appalachian Regional Commission

This program is not applicable to Atkinson County the City of Pearson and City of Willacoochee.

Water Supply and/or Water Quality Protection Plan

NPDES Storm Water Program

Atkinson County, the City of Pearson and City of Willacoochee do not require this program

Watershed Protection Plan

Even though Atkinson County crosses three watersheds, there are no water supply watersheds present in the county. All public drinking water is withdrawn from groundwater supplies.

River Basin Management Plan

There is no River Basin Management Plan in effect for Atkinson County, the City of Pearson, and the City of Willacoochee, however; the Satilla River runs as a protected river corridor in a very small area along the border between Atkinson and Ware Counties.

The Alapaha River runs as a protected river corridor along the western boundary of Atkinson County south of US Highway 82. No other creek or river has been designated as a Protected River Corridor in Atkinson County. The Alapaha River was nominated in 1992 as primarily serve a Regionally Important Resource. Atkinson County, Pearson and Willacoochee have adopted Georgia's minimum standards and protection criteria for river corridors (O.C.G.A. 391-3-16-04).

Georgia's Drinking Water System Capacity Development Program

City of Pearson employs Tindall Enterprise of Blackshear Georgia to monitor and test their drinking water and wastewater. Tindall Enterprise is state certified. City of Pearson is constantly making improvement such as a new well that was added January 2004 and a new elevated tank slated for operation in a year to 18 months. Their working mechanisms are top notch and they regularly maintain and improve operations. City of Pearson also recently installed a new wastewater treatment plant that has tripled their wastewater treatment capacity at 900,000 gallons per day.

City of Willacoochee also employs Tindall Enterprise of Blackshear Georgia to monitor and test their drinking water and wastewater. City of Willacoochee also employs a full time Wastewater Superintendent who is state certified Class 3 in both water and wastewater. City of Willacoochee follow all State and Federal guidelines and are constantly making improvements where needed while maintaining every day operations.

Metropolitan North Georgia Water Planning District

This is not applicable to Atkinson County, the City of Pearson, and the City of Willacoochee.

Water Management Plan for Coastal Georgia

This is not applicable to Atkinson County, the City of Pearson, and the City of Willacoochee.

7.2.0.0: Assessment

Assessment of Current and Future Needs

Land Use Conflicts at Jurisdictional Borders

This not applicable to Atkinson County, the City of Pearson, and the City of Willacoochee at this time.

Lack of Information about Plans of Adjacent Communities

Atkinson County has a joint planning/development authority with neighboring Coffee County.

Service Provision Overlaps or Conflicts

The Service Delivery Strategy found no duplication or overlap of services between the county and city. Taking into consideration the size, future population growth trends, and future economic growth trends the Service Delivery Strategy are more than adequate and will be adequate in the future.

Annexation Issues Between Cities and Counties

The Service Delivery Strategy plan contains a written agreement that provides a process for the cities to annex land or to extend waste/sewer services into unincorporated areas of the county so as not to conflict with current land use plans or in the future. All participating governments also agreed upon a written dispute resolution process.

Issues Arising from Conflicting Development Projects and Public Facility Siting

Atkinson County, the City of Pearson, and the City of Willacoochee use coordination mechanism such as phone, FAX, email planned meetings and intergovernmental agreements and are all actively involved in their local comprehensive plan. By working closely together on their comprehensive plan they address these issues before they happen and all the entities keep their communication lines open to ward off any unforeseen problems.

Issues Relating to Applicable State and Regional Programs

The Service Delivery Strategy plan of Atkinson County, the City of Pearson, and the City of Willacoochee works with and closely follows their local comprehensive plan. Planning and updating for both plans are done by close collaboration from all the entities and is deemed adequate for present and future needs.

7.3.0.0: Goals & Implementation

GOAL

Improve coordination mechanism between local governments, independent authorities and school board.

Policies

Incorporate intergovernmental planning board.

Regional review of Comprehensive Plan on annual basis and at five year update

Action

Appoint liaison from each government

Group work sessions

Policy

Incorporate intergovernmental agreements between government entities

Action

Service Delivery Strategy

Solid Waste Plan

Comprehensive Plan

Policy

Revitalize Atkinson County Development Authority

Action

Adopt an active board

Facilitate economic development

Introduce diversification

10.0.0.0: Implementation Programs

Report of Accomplishments

Short Term Work Program

**City of Pearson
City of Willacoochee
Atkinson County**

Pearson city: Report of Accomplishments

Community Facilities		
Activity	Status	Explanation
Develop sewer system for new High School.	Completed	
Water, Sewer, Street Drainage Improvements for Stone Circle.	Completed	
Build new wastewater treatment plant and upgrade of lift stations.	Completed	
Install streetlights in prioritized areas and continuing lighting in present areas \$3,000/month.	Completed	
Fire Protection Purchase/replace fire truck	Completed	
Recreation/Parks Develop plans for three new city parks	Underway	
Acquire lands for city parks	Underway	
Playground equipment for parks	Underway	
Construct additional recreational facilities	Underway	
Renovate/remodel Community Center	Completed	
Education Develop Water System (tank & pump)	Underway	
Landscaping Beautification of City of Pearson entrance	Underway	
Water and Sewer Extend water system to all city residents	Underway	
Water and Sewer Extend sewer lines to all city residents	Underway	
Water and Sewer Activity was originally to include two new wells for water system improvement project was consolidated to include only one well and has been completed	Completed	
Sidewalks and curbing Prioritize main highway and street areas	Underway	
Law enforcement/safety Study to consolidate City law enforcement with Atkinson County	Underway	
Re-Development of Downtown Areas Downtown (Better Hometown Program) 1. Develop Better Hometown grant 2. Plan Ornamental Streetlight Project 3. Purchase Ornamental garbage cans and benches 4. Purchase street flags 5. Develop tree-planning project 6. Refinish sidewalks in downtown area	Underway	
Street Improvements Resurfacing of streets as prioritized by need	Underway	
Street Improvements Design perimeter road around the City of Pearson	Underway	
Street Improvements Paving City streets as	Underway	

prioritized by need		
Mapping Complete and distribute new city map	Underway	

Economic Development		
Activity	Status	Explanation
Develop Plans for 2nd Industrial Park	Underway	
Renovate old City Hall 1. New roof 2. Air conditioning/heating unit 3. Develop offices for rental 4. Maintain and renovate for Fire Dept. training	Underway	

Housing		
Activity	Status	Explanation
Rehabilitation of housing	Underway	
Code Enforcement	Underway	
Identify single family homes	Completed	
Identify Finance resource for low/medium income	Completed	

Land Use		
Activity	Status	Explanation
Study and develop plan for annexation of one mile circumference outside of city limits	Underway	
Designate land for three city parks	Underway	

Natural and Historic Resources		
Activity	Status	Explanation
Adopt a Historic Preservation Ordinance	Underway	
Renovate Minnie Corbitt House	Underway	
Develop History on City of Pearson	Underway	

Willacoochee city: Report of Accomplishments

Community Facilities		
Activity	Status	Explanation
Construct a Headstart facility to serve all of Atkinson County.	Completed	
Provide improvements to local streets, water lines, and sewer lines.	Underway	
Widen and pave Spring Head Road.	Underway	
Extend East McCranie Street to Post Office.	Underway	
Pave Haines Subdivision.	Underway	
Provide sulfur accretion for city water tank on Spring Head Road.	Completed	
Develop citywide CDBG applications instead of numerous small target area applications for housing rehabilitation and infrastructure improvement.	Underway	
Construct additional recreational facilities, including multi-purpose ball-fields and courts, and walking tracks.	Completed	
Continue to expand beautification efforts around town and at city entrances.	Underway	

Economic Development		
Activity	Status	Explanation
Expand the Industrial Park	Underway	

Housing		
Activity	Status	Explanation
Expand existing housing stock for all income levels.	Underway	

Atkinson: Report of Accomplishments

Community Facilities		
Activity	Status	Explanation
Establish Countywide 911 System	Completed	
Build new High School	Completed	
Pave Stokeville Road .6 mile	Completed	
Atkinson County Community Center; 1- Obtain deed for American Legion	Not Accomplished	Deed for American Legion building is not attainable
Atkinson County Community Center; 2- 99 year lease for American Legion building	Completed	
Atkinson County Community Center; 3- Build/renovate American Legion building	Not Accomplished	Not economically feasible to renovate a building that there is no possibility of owning because the County can not attain a deed for this building.
Atkinson County Community Center; 4- Parking Lot 5- Landscaping 6- Equipment, furniture, fixtures	Not Accomplished	Deed for the building could not be attained and it would not be economically feasible to do repairs/construct on a building not owned by the County.
Renovate County Courthouse.	Underway	
Establish Countywide 911 System	Completed	
Build new High School	Completed	
Design Atkinson County office complex	Not Accomplished	The County will utilize space in the renovated Atkinson County Courthouse.
Design Multi Purpose Center DFAC Childcare Adult Education, Health One Stop	Postponed	This project is not economically feasible
Develop Master plan for Atkinson County Roads and Bridges	Underway	
Pave Stokeville Road .6 mile	Completed	
Preliminary Engineering design to pave Old Columbus Road	Postponed	Funding is not available for this project
Resurfacing Roads-\$30,000 per mile 50/50 County/DOT 1-CO. RD. 245, from SR 31 south. Total 6.4 miles 3-CO. RD. 42 from Corridor Z(520) north to SR 135. Total 5.1 miles 4- Co. RD. 247, from Corridor Z(520) north to SR 64. Total 7.3 miles.	Postponed	Funding is not available for these projects.
Resurfacing Roads- \$30,000 per mile 50/50 County/DOT 2- Co. RD. 233, from SR 64 East-Southeast. Total 5.1 miles	Completed	
Repair SR 247 Satilla Bridge	Underway	
Repair SR 244 Sunnyside Church Bridge.	Completed	
Repair SR 245 Little Red Bluff Bridge	Completed	
Pave area next to Axson Fire Station	Completed	

Develop County Map	Underway	
Erect street signs to name County roads.	Completed	
Develop countywide master plan for parks and recreation	Underway	
Acquisition of recreation/park land.	Underway	
Develop recreation facility.	Underway	
Complete Axson Park 1. Complete park grounds 2. Build building (shelter) 3. Purchase playground equipment	Completed	
Complete Axson Park 4. Acquire land to build ballfield.	Not Accomplished	There is not enough land located at or near the park to accommodate a ballfield so this project will not come to pass.
Recreation office for Director.	Completed	
Fencing and building for equipment	Completed	
Tractor for ballfields.	Completed	
Mower for ballfields.	Completed	
Recreation Programming originally stated \$84,000yr. amended to \$50,000yr.	Completed	
Develop C&D Landfill	Completed	
Recycling bins for Neighbors	Postponed	SWMA Board decided this project not to be a necessity or economically feasible.
Purchase/replace garbage truck	Completed	
Municipal Sub Title D Landfill Expansion	Underway	SWMA has been permitted for a vertical expansion for the MSW landfill, which is in progress and is actively seeking a lateral permit for the MSW Landfill at this time.
Paving road at landfill	Completed	
Study consolidation of County/City Law Enforcement Services	Underway	
Feasibility study of the County jail.	Completed	
Design new jail	Underway	
Build new jail.	Underway	
Develop County Communication System.	Underway	
Replace Sheriff's vehicles	Completed	
Develop 5311 Public Transportation System	Postponed	Funding not available
Develop Consolidation Fire Protection plan for Atkinson County to lower fire rating (to reduce home owners insurance rate)	Underway	
Develop plan for SR 135 Fire Station (land donated)	Underway	
County/Cities Fire Truck	Completed	
Replace ambulance.	Completed	
Study countywide Alert System	Underway	

Economic Development		
Activity	Status	Explanation
Develop plan for county industrial park	Underway	
Develop tourism plan for county	Underway	
Design and erect signs and landscaping for all	Underway	

major entrances to Atkinson County		
Complete passage of Business License Ordinance	Completed	
Develop ordinance for business and outdoor advertisement (billboards)	Underway	

Housing		
Activity	Status	Explanation
Manufactured Home Ordinance	Completed	
Housing Rehabilitation	Underway	
USDA Mutual Self Build Housing	Postponed	Funding not available
Identify single family housing.	Underway	
Credit counseling for all potential home buyers	Underway	
Code Enforcement	Underway	

Land Use		
Activity	Status	Explanation
Feasibility study of Zoning Ordinance	Underway	
Condemn and demolish all dilapidated structures	Postponed	No ordinance has been established to proceed with this project

Natural and Historic Resources		
Activity	Status	Explanation
Adopt Historic Preservation Ordinance	Underway	
Initiate a public education program on county historical resources	Underway	
Complete brochure listing all historical dwellings and sites	Underway	

Pearson city: Short Term Work Program Update

Community Facilities				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Recreation/Parks Develop plans for three new parks	2005, 2010	City of Pearson Planner	\$1,000	City of Pearson
Acquire lands for city parks	2005, 2010	City of Pearson	\$40,000	City of Pearson, Pvt.
Construct additional recreational facilities	2005, 2010	City of Pearson	\$50,000	City of Pearson, DCA
Playground equipment for parks	2005, 2010	City of Pearson	\$15,000	City of Pearson
Education Develop water system (tank pump)	2005, 2010	City of Pearson	\$1,000,000	City of Pearson, USDA, Atkinson Co. BOE
Landscaping Beautification of City of Pearson and entrance	2005, 2010	City of Pearson	\$5,000	City of Pearson
Water and Sewer Extend Water system to all city residents	2005, 2010	City of Pearson Engineer	\$500,000	City of Pearson, USDA, DCA
Extend sewer lines to all city residents	2005, 2010	City of Pearson Engineer	\$500,000	City of Pearson, USDA, DCA
Sidewalks & Curbing Prioritize main highway and street areas	2005, 2010	City of Pearson	\$200,000	City of Pearson 50%, DOT 50%
Law enforcement/Safety Study to consolidate city laws enforcement with Atkinson County	2005, 2010	City of Pearson, Atkinson County	\$0	City of Pearson, Atkinson County
Re-Development of Downtown areas 1. Develop Better Hometown grant 2. Plan ornamental streetlight project 3. Purchase ornamental garbage cans and benches 4. Purchase street flags 5. Develop tree-planting project 6. Refinish sidewalks in downtown area	2005, 2010	City of Pearson	\$75,000	City of Pearson, Hometown DCA grant, Chamber of Commerce, Businesses
Design perimeter road around the City of Pearson	2005, 2010	City of Pearson Engineer	\$15,000	City of Pearson, DOT
Resurfacing of streets as prioritized by need	2005, 2010	City of Pearson, DOT	\$120,000	City of Pearson, DOT
Paving city streets as prioritized by need	2005, 2010	City of Pearson, DOT	\$200,000	City of Pearson, DOT

Complete and distribute new city map	2005, 2010	City of Pearson, RDC	\$5,000	City of Pearson, SEGA RDC
--------------------------------------	------------	----------------------	---------	---------------------------

Economic Development

Activity	Years	Responsible Party	Cost Estimate	Funding Source
Develop plans for 2nd industrial park	2005, 2008	City of Pearson Industrial Authority City Planner	\$2500.	City of Pearson Industrial Authority, SEGA RDC
Renovate Old City Hall 1. New roof 2. Air conditioning/heating unit 3. Develop offices for rental 4. Maintain and renovate for Fire Dept. training	2005, 2010	City of Pearson	\$60,000	City of Pearson, USDA, DCA

Housing

Activity	Years	Responsible Party	Cost Estimate	Funding Source
Rehabilitation of housing	2005, 2010	City of Pearson Planner	\$250,000	CHIP, City of Pearson
Code Enforcement	2005, 2010	City of Pearson	\$0	City of Pearson

Land Use

Activity	Years	Responsible Party	Cost Estimate	Funding Source
Study and develop plan for annexation of one mile circumference outside of city limits	2005, 2010	City land owners	\$2,500	City of Pearson, SEGA RDC
Designate land for three city parks	2005, 2010	City of Pearson	N/A	City of Pearson, DNR

Natural and Historic Resources

Activity	Years	Responsible Party	Cost Estimate	Funding Source
Adopt a Historic Preservation Ordinance	2005, 2010	City of Pearson, City Attorney	\$0	City of Pearson
Renovate Minnie Corbitt house	2005, 2006	City of Pearson	\$25,000	City of Pearson, Historical grant, DNR
Develop history on City of Pearson	2005, 2010	City of Pearson	\$0	City of Pearson

Willacoochee city: Short Term Work Program Update

Community Facilities				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Provide improvements to local streets, water lines, and sewer lines.	2005, 2006	City of Willacoochee	\$100,000	City of Willacoochee, DCA CDBG
Extend East McCranie Street to Post Office.	2005, 2006	City of Willacoochee	\$20,000	City of Willacoochee, SPLOST
Widen and pave Spring Head Road.	2005, 2006	City of Willacoochee	\$200,000	DOT
Pave Haines Subdivision.	2005, 2008	City of Willacoochee	\$500,000	DCA, City of Willacoochee
Develop city-wide CDBG applications for housing rehabilitation and infrastructure improvements.	2005, 2010	City of Willacoochee	\$500,000	DCA, City of Willacoochee
Continue to expand beautification efforts around town and at city entrances.	2005, 2008	City of Willacoochee	\$50,000	Grant assistance, City of Willacoochee

Economic Development				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Expand the Industrial Park.	2005, 2008	City of Willacoochee	\$20,000	City of Willacoochee

Housing				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Expand existing housing stock for all income levels.	2005, 2008	City of Willacoochee	Unknown	US HUD, private development

Atkinson: Short Term Work Program Update

Community Facilities				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Renovate County Courthouse	2005, 2010	Atkinson County	\$500,000	Atkinson County, Historical Grants, DCA, USDA
Develop master plan for Atkinson County roads and bridges	2005, 2010	County Planner, Atkinson County Road Dept, RDC	\$2,500	Atkinson County, RDC
Repair SR 247 Satilla Bridge	2005, 2010	Atkinson County	\$100,000	SPLOST/DOT
Develop County map	2005, 2010	Atkinson County, RDC	\$8,000	Atkinson County, RDC
Develop Countywide Master Plan for Parks and Recreation	2005, 2010	Atkinson County Recreation Board	\$3,500	NRD, Atkinson County
Acquisition of Recreation/Park land	2005, 2010	Atkinson County	\$100,000	Atkinson County, USDA, DCA
Develop Recreation Facility	2005, 2010	Atkinson County Recreation Board	\$500,000	Atkinson County, USDA, DCA
Municipal Sub Title D Landfill Expansion	2005, 2010	SWMA	\$200,00	User Fees
Study Consolidation of County/City Law enforcement services	2005, 2010	Atkinson County/Cities	\$5,000	Atkinson County
Design new jail	2005, 2010	Atkinson County	\$25,000	SPLOST
Build new jail	2005, 2010	Atkinson County	\$3.5 million	SPLOST, State of Georgia, Atkinson County
Develop county communication system	2005, 2010	Atkinson County	\$15,000	Atkinson County
Develop consolidation Fire Protection Plan for Atkinson County to lower fire rating (to reduce home owner's insurance rate).	2005, 2010	Atkinson County, Cities, Consultant	\$5,000	Atkinson County, Cities
Develop CDBG applications for street paving and drainage improvements on Marion Loop and Tish Road.	2005,2010	Atkinson County	\$500,00	DCA, Atkinson County
Develop plan for SR 135 Fire Station (land donated)	2005, 2010	Atkinson County Engineer	\$2,500	Atkinson County

Study countywide alert system	2005, 2010	Atkinson County	\$2,500	Atkinson County
Replace County Extension office with new modular building	2005, 2010	Atkinson County, DCA	\$20,000	DCA
Resurfacing Roads \$30,000 per mile 50/50 County/DOT 1. CO. RD. 245 from SR 31 south. Total 6.4 miles 3. CO. RD 42 from Corridor Z(520) north to SR 135. Total 6.5 miles 4. CO. RD 247 from Corridor Z (520) north to SR 64. Total 7.3 Miles	2005, 2010	Atkinson County	1. \$192,00, 3. \$192,000 4. \$213,000	50/50 SPLOST/DOT
Develop CDBG applications for construction of new Health Department	2005,2010	Atkinson County	\$500,000	DCA, Atkinson County

Economic Development				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Develop Plan for County Industrial Park	2005, 2010	Atkinson County Industrial Authorities	\$10,000	Atkinson County Industrial Authorities, DCA, USDA
Develop Tourism Plan for County	2005, 2010	Atkinson County, Region 11 Dept. of Tourism and Trade	\$2,000	Atkinson County, Region 11 Dept. of Tourism and Trade
Design and erect signs and landscaping for all major entrances to Atkinson County	2005, 2010	Atkinson County, County Road Dept.	\$8,000	Atkinson County, Private
Develop ordinance for business and outdoor advertisement (Billboards)	2005, 2010	Atkinson County, County Attorney	\$2,000	Atkinson County

Housing				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Housing rehabilitation	2005, 2010	Atkinson County	\$350,000	DCA, CHIP
Identify single family housing	2005, 2010	Atkinson County	\$5,000	Atkinson County
Credit counseling for all potential home buyers	2005, 2010	Atkinson County, ABC, United Ways	\$25,000	United Way, USDA, ABC
Code Enforcement	2005, 2010	Atkinson County	Fees	Atkinson County

Land Use				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Feasibility study of Zoning Ordinance	2005, 2010	Atkinson County, County	\$10,000	Atkinson County

		Attorney		
--	--	----------	--	--

Natural and Historic Resources				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Adopt Historic Preservation Ordinance	2005, 2010	Atkinson County, County Attorney	\$2,000	Atkinson County
Establish Historic Preservation Board	2005, 2010	Atkinson County, County Attorney	\$500	Atkinson County
Initiate a public education program on county historical resources	2005, 2010	Historical Preservation Board	\$2,500	Atkinson County
Complete brochure listing all historical dwellings and sites	2005, 2010	Historical Preservation Board	\$7,500	Atkinson County, Private
Develop public boat ramp highway 135 South at Atkinson/Berrien line along the Alapaha River	2005, 2010	Seven Rivers, Atkinson County	N/A	Seven Rivers, Grants

**NOTICE
PUBLIC HEARING
APRIL 28, 2004**

The purpose of this meeting is to notify the public that Atkinson County, the City of Pearson and the City of Willacoochee, and The Solid Waste Management Authority of Atkinson County are preparing the Comprehensive Plan to meet the statutory requirements under the Georgia Planning Act, the solid Waste Management Act and the Service Delivery Strategy law (HB 489).

The meeting is Wednesday, April 28, 2004, at 5:30 PM in the conference room of the Atkinson County Commission.

PUBLIC MEETING:

Georgia State Comprehensive Plan

All Public Entities hereby post notice of an open public meeting as required by Georgia Code. The meeting will be held in the boardroom of the Atkinson County Commission on Tuesday, October 19, 2004 at 5:00 p.m. Questions and comments can be directed to Janice McKinnon at (912)422-3391 or (912) 534-5972. The Public is invited to attend.

Notification of Atkinson County/City of Pearson/City of Willacoochee/The Solid Waste Management Authority of Atkinson County Joint Comprehensive Plan Adoption and Review Hearing/Comment Opportunity.

The local governments of Atkinson County and the Cities of Pearson and Willacoochee and the Solid Waste Management Authority of Atkinson County will approve their respective Joint Comprehensive Plan for adoption and review. The purpose of the Joint Comprehensive Plan is to list the specific actions that the local government intends to take during the next twenty years to address the needs and goals identified in the plan.

The hearing will be held Tuesday, November 09, 2004 at 6:00 p.m. in the Courtroom of the Atkinson Courthouse located at 301 South Main Street, Pearson, Georgia.

Notification of Atkinson County/City of Pearson/City of Willacoochee Joint Comprehensive Plan Submittal and Regional Review Hearing/Comment Opportunity

Date of Submittal: November 5, 2004

Submitting

Local Government(s):

Atkinson County
P.O. Box 518
Pearson, Ga 31642

City of Pearson
P.O. Box 295
Pearson, Ga 31642

City of Willacoochee
P.O. Box 508
Willacoochee Ga 31650

Contact Person: Edwin Davis, Chairman, Atkinson County Commission

New Local Plan: Joint Plan Single Jurisdiction

Capital Improvements Element

Local Plan Amendment (Single Jurisdiction)

Local Plan Update: Joint Plan Single Jurisdiction

Regional Review Hearing Date and Time: December 9 2004 5:00 p.m.

Place of Regional Hearing: Atkinson County Commission Board Room
201 South Main Street
Pearson, Ga 31642

Description of General Nature of Plan:

The local governments of Atkinson County and the Cities of Pearson and Willacoochee have approved their respective Joint Comprehensive Plan for submittal to DCA and to SEGa RDC for review. The purpose of the Atkinson County Joint Comprehensive Plan is to list the specific actions, goals, and implementation strategies local government, citizens and stakeholders plan to take during the next twenty years in addressing community needs and growth identified in the plan.

Special Requirements: Persons needing special requirements should contact the Chairman of The Atkinson County Commission.

Reviewing Regional Development Center: Southeast Georgia
Regional Development Center

Contact Person: Sharon D. Caton

Address: Southeast Georgia Regional Development Center

**A Public Hearing will be held at 5:00 PM on
Thursday, December 9, 2004 at the Atkinson County Commission
Boardroom, 201 South Main Street, and City of Willacoochee Joint
Comprehensive and Solid Waste Management Plan.**

The Atkinson County Joint Comprehensive Plan is part of the regional planning process in which Regional Development Centers are required to participate by the Georgia Comprehensive Planning Act of 1989.

Persons with special needs relating to disability access or foreign language should contact Joyce Taylor, Atkinson County Clerk at (912) 422-3391. This person can be located at the Atkinson County Commissioners Office, 201 South Main St. Pearson, GA 31642 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, except holidays. Persons with hearing disabilities may consider using the Georgia Relay Service, at (Voice) 1-800-255-0135.

All persons are invited to attend the Public Hearing. If you would like more information, please contact Joyce Taylor at the Atkinson County Commissioners Office, 201 South Main St. Pearson, GA 31642, (912) 422-3391.

ATKINSON COUNTY, CITY OF PEARSON AND CITY OF WILLACOOCHEE
GEORGIA

RESOLUTION OF SUBMITTAL

WHEREAS, the Georgia Planning Act of 1989 requires all local governments to prepare a comprehensive plan in accordance with the Georgia Planning Act of 1989 and the Minimum Planning Standards and Procedures for Local Planning; and

WHEREAS, this joint comprehensive plan was updated in accordance with the Minimum Planning Standards and Procedures Act of 1989; and

WHEREAS, a coordinated planning process has resulted in a Joint Comprehensive Plan for Atkinson County, City of Pearson and City of Willacoochee; and

WHEREAS, the minimum requirements for public participation in the development of the Update as mandated by the *Minimum Standards* have been met through the holding of a two public hearings;

WHEREAS, Public hearings were held, one on April 28, 2004, 5:30 p.m. advertising the process and the second one on October 19, 2004 at 5:00 p.m. in Pearson, Georgia at the County Commission Boardroom, P.O. Box 518, Pearson Georgia showing the final project recommendations

BE IT, THEREFORE, RESOLVED, that the Cities of Pearson, Willacoochee and Atkinson County Commission do hereby submit the Atkinson County Joint Comprehensive Plan to the SEGA RDC and DCA for review, as per the requirements of the Georgia Planning Act of 1989.

Adopted on the 9th day of November, 2004


Chairman, Edwin Davis

Witness


Joyce Taylor, Atkinson County Clerk

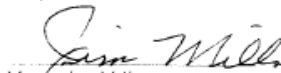
Adopted on the 9th day of November, 2004


Mayor, Ellic Morris

Witness


Dorsey Thiippen, Pearson City Clerk

Adopted on the 8th of November 2004


Mayor, Jim Mills

Witness


Phoebe Brown, Willacoochee City Clerk

(S:d)