

**DRAFT COMMUNITY ASSESSMENT FOR THE
CRAWFORD COUNTY & CITY OF ROBERTA
JOINT COMPREHENSIVE PLAN UPDATE**

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COMMUNITY ASSESSMENT

The purpose of the Community Assessment is to present a factual and conceptual foundation upon which the rest of the Comprehensive Plan is built. There are four components to the Community Assessment: identification of potential issues and opportunities, analysis of existing development patterns, analysis of consistency with Quality Community Objectives, and supporting analysis of data and information. Middle Georgia Regional Development Center staff completed the Community Assessment with the assistance of the Joint Comprehensive Plan Steering Committee. The Steering Committee was comprised of five (5) representatives from unincorporated Crawford County and five (5) representatives from the City of Roberta.

Identification of Potential Issues and Opportunities

Population

- Between 1980 and 2000, the unincorporated areas of Crawford County have experienced the third highest rate of population growth due to net migration in the Middle Georgia region. This type of population growth has led to Crawford County becoming a bedroom community for Monroe, Bibb, and Peach Counties.
- Since 1980, the City of Roberta has been experiencing a dramatic population decrease. The population decrease is expected to continue through the year 2030, but at a slightly lower rate than the previous years.
- Even with the increase in population, Crawford County had the third lowest population density in the Middle Georgia region in both 1990 and 2000.
- In both 1990 and 2000, Crawford County had the lowest number of people coming into the County during the day to work and the lowest total number of workers during the day in the Middle Georgia region.
- Since 1980, the City of Roberta has had a higher percentage of residents in the 65 and older category than the Middle Georgia region or the unincorporated areas of Crawford County. This trend is expected to continue through the year 2030.

- Since 1980, the population of the unincorporated areas of Crawford County has seen the ratio of White to Black or African American persons increase. This trend is expected to continue through the year 2030.
- Since 1980, the City of Roberta has been experiencing a shift in the racial composition of its population. Beginning with the year 2005 statistics, there were a higher percentage of Black or African American persons than White persons living in the City of Roberta. This trend is expected to dramatically accelerate through the year 2030.
- Since 1980, the unincorporated areas of Crawford County have contained the highest percentage of persons with Hispanic Ethnicity than either the City of Roberta or the Middle Georgia region. This trend is expected to continue through the year 2030.
- Since 1980, the per capita incomes in both the unincorporated areas of Crawford County and the City of Roberta have been among the lowest in the Middle Georgia region. The unincorporated areas of Crawford County have also seen the lowest percentage of change in per capita income since 1980 than either the City of Roberta or the Middle Georgia region. These trends are expected to continue through the year 2030.
- In 1990 and 2000, the average household income in the City of Roberta was lower than any of the counties in the Middle Georgia region and the averages for the State of Georgia.
- In 1990 and the year 2000, the City of Roberta had a high percentage of the population that earned \$9,000 or less annually, and a low percentage of the population that earned \$75,000 or more annually. These percentages differed greatly from both the unincorporated areas of Crawford County and the Middle Georgia region.
- Since 1980, the unincorporated areas of Crawford County have had a significantly smaller percentage of the population that have obtained a Bachelor's Degree or higher, as compared with the City of Roberta and the Middle Georgia region. This trend is expected to continue through the year 2030.

Economic Development

- Since 1980, the number of jobs in Crawford County has increased by a total of 663 jobs.
- Since 1980, Crawford County has experienced the loss of available jobs in the farming, mining, and manufacturing sectors. Employment opportunities are expected to increase in the agricultural, construction, services, and state/local

government sectors through the year 2025, while employment opportunities in the farming sector are expected to decrease over this time period.

- Projections indicate that in Crawford County, jobs in higher paying, higher skilled fields will increase through the year 2025. The exception to this will be a significant increase in service sector jobs due to the fact that these positions typically require minimal skills and pay relatively small wages.
- Projections indicate that the total population of Crawford County will increase by nearly 5,000 people through the year 2025 but only 549 new jobs will be created. If this indeed is the case, more residents of Crawford County will be forced to either commute to surrounding communities for employment or relocate to find work.
- Crawford County has already been dubbed a “bedroom community” for surrounding counties in the Middle Georgia Region, and future projections show that this trend will continue through the year 2025. This creates a burden on the tax base for Crawford County due to the fact that only high-priced homes are capable of producing positive tax dollars for the community. The “bedroom community” status indicates the need for more industrial and commercial development within Crawford County to support the tax base. Increased commercial and industrial development would also encourage more residents of Crawford County to work where they live, ensuring that more tax dollars remain in Crawford County.
- In the year 2000, the average weekly wage for Crawford County, \$374, was almost half the average weekly wage for the State of Georgia, \$622. The per capita income and median household income in Crawford County was also significantly below the State of Georgia average, leaving approximately 15% of the population of Crawford County living below the poverty level at that time.
- Crawford County has a lower percentage of executive, administrative, and managerial positions than the City of Roberta, the State of Georgia, or the Nation. Crawford County also has a smaller percentage of professional, technical specialized, clerical, and administrative support positions available.
- From the year 1990 to the year 2000, the City of Roberta experienced a 26% decrease in the total number of jobs available. This represented one quarter of the total jobs in Crawford County.
- Crawford County is experiencing a healthy trend of growth in higher paying, higher skilled jobs, but this growth is occurring at a very slow rate.
- Crawford County’s economy appears to be driven by more local factors than State or National factors. This is evident in the fact that Crawford County’s unemployment levels fluctuate much less than those of the State or Nation.

- Recently, a local textile factory, LAT Sportswear, went out of business and left an empty building in the Crawford County Industrial Park. This could be considered an issue because of the loss of jobs, and it could be an opportunity to recruit a higher paying, more sustainable industry to Crawford County.
- Two industries have contributed greatly to the economy of Crawford County, Atlanta Sand and Supply and Dickey Peach Farms. Along with the companion industries that have been attracted to date, e.g. Arricraft International, other such industries could be recruited for the area.
- The Crawford County Development Authority offers a variety of services including GED classes with childcare available on site for those attending classes.
- Central Georgia Technical College maintains a campus in the Crawford County Industrial Park. This location makes job training convenient for residents of Crawford County and tenants of the Industrial Park.
- Crawford County has the opportunity to take advantage of the existing and future hunting clubs such as Knoxville Plantation to draw visitors into Roberta and the rest of Crawford County.

Housing

- As of the year 2000, there were a total of 4,461 occupied housing units out of the total 4,872 housing units present in Crawford County.
- Owner-occupied households represent the majority of households in Crawford County. In the year 2000, approximately 30% of rental households were considered to be cost burdened or severely cost burdened in Crawford County. The lack of rental housing could be a factor in the retention of a skilled workforce.
- The percentage of trailers/mobile homes present in Crawford County nearly doubled from the year 1980 to the year 2000. This increase has a significant impact on the tax base due to the fact that mobile homes tend to depreciate in value at a faster rate than stick built homes. This increase is the second largest in the Middle Georgia region. Putnam County has seen the largest increase in the Middle Georgia region due to the fact that the County is home to a major mobile home manufacturer.
- The percentage of stick-built, single-unit housing in Crawford County decreased from the year 1980 to the year 2000 although the actual number of these housing units increased over that time period.

- In Crawford County the two largest groups of housing are single unit and mobile homes or trailers.
- According to the 2000 Census, the median value of a home in Crawford County was \$49,400. The majority of homes in Crawford County were valued between \$80,000 and \$89,000. The median property value in Crawford County in the year 2000 was \$69,600. The availability of relatively cheaper homes and land is most likely the reason that Crawford County has seen a boom in residential construction.
- Elderly housing is a major concern in Crawford County. According to the 2000 Census, approximately 28% of those aged 75 years and older are the most cost burdened. This could be due to the fact that a large percentage of this age group lives on a fixed income. Crawford County could promote the creation of affordable housing for the elderly to help alleviate this burden.

Natural and Cultural Resources

- Crawford County must be aware of the delicate balance required to maintain the wetlands located along the Flint River and Echeconnee Creek.
- The area of Crawford County and the City of Roberta located south of Highways 128/80 are areas of average to high pollution susceptibility. Any extensions of the water and sewer services in the City of Roberta should be considered for this area above all others to prevent environmental contamination due to failure of individual septic systems and excessive withdrawal from aquifers due to the proliferation of individual wells.
- Crawford County and the City of Roberta have an opportunity to ensure the protection of the endangered and threatened species that exist in the area.
- Crawford County should be aware of the Flint River Basin Regional Water Development and Conservation Plan and the ramifications that the plan could have on water use in the affected areas. The Flint River is a protected river corridor, and special provisions apply to development in this corridor.
- Crawford County and the City of Roberta have an opportunity to guide future development in ways that will preserve valuable farmland and open space.
- Crawford County and the City of Roberta have an opportunity to further utilize their portion of the Bartram Trail.
- Crawford County has the opportunity to promote Francisville as an historic tourism destination, including the replacement of the historical marker that was removed.

- Crawford County, the City of Roberta, the Historic Crawford Foundation, Inc., and the Crawford County Historical Society have the opportunity to work together in the creation of additional historic districts, create an historic preservation ordinance, and create more opportunities for historical tourism.
- The Crawford County Historical Society has the opportunity to update the historical resources survey that was completed in 1976 and create a historic preservation commission along with ordinances to protect the historic district.
- Locally known historic and cultural resources present in Crawford County and the City of Roberta are vastly underutilized including: the Peach Blossom Trail, Dickey's Peach Packing Shed, Musella Cotton Gin, Rich Hill, and Middle Georgia Pottery.

Community Facilities and Services

- Crawford County and the City of Roberta are lacking sufficient industrial and commercial development to offset the residential portion of the tax base.
- Neither the Crawford County nor Roberta governments have websites so that residents and potential visitors can easily access information about the community.
- There is a strong need for animal control services in the County and City.
- Sewer service is only available within the Roberta city limits and the extraterritorial areas, i.e. Knoxville and Musella.
- Water service is available in the City of Roberta and parts of Crawford County such as Musella, the East side of Highway 128, Wesley Chapel Road, and the southern end of Highway 341 near the Peach County line.
- The City of Roberta is applying for a Broadband Rural Initiative to Develop Georgia's Economy (BRIDGE) grant for publicly owned high-speed broadband infrastructure in rural areas of Georgia.
- The absentee rate in Crawford County Schools has fluctuated in the last three school years from 2003 to 2006.
- Standardized test scores had been decreasing for black students, students with disabilities, and economically disadvantaged students since 2002. In 2006 these scores improved greatly.

- Graduation rates for students in Crawford County schools have consistently decreased since 2003.
- Enrollment in vocational and alternative programs almost doubled between 2004 and 2005.
- Since 2001, the percentage of students in Crawford County passing college preparatory classes and taking college entrance exams had decreased significantly.
- There is a shortage of public recreational facilities in Crawford County and the City of Roberta.
- A staff of volunteers provides fire protection in the unincorporated areas of Crawford County.

Intergovernmental Coordination

- There are conflicts between Crawford County and the City of Roberta governments in regards to allocation of funds from LOST and SPLOST.
- There are conflicts between the County, City, State, and Federal Agencies over data used in grant preparation.
- Crawford County and the City of Roberta have the opportunity to physically join infrastructure for emergency purposes.

Transportation System

- The only project listed for Crawford County on the State Transportation Improvement Program (STIP) for 2005-2007 is the addition of turn lanes on SR 22/US 80 from the existing four-lane in Roberta to Culpepper Creek.
- Projects listed by the GDOT to begin in 2008 are the addition of passing lanes in five (5) locations along SR7/US 341 in Crawford and Lamar Counties.
- The planning phase for replacement of the bridge over Echeconnee Creek on SR 22 is slated to begin in 2007.
- The planning phase for resurfacing and maintenance of the Roberta walking trail is slated to begin in 2007.
- The 5311 program (Crawford Transit) is underutilized in Crawford County.

- The roads in Crawford County and the City of Roberta with the highest annual average daily traffic count in 2004 were: N. Dugger Road (SR7) between W. Agency Street & Andrews Road; East Crusselle Street (SR 22) between N. Dugger Avenue and Lowe Road; Interstate 75 (SR 401); Jordan Road (CR 2) between SR 42 and Boy Scout Road; Jackson Road (CR 49) between Rowell Road and Union Church Road; and CR 26 between Taylor Mill Road and Charles Smith Road.
- According to data collected in 2004, there were 257.54 miles of unpaved roads in Crawford County and the City of Roberta.
- Crawford County is not a part of the Georgia Rail Passenger Program that includes Macon, Forsyth, Columbus, Americus, and Cordele (meaning that the plans indicate that the rail lines will run through Crawford County, but no stations are planned for Crawford County).
- There are six (6) roads in Crawford County on the Local Assistance Road Program (LARP) Priority list and four (4) in the City of Roberta.
- The airport in the industrial park is being shared with the Airpark subdivision.
- The residents of Crawford County and the City of Roberta feel that a traffic signal is needed at the entrance/exit of the shopping center on Highway 80 in the City of Roberta.
- Improvements to the intersection of US 80 and US 341 in Roberta cannot be planned due to right of way problems along the corridor.

Analysis of Existing Development Patterns

Existing Land Use

Existing land use data for Crawford County and the City of Roberta was collected in 2004 and 2005 through a combination of windshield surveys and tax office data. This information was used to develop the following set of existing land use categories:

- Forestry
- Public/Institutional
- Agricultural
- Residential Mobile Home
- Residential Single-Family
- Commercial
- Industrial
- Residential Apartment
- Transportation/
Communications/Utilities

Tax parcel data indicates that there are 209,128.701 total acres in Crawford County. The 2005-2006 Georgia County Guide states that according to the 2000 Census, Crawford County is comprised of 208,000 total acres. These figures differ by only 1,128.701, with the tax parcel data showing an increase of 0.54%. This is a statistically negligible difference and can most likely be explained by the difference in data collection between the two sources. The following analysis will be based on the total acreage indicated by the tax parcel data.

Forestry

Forestry land comprises 77% of the total acreage in Crawford County. This land is evenly dispersed throughout the County. Approximately 177,553.64 acres of Crawford County are dedicated to timberland. Out of this acreage, approximately 8.50%, or 5,092 acres, are in local or miscellaneous holdings. The remaining 91.51%, or 162,479 acres, are in private holdings. These timberlands are mainly comprised of pines and various hardwoods. These areas are a valuable economic, as well as natural resource to Crawford County. Future planning endeavors should promote forestry land conservation through the continued use of subdivision regulations and other land use controls to curtail residential, commercial, and industrial sprawl.

Public/Institutional

Public and institutional lands comprise only 0.52% of Crawford County. The majority of these areas are located either within or very near the Roberta City Limits. Public and institutional land uses typically include Federal, State, County, and City buildings and uses such as government offices, schools, parks and vacant land held in reserve. They also include uses such as churches and civic group-owned and operated areas.

In Crawford County, the majority of the public and institutional uses are County and City offices, churches, and recreation areas utilized by the Boy and Girl Scout organizations. There is also a satellite campus of the Central Georgia Technical College located within the industrial park. Churches and the Boy and Girl Scout areas are the only public use areas that are distributed throughout the County. There is also an area located in the northwestern corner of Crawford County that is owned by a church organization. Public areas, such as a Department of Natural Resources boat ramp, are located along the Flint River on the western border of Crawford County.

Crawford County and the City of Roberta have done well in locating the majority of their public and institutional land uses near the City limits. This helps to curtail sprawl development into the areas of the County with valuable open land. In the future, the County and City should continue these practices unless the need to expand the County school system arises. In this case, the County may want to consider locating additional school buildings in areas where residential development is concentrated, in a more traditional neighborhood development pattern.

Agricultural

The second largest land use in Crawford County is agriculture, 12.51% of the total acreage. Agricultural land is found throughout Crawford County but is mainly concentrated in the southeastern portion of the County below the fall line. This is most likely due to the presence of alluvial enriched soils that lie below the fall line, therefore, providing a more agriculturally friendly environment.

Agricultural practices within Crawford County include: chicken and livestock farms; cotton, wheat, corn, hay, soybeans, rye, and straw fields; and vegetable, fruit, and nut farms and orchards. The most prominent of the fruit orchards is Dickey's Farms, a peach orchard located in the north central portion of Crawford County. This farm is also listed as a natural resource that Crawford County considers important to the area.

Current and future planning efforts should concentrate on protecting these valuable agricultural areas and using them not only as an economic enterprise, but to promote other interests within the region such as agritourism. One way to accomplish this is to direct suburban and subdivision development away from the outlying areas of the County and towards the City limits of Roberta. Conservation or cluster subdivision development should be encouraged for those developments that are located in the more rural sections of the County.

Residential Mobile Homes

Areas of Crawford County that are comprised of mobile or manufactured homes comprise the third largest amount of acreage in the County at 4.08%. These areas are mainly dedicated to manufactured home subdivisions or parks. These areas are fairly well distributed throughout the County, but there does appear to be a higher concentration of manufactured housing in the eastern portion of the County. Manufactured housing is a suitable affordable housing option to the majority of the population and should not be excluded from a community. The community has the opportunity to place restrictions on their placement and design to ensure that these homes maintain the existing character of the community.

In a recent update to the Crawford County Land Development Regulations, such standards were improved to ensure that when manufactured housing is brought into the community, it is a safe, desirable housing choice.

Current and future planning endeavors should encourage the development of these residential areas in conjunction with other housing such as site-built single-family and multifamily residential development. A mix of housing choices within neighborhoods can promote a more cohesive community overall.

Residential Single-Family

Residential single-family development occupies 3.71% of Crawford County's total acreage. This development is also fairly well distributed throughout Crawford County, with heavier concentrations in the southeastern portion of the County. Single-family development is also occurring more rapidly along the borders of Bibb, Monroe, and Peach County and will continue to do so in the foreseeable future. Residential sprawl can threaten the valuable open space that is currently dedicated to agriculture and forestry. To prevent any further encroachment, future residential development should be encouraged as a component of a mixed-use planned development or conservation/cluster subdivisions. These types of developments allow for not only a mix of uses and housing types, but utilize less acreage than a traditional subdivision or tract housing.

Commercial

Commercial development occupies only 0.10% of the total acreage in Crawford County. The majority of this development is located within the Roberta City limits. The few remaining commercial areas are sparsely scattered throughout the County.

The commercial uses within the City of Roberta are mostly small retail businesses, a motel, gas stations, and convenience stores. The City does have one chain grocery store, general merchandise store, and restaurant. The remaining enterprises are locally owned.

Crawford County and the City of Roberta should continue to encourage commercial development within or near the City limits to prevent sprawl. They should also continue to encourage locally owned businesses while recruiting a variety of commercial uses to offset the drain on the tax base caused by the excessive amount of residential development.

Industrial

Industrial development only comprises 0.69% of the total acreage in Crawford County. The two concentrations of industrial development are the industrial park in Roberta, and the Atlanta Sand Company located in the southern portion of Crawford County.

The Development Authority of Crawford County owns the industrial park in Roberta. This site has almost been developed to capacity and an area for expansion is greatly needed. The City and County need to begin acquisition of additional land that can be utilized as an industrial park expansion or find another location where a new park can be built. Any location for a new park should have ample room for expansion and access to utilities and transportation.

The Atlanta Sand Company is privately owned and operates at this location due to the unique sand deposits found in the area. One companion industry is already located nearby, but Crawford County and the City of Roberta need to actively recruit additional

companion industries to not only offset the tax base, but to retain the resident workforce that now commutes to Bibb and Houston Counties for employment.

Residential Apartment

Residential apartment development occupies the smallest amount of acreage in the County, only 0.02%. These areas are all within the Roberta City limits, with one being government subsidized housing.

A lack of multifamily rental housing can be detrimental to a community that would like to provide affordable housing to its residents. By offering a greater variety of housing options Crawford County and the City of Roberta may be able to retain more skilled workers, which in turn could enhance the recruitment of industry.

Apartments and other multifamily housing can be combined with single-family residential developments in planned unit or traditional neighborhood developments.

Transportation/Communications/Utilities

Transportation, communications, and utilities comprise 0.50% of the total acreage in Crawford County. These uses include: roads, railroads, substations, and other utility owned areas. There are several major road systems that run through Crawford County such as Interstate 75; US Highways 80 and 341; and State Highways 7, 22, 42, 96, and 128. Only one active rail line runs through Crawford County, the Georgia Midlands Railroad. This line runs from the Atlanta Sand Company site to Fort Valley. The largest parcel of land dedicated to this category is along the Flint River. Georgia Power owns this tract of land.

Crawford County and the City of Roberta have little control over these land uses. The best they can do is continue to work with the various agencies that do have direct control of them and plan accordingly for any changes that could arise in the future.

Areas Requiring Special Attention

Areas of Significant Natural/Cultural Resources

Flint River	Rich Hill
West Side of Echeconnee Creek	Francisville
Prime Agricultural Land	Museum of the Southeastern Indian
Hunting and Fishing Resources	Gunter's Mill
U.S. 80 (Historic Highway)	Downtown Roberta
Old Knoxville	Knoxville Journal Building
Bartram Trail	Dickey Farms
Musella	Atlanta Sand Site
Juniper Creek	Zenith
Peach Blossom Trail	Deep Creek and Surrounding Corridor
Whitewater Creek	
Roberta Historic District, including Railroad Square	
Benjamin Hawkins Grave Site along Flint River	

Areas of Rapid Development

Crawford County borders along Monroe, Bibb, and Peach Counties.

Areas Outpacing Availability of Community Facilities/Services

Unincorporated areas of Crawford County
City of Roberta
Industrial Park
Airport

Areas in Need of Redevelopment

City of Roberta
Musella

Large Abandoned Structures or Sites

Abandoned Site on US 341 North
Old Tire Recycling Plant on US 341 South

Areas with Significant Infill Development Opportunities

City of Roberta
Knoxville

Areas of Significant Disinvestment, Poverty, or Unemployment

Census Tract south of Highway 80 and Highway 128
Crawford County Schools

Recommended Character Areas

Downtown Roberta	Flint River
Knoxville	Industrial Park
Musella	Crawford County Schools
Highway 80 E Corridor	Monroe County Border
Bibb County Border	Agricultural and Forestry Areas
High Growth Area #2 Byron	High Growth Area #1 Fort Valley
Roberta Neighborhoods	Zenith
Francisville	Magnolia Swamp

Analysis of Consistency with Quality Community Objectives

This analysis was designed to provide communities with a tool that will help them to assess how they are progressing toward reaching the Quality Community Objectives set out by the Department of Community Affairs. These Objectives were adopted as a statement of the development patterns and options that will help the State of Georgia preserve its unique cultural, natural, and historic resources while looking to the future and developing to its fullest potential.

Traditional Neighborhood

Traditional neighborhood development is comprised of human scale development with mixed uses located within easy walking distance of one another. This scale and mix creates a pedestrian-friendly environment for residents of the community.

Crawford County and the City of Roberta primarily use the same set of land development regulations and do share a full-time zoning administrator. They recently completed an update of their land development regulations to include several quality growth concepts. One of these concepts is the allowance of mixed-use developments within zoning districts that have historically allowed a single use. For example, within the residential zoning districts, agricultural, commercial, public, and recreational uses are also a permitted use or allowed through the special exception process. The commercial and industrial districts also allow a variety of uses. A planned unit development district has also been created as

a floating district to be located within a residential or commercial district. Requirements for developments within this district are required to maintain a specific mix of residential, commercial or retail, and open space.

The City of Roberta is in the process of redeveloping its railroad square. Currently, there is a mix of uses in the square and within walking distance. Among these uses are retail, public buildings and spaces, and professional offices. Small dining establishments are in the process of renovating and moving into existing buildings within the square.

The City of Roberta does contain a system of sidewalks that are very well maintained. These sidewalks do not extend very far beyond the central railroad square and lack street trees for shade during the summer months. An extension of sidewalks into adjacent areas such as Knoxville would promote a more walkable community. The addition of multi-use trails would further enhance the area and reduce dependence on automobiles.

All but one of the public schools is located within the City of Roberta. The Crawford County Middle School is located just outside of the City limits. Although the Crawford County schools are located within a reasonable distance to one another, they are located away from the majority of the neighborhoods. A large percentage of the single-family developments are located throughout the unincorporated areas of Crawford County, with concentrations located along the Bibb and Peach County lines. Long bus rides or long commutes for parents that may be working in adjacent counties would deter some families from sending their children to Crawford County schools if they were presented with an alternative. This is most often the case, with the Crawford County school system suffering the consequences of low enrollment.

One possibility would be to locate smaller, satellite school facilities throughout Crawford County. This would allow children to attend school closer to their home and possibly improve the quality of education by limiting class size. The funding for this type of development would be a huge barrier. Now that planned unit developments are allowed within the County, developments of this type will become a part of Crawford County in the near future.

Infill Development

To maximize the use of existing infrastructure and minimize the conversion of undeveloped land along the urban periphery, the development or redevelopment of sites closer to the downtown or traditional urban core of a community should be encouraged.

The Development Authority of Crawford County maintains a list of vacant site and buildings that can be redeveloped or used for infill development. Prime sites and buildings are located in downtown Roberta and the Crawford County Industrial Park. In the Railroad Square, the Roberta-Crawford County Chamber of Commerce is in the process of revitalizing the old depot building and small businesses are redeveloping existing buildings. Greyfield redevelopment is taking place in downtown Roberta as a

Subway restaurant is preparing to open in a new building on the site of an old service station.

A few Brownfield sites do exist within the City of Roberta and Crawford County, and the Development Authority is actively promoting the development of those that are not privately held.

The majority of non-residential development has occurred in the City of Roberta or in Knoxville, just outside the City limits. Until recently the City provided the only public water and sewer available. The Crawford County government now has the ability to begin providing water to select areas of the unincorporated areas. Where public water and sewer is available, retail and service development may be permitted on lots as small as 3,500 square feet. As more areas have access to public water and sewer, more dense development of all types will be permitted and perhaps sprawl development can be discouraged.

Sense of Place

Activity centers that serve as community focal points should be encouraged through the maintenance or redevelopment of a community's traditional downtown or other areas where people choose to gather. These places should be attractive, contain mixed-use development, and be pedestrian-friendly.

The State of Georgia has numerous small towns that developed around an agricultural community and railroad corridors. The majority of these towns were laid out in the same fashion around the railroad depot and the courthouse square. The City of Roberta is one of these towns. The railroad square is still a distinctive feature and the original courthouse site is located nearby in Knoxville. Crawford County produces those agricultural products that Georgia is best known for, peaches and pecans, so the presence of these orchards is familiar to all that travel through the State.

The history of Crawford County and the City of Roberta are what make them unique. The Crawford County Historical Society actively works to preserve the buildings, sites, and traditions that make the area special.

Today, Crawford County and the City of Roberta are working to create an updated sense of place as an agricultural community and an attractive place to live, work, and raise a family. Within the newly adopted land development regulations are standards for screening, buffering, lighting, manufactured housing, and signs. The new regulations also created two agricultural districts to preserve the rural character of the County while allowing for growth at the same time.

Transportation Alternatives

To promote better connectivity, reduce traffic congestion, and promote better stewardship of the environment, communities should offer transportation alternatives such as mass transit, bicycle routes, and pedestrian facilities. As these alternatives become available, the public should be encouraged to take advantage of these opportunities.

Alternatives to automobile use are not widely available in the City of Roberta or the unincorporated areas of Crawford County. Public transportation is available on a limited basis through the GDOT's Rural Transit or 5311 program. This is a service that for a small fee allows residents, mostly seniors, to make arrangements to run errands and be transported to doctor's appointments. Locally the service is better known as Crawford Transit and will even make trips to nearby Macon.

As previously mentioned, there are sidewalks located in the City of Roberta. The newly adopted subdivision regulations do not require that all new developments install sidewalks, but standards are in place for when the developer chooses to do so. The subdivision regulations do require that a developer make provisions for a connecting street network by incorporating a possible street access into any parcels of land that adjoin the property to be developed.

Although a local bike and pedestrian plan has yet to be developed for Crawford County and the City of Roberta, the Middle Georgia Regional Bike and Pedestrian Facilities Plan does propose to incorporate bike lanes along the sections of Highways 42 and 80 that pass through Crawford County within the next five years. These bike lanes will connect with those along Highway 42 leading into Fort Valley. The bike lanes in Fort Valley will connect with those planned for Byron and Warner Robins. When this phase of the regional plan is implemented, hopefully Crawford County and the City of Roberta will have a local system planned or already in place that can tie into the proposed bike lanes to provide residents with a variety of alternatives to automobile transportation.

Regional Identity

Shared characteristics such as traditional architecture and economic linkages should be promoted and preserved to present a regional identity to the rest of the state and nation.

Crawford County and the City of Roberta are very active within the Middle Georgia region. Both the County and the City have retained historical structures, and sites have a local meaning, but also relate to the overall region's history. The County does contain a portion of the Peach Blossom Trail, a historic highway that runs along Highway 341 and portions of Highway 41, starting in the southern metro-Atlanta area and extending southward through Georgia into Houston County. This route is a perfect way to see not only the natural beauty of the peach blossoms, but also many of the historic structures and sites that have shaped the history of the State of Georgia.

Crawford County and the City of Roberta are also featured in the *Historic Heartland Regional Map & Guide*. This is a travel guide that highlights communities from Clarke

County through Houston County in an effort to promote regional tourism and economic development.

Within Crawford County and the City of Roberta there are many businesses that promote local products throughout the region. These include: Dickey Farms, a peach packing plant; several pecan orchards; Middle Georgia Pottery; and Atlanta Sand. These products are distributed locally as well as regionally, statewide, and out-of-state as well.

Heritage Preservation

In order to preserve the traditional character of the community, historic areas should be preserved and revitalized; new development that is compatible with the traditional features of the community should be encouraged; and any other scenic or natural features that are vital to the community's character should be protected.

Crawford County and the City of Roberta are very proud of their history and are actively working to preserve and promote the remaining historic structures and historic sites. There are two nationally registered districts located within the City of Roberta. One is the Roberta Historic District located in what is now recognized as the railroad square, and the other is the former site of the Creek Agency Reserve.

The Crawford County Historical Society is very active. They meet once a month, maintain a website, and distribute newsletters. They are currently working on the preservation of the Old Knoxville Courthouse, a structure listed on the National Register. The Society also sponsors Old Knoxville Days, a festival highlighting traditional arts and crafts.

Both the County and the City desire new development that would complement existing development, especially in the downtown square. For several years, there has been a push by the historical society to develop ordinances that specifically address the historic district and historic development, but unfortunately this has not been a priority for local government.

Open Space Preservation

In order to ensure the preservation of open space, a community should encourage new development that is designed to minimize the amount of land consumed along with the adoption of compact development ordinances. A community should also have a program in place that actively identifies land to be set aside for use as public parks or greenbelts and wildlife corridors.

Although neither Crawford County nor the City of Roberta has local greenspace preservation ordinances they are concerned with the preservation of open space. The newly adopted land development regulations do contain open space requirements for planned unit developments and attached, single-family developments. Because over 90% of the unincorporated area of Crawford County is either used for agricultural or forestry practices, conservation of these areas is vital to the community's way of life. Many of these landowners do participate in the Conservation Use Assessment program provided by the Georgia Department of Revenue. This is an option given to owners of agricultural land, timberland, and other environmentally sensitive land to relieve the tax burden so the owners are not pressured to sell their land to developers.

Environmental Protection

Communities should strive to protect environmentally sensitive areas from the negative impacts of development. The natural terrain, drainage patterns, and vegetation of these areas should be preserved if at all possible.

Crawford County and the City of Roberta have established criteria within the newly adopted land development regulations, and in other regulations as well, to protect environmentally sensitive resources. Wellhead protection, storm water best management practices, and minimum lot sizes for private wells and septic systems have been put into place to help minimize the impact of new development. The expansion of public water and sewer services will provide additional protection to groundwater supplies, floodplains, and wetlands.

Growth Preparedness

A community should identify the type of growth that it would like to achieve. Through the comprehensive planning process, a community can begin to lay the groundwork for desired growth. Infrastructure, workforce training, development regulations, and capable leadership are ways a community can prepare for desirable future growth.

Crawford County and the City of Roberta are preparing for future residential, industrial, and commercial growth. The Roberta-Crawford County Chamber of Commerce sponsors a leadership development program that promotes the involvement of citizens in the future development of the community. The leadership development group received a grant from the Fanning Institute at the University of Georgia. This grant is allowing the leadership development group in Crawford County to hold a town hall meeting to receive input from citizens on the future growth of Crawford County and the City of Roberta. This town hall meeting is being coordinated with the community participation portion of this Comprehensive Plan Update.

Appropriate Businesses

A community should encourage the development and expansion of businesses and industries that are compatible with the goals and resources of the area. Communities should not only consider the job skills required, but the sustainability, cohesiveness with other economic linkages, impact on resources, the potential for expansion, and the creation of higher-skilled job opportunities of a business or industry as well.

The Development Authority of Crawford County is actively recruiting businesses and industries that will complement those already in place as well as those that will provide or create sustainable products. Atlanta Sand and Supply has already attracted a companion business Arriscraft International, a company that produces brick with the sand mined at the Atlanta Sand site.

The community recently demonstrated how diverse their job base is when a major company in the industrial park went out of business last year, LAT Sportswear. Although this company employed a substantial amount of people, the loss did not completely cripple the community. The displaced workers were able to find work in other local industries or in industries in the region. The Development Authority is currently recruiting a new industry to occupy the now vacant LAT building.

Employment Options

A community should provide a variety of employment opportunities to meet the diverse needs of the workforce.

Despite the low volume of employment options in Crawford County and the City of Roberta, there are a variety of options available. A variety of retail and commercial positions are available through both chain and locally owned establishments. The Development Authority of Crawford County supports an incubator program for those who wish to start a small business. Recently, three small businesses renovated buildings in the downtown square and are preparing to open.

The Crawford County School system, Central Georgia Technical College, and various industries in the community do provide the opportunity for upper level professional and managerial jobs. The majority of these are teaching positions, but there are others available. Other professional opportunities exist in banking, real estate, insurance, and health care. As the Development Authority recruits additional businesses and industry, one aspect that they can look for is the availability of positions that require skilled labor and an education beyond high school.

Housing Options

A community should be able to provide a variety of housing options such as size, cost, and density so that those who work in the community can also live there. Through the provision of housing options, a community will promote a mixture of incomes and age groups in areas where these populations would otherwise become segregated and isolated.

Detached single-family homes comprise the majority of the housing stock in Crawford County and the City of Roberta. Included in this category is manufactured housing, a widely available affordable housing option in the community. Multi-family housing is presently available within the City of Roberta, including low-income housing. The newly adopted land development regulations make allowances for apartments, town homes, and duplexes.

Areas where Crawford County and the City of Roberta could improve upon in regards to housing are loft or downtown living units and developments that focus on populations with special needs such as retirees. The U.S. Bureau of the Census projects that the population of those age 65 and older is going to increase throughout Crawford County, but especially in the City of Roberta. Inclusion of a planned unit development district in the land development regulations is a positive step in allowing mixed-use developments that would cater to retirees and the elderly. Allowing loft or downtown units would assist in the revitalization of Roberta by providing people the option of living in close proximity to where they work.

Educational Opportunities

Education and training opportunities should be readily available in each community. Residents should have access to programs and facilities that will enable them to acquire improved job skills, keep pace with technological advances, or pursue entrepreneurial opportunities.

Central Georgia Technical College has a campus located in the City of Roberta. Programs available at this campus are related to industrial, technical, and service industry employment. Those who wish to remain in Crawford County and the City of Roberta can use these skills to obtain employment within the community. Fort Valley State University, located about 16 miles away in Peach County, offers courses and degrees in agriculture, home economics, education and a variety of arts and sciences. Continuing education classes, Quick Start, and Adult Learning programs are available through Central Georgia Technical College's campus in Macon, approximately 30 miles away, or on-line. The City of Macon also has several institutions that offer advanced degrees such as engineering, law, and medicine.

Local-Self Determination

Communities should be encouraged to develop a vision that defines specific objectives to be achieved through future development. State financial and technical assistance should be utilized in ways that will encourage the realization of these objectives.

Crawford County and the City of Roberta are taking an active role in the future development of the community. Elected and appointed officials, along with all staff, have been educated about the recent updated regulations and attend regular training sessions throughout the region and the State.

The local governments encourage citizen participation in the future development of the community. The Chamber of Commerce allows any interested citizen to take part in the leadership development program, and citizen input was encouraged during the latest update of the land development regulations. Grants from two State agencies were obtained to promote both activities.

A Quality Growth Grant was received from the Georgia Department of Community Affairs to update the land development regulations. The result of this update was the incorporation of several smart growth principles and a clear idea of how the County would like development to occur in the future. All regulations are contained within one document, and this is available for public review at any time. Smart growth brochures were also created as a quick reference guide to future development within the community.

Regional Cooperation

In order to ensure that ventures such as protection of shared natural resources or the development of transportation networks are successful, regional cooperation should be encouraged. Such cooperation is also helpful when setting priorities, identifying shared needs, and finding collaborative solutions.

Crawford County and the City of Roberta are currently undergoing an update of their joint comprehensive plan. The Service Delivery Strategy has recently been updated and adopted with no conflicts. The County does provide services to the City such as public safety, economic development, and recreation. The City of Roberta provides services for the incorporated and extraterritorial areas only.

Supporting Analysis of Data and Information

Population

Total

Components of Population Change

The population growth that Crawford County has experienced between 1980 and 2000 has been largely due to net migration. From 1980 to 1990, the percent of population growth due to natural increase was only 36.50% while the percent of growth due to net migration was 63.50%. The only county in the Middle Georgia region with a higher population increase due to net migration from 1980 to 1990 was Putnam County. The average population increase due to net migration in the Middle Georgia region at this time was only 9.30%.

Between 1990 and 2000 the percentage of population increase due to net migration in Crawford County increased dramatically to 85.56%. At this time, two other counties in the Middle Georgia region were experiencing greater net migration, Pulaski County with 93.72% and Putnam with 87.59%. The average percentage of population growth in the Middle Georgia region at this time had also increased dramatically to 51.29%.

Between the years 2000 and 2003, the percentage of population growth due to net migration in Crawford County began to decrease, declining by almost half the percentage in 2000 to 46.55%. Consequently the percentage of population growth due to natural increase in Crawford County rose to 87.93%. Between 2000 and 2003, half of the other counties in the Middle Georgia region were experiencing over 70% of their population growth due to net migration. These percentages only cover a three-year time period whereas the previous statistics cover a ten-year period. When similar statistics are available for the period between 2000 and 2010, comparable population changes may be observed.

The main reasons that Crawford County has experienced a dramatic increase in net migration since 1980 are the availability of cheaper land and housing than the surrounding counties and the lure of living in a rural setting versus a congested urban setting. But these residents are working in adjacent counties. These population increases have led to a dramatic increase in residential development, mainly along the Monroe, Bibb, and Peach County borders.

This large amount of residential development not only places a burden on the tax digest by creating an imbalance between the commercial and industrial development but it also places pressure on the development of infrastructure. Currently, the City of Roberta has public water and sewer available. Crawford County is beginning to make water service available to select portions of the County. Without the tax revenue that is generated by

commercial and industrial development, expanding infrastructure is difficult to accomplish. Other services suffer as well such as public safety and the County school system.

In order to balance the increase in residential development and have the ability to provide adequate services, Crawford County must rigorously recruit commercial and industrial development to the unincorporated areas of the County.

The City of Roberta has been experiencing a population decline since 1990. The average population growth for the City was 9.31% from 1980 to 1990, slightly higher than the average population change for the Middle Georgia region, 8.20%. Then from 1990 to 2000, the City began slightly losing population with only a decrease of 2.78%. This decrease continued from 2000 to 2005 with a decline of 13.95%. Projections show that the population decline will continue through the year 2030 with an approximately 9.04% decrease in population.

Between 1980 and 1990, cities containing similar populations within the Middle Georgia region were experiencing significant population losses between 8% and 24%. Between 2000 and 2005, these same cities were seeing population declines similar to that of Roberta, but not as drastic, with declines between 2% and 11%. Estimates show that between 2005 and 2030, these cities will experience an even greater decline than Roberta, with the exception of one. The other cities could see population declines between 15% and 60%.

These cities are located within counties that contain more than one incorporated municipality. Population declines within these cities could be the result of being unincorporated due to their small populations or the fact that they may become part of a larger municipality in close proximity. Roberta faces a different problem due to the fact that they are the only incorporated municipality within Crawford County. If the estimates are correct and the population continues to decline in Roberta, the ability of the City to provide services will be in jeopardy. In order to ensure that the City begins to gain population, the local officials should begin to consider annexation. Annexations will add mostly residential development, but will add to the tax base. To offset the addition of residential development to the tax base the City of Roberta should continue to actively recruit industrial and commercial development to ensure the continuation of all services.

Population Density

Compared with the Middle Georgia region, Crawford County has had one of the lowest people per square mile ratios from 1980 to 2000. In 1980, the population density in Crawford County was 23.41 compared with the Middle Georgia region's average of 117.02. Wilkinson County was the only place with a lower population density at 23.16. Crawford County continued to have a similar population density to that of Pulaski, Wilkinson, and Twiggs Counties in 1990 and 2000, approximately 32.42. The average population density for the Middle Georgia region at this time was 140.12.

The four counties with low population densities are rural communities with a strong concentration of agricultural practices. Crawford County has a sand mining operation and peach and pecan orchards. In order to preserve these resources, Crawford County should try to encourage higher density development, especially with residential development. This practice would allow for the influx of residents from neighboring counties while maintaining the rural character of the County.

Daytime Population

Crawford County has a very limited industrial and commercial base compared to surrounding counties. Bibb County has a wide variety of higher educational institutions and health care facilities, as well as a highly developed industrial base that employs a large number of people. Houston County is home to Robins Air Force Base, one of the largest employers in the State of Georgia.

These employment options, combined with the affordable land and housing prices make Crawford County an ideal bedroom community. In order to counteract the outside employment opportunities, Crawford County and the City of Roberta should continue to actively recruit industrial and commercial businesses that will offer the same level of jobs that are present in Bibb and Houston Counties.

Age Distribution

The City of Roberta experienced an increase in the percentage of the population age 65 and older from 1980 to 1990, going from 23.52% to 24.28%. The percentage of this age group has steadily declined through 2005 to 20.50%. Estimates show that this trend will continue through the year 2030 with the percentage of the population age 65 and older possibly reaching 17.08%.

Even with these declines, the City of Roberta has a higher percentage of their population age 65 and older than both Crawford County and the Middle Georgia region. Percentages of those 65 and older in Crawford County and the Middle Georgia region remained around 10% until 1990 when Crawford County began to see a decline in the percentage of the population in this age group. In 2005, the percentage of Crawford County's population age 65 and older was only 9.11%. This decline is expected to continue through 2030 when the percentage could only be 8.81% of the population, almost half the percentage expected in the City of Roberta.

The percentage of the population in the Middle Georgia region 65 and older has steadily increased since 1980. In 1990, 10.96% of the region's population was 65 and older, and in 2005, the percentage increased to 11.53%. This trend is expected to continue through the year 2030 when those 65 and older could reach 12.84% of the population, a figure still below that of the City of Roberta.

The large percentages of the City's population in the 65 and older age group may be due to its lower total population than the surrounding communities, but even so, this situation

does present certain challenges for the City of Roberta. This age group represents a special population that has different needs than others. An older population typically desires living arrangements that require much less maintenance such as town homes or condominiums. As the population continues to live longer, assisted living arrangements may also be necessary. This population also, for the most part, desires to have convenient access to services such as health care, retail, and commercial. The City of Roberta can begin planning now to provide for such developments that can fulfill these needs such as planned unit communities that cater to those age 65 and older and improvement of transit services to ensure convenient access to services.

Race and Ethnicity

The ratio of White residents to Black or African American residents in the unincorporated areas of Crawford County has been steadily increasing since 1980. By the year 2005, the ratio had more than doubled, rising from 1.5 in 1980 to 3.5 in 2005. Estimates show that by the year 2020, the ratio will increase to 4.7 and then by 2030, the ratio will be 5.5.

Statistics for the City of Roberta show that the Black or African American residents may be leaving the unincorporated areas of Crawford County to live within the City of Roberta. In Roberta, the ratio of White residents to Black or African American residents is dramatically decreasing. Between the years 1980 and 2005, the ratio of White residents to Black or African American residents fell from 2.5 to 0.8. Estimates show that in the year 2020, this ratio will have decreased to 0.3, and by 2030 will fall to 0.1.

The decrease in the ratio of White residents to Black or African American residents has also been observed in the data for the Middle Georgia region. The decrease is not as dramatic as what has occurred in the City of Roberta. Between the years 1980 and 2005, the ratio of White residents to Black or African American residents only fell from 1.8 to 1.7. Estimates show that the decrease could continue with the ratio in 2020 being 1.5 and 1.4 in the year 2030.

The percentages for the City of Roberta may be skewed due to the projected decrease in population, but the situation does need to be addressed in some manner. The changes in ethnic composition for the unincorporated area of Crawford County and the City of Roberta can be viewed as issues, opportunities, or both depending on what factors are causing these changes. These changes could be the result of social, economic, or another unidentified factor. Based on observed factors in surrounding communities, the cause for the racial shift could be due to the increased presence of rental housing and proximity of employment. Further research will be required to determine the exact cause(s) of these shifts.

The unincorporated areas of Crawford County are seeing an additional shift in the ethnic composition of its population, an increase in residents of Hispanic ethnicity. The Hispanic population has increased in the City of Roberta and the Middle Georgia region as well, but at a slightly slower rate. Between the years 1980 and 2005, the percentage of

the population of Hispanic ethnicity in the unincorporated areas of Crawford County increased two and one-half times, rising from 1.03% to 2.61%. Estimates show that in 2020, Hispanics will comprise 3.02% of the population and 3.22% in 2030.

The City of Roberta was actually experiencing a decline in their Hispanic population until 1990. Census figures show that the percentage of the population that was Hispanic more than doubled in just five years going from 0.21% in 1990 to 0.46% in 1995. Since then the Hispanic population has continued to slowly increase with only 0.75% of the population in 2005 comprised of Hispanics. Estimates show that this slow increase could continue over the next 25 years with 1.06% of the population being Hispanic in 2020 and 1.37% of the population being Hispanic in 2030. Once again, these percentages may be skewed due to the projected population loss for the City of Roberta.

The Middle Georgia region has also seen an increase in its Hispanic population but at a smaller rate of increase than the unincorporated areas of Crawford County or the City of Roberta. The percentage of Hispanic residents did not increase from 1980 to 1985. From 1990 to 2005, the average increase was only 0.305%. Estimates show that the steady increase in the Hispanic population could continue in the Middle Georgia region, but the rate would be slower than previously seen. The average increase from 2005 to 2030 is projected to be 0.248%.

The increase in Hispanic population for Crawford County, the City of Roberta, and the Middle Georgia region is the result of an increase in the entire United States as well as the availability of jobs that require seasonal, manual labor. The increase in the Hispanic population in Crawford County is aided by the presence of peach and pecan orchards and the desire to live near an individual's place of employment. This would also explain the slower increases in the City of Roberta as individuals take advantage of the employment opportunities and the availability of housing in close proximity to services. The increase in the Hispanic population of the Middle Georgia region can be attributed to similar factors. The reason for the slow rates of increase could be the fact that while a number of counties within the Region may have a large Hispanic population, there are other counties that may not.

Several factors could have an impact on the Hispanic population in all areas. The conversion of farmland to other uses could reduce the number of workers needed. On the other hand tougher immigration laws could greatly reduce the Hispanic population, reducing the number of workers available. If projections are correct and the Hispanic population continues to increase, the amount of services these individuals will require will also increase. This could lead to a financial burden on the city or county providing these services as they try to balance funds with the need for services.

Income

Both the unincorporated areas of Crawford County and the City of Roberta have seen an increase in their per capita income since 1980, but the rate of increase has been among the lowest in the Middle Georgia region. Only two other counties, Twiggs and Wilkinson,

have consistently had lower per capita incomes than Crawford County within the Middle Georgia region. The City of Roberta also has a lower rate of increase in per capita income, but the rates of increase are more similar to those seen in the Middle Georgia region than Crawford County. Per capita increases are expected to continue through 2030 for all areas at rates similar to those seen since 1980.

One explanation for the lower per capita income in Crawford County and the City of Roberta could be the fact that a major economic activity in the County is farming. Farming has historically been one of the lowest paying sectors in the United States. As more tracts of forestry and cropland are converted to residential and other uses, farming will decrease as a major employer. The City of Roberta has already begun to recruit well paying industries and must continue to do so if the City and County want to retain the resident job force they have, as well as recruit additional members of the resident workforce that may be employed in adjacent communities. Small business owners and those who are employed in the service and retail industries could also be a factor in the lower per capita incomes in Crawford County and the City of Roberta.

Changes in the composition of the population could also lead to a change in the per capita income. If a large percentage of the population of Crawford County and the City of Roberta were to be comprised of retirees, their incomes could skew statistics to show that Crawford County and the City of Roberta contained higher paying jobs than were actually present. This is a feasible possibility due to the fact that estimates show a significant percentage of those age 65 and older in Crawford County and more prominently, the City of Roberta.

Average household income in the City of Roberta has historically been lower than the unincorporated areas of Crawford County, the Middle Georgia region, and the State of Georgia. The gap in average household income between Roberta and the surrounding communities partially decreased between 1990 and 2000. In 1990, the average household income in the City of Roberta was approximately \$3,400 less than the community with the next lowest average household income in the comparison, Twiggs County, and approximately \$16,400 less than the community with the highest average household income in the comparison, Jones County. In 2000, the average household income in the City of Roberta was only approximately \$2,900 less than the community with the next lowest average household income in the comparison, Wilkinson County. The gap between the City of Roberta and the community with the highest average household income in the comparison, Monroe County, did increase in 1990 to \$18,826.

This increase can be partially contributed to the fact that Monroe County did experience the largest increase in average household income between 1990 and 2000 out of the communities included in this comparison, 67%. The City of Roberta had the second highest increase in average household income out of the communities included in this comparison with a 66.32% increase between 1990 and 2000. One explanation for this discrepancy is the fact that the City of Roberta did begin to experience population loss between 1990 and 2000, with the total population decreasing 2.78%.

The City of Roberta may have such a low average household income because of the lack of higher paying jobs within the City. Professional positions, Central Georgia Technical College, the Crawford County school system, and the industrial park do provide jobs with better paying wages than retail or service jobs. But the numbers of these opportunities are limited, and those who do hold these positions tend to retain them for extended periods of time. The majority of the other employment opportunities in the City of Roberta are those that tend to pay lower wages such as retail and service jobs. Higher wage positions are often available in surrounding communities, but these people tend to live in the unincorporated areas of Crawford County to take advantage of affordable, lower density development and shorter commuting times.

Several things could be done to increase the average household income in the City of Roberta such as the continued recruitment of higher paying industries for the industrial park; researching the feasibility of expanding the Central Georgia Technical College facility; and encouraging developments within the City that cater to a specialized population, such as retirees, who may have a higher level of income.

Statistics for household income distribution in both 1990 and 2000 show that a higher percentage of residents in the City of Roberta earn \$9,999 or less as compared with the remainder of the Middle Georgia region and the State of Georgia. The percentage of those earning \$9,999 or less only increased slightly from 1990 to 2000, decreasing from 38.8% to 26.6%. The City of Roberta also had a lower percentage of its population earning the average income of the Middle Georgia region, based on the average household income statistics previously used. Only 6.1% of the population of the City of Roberta earned between \$30,000 and \$34,999 in the year 1990. Percentages continue to decrease as the income brackets increase, with the exception of those earning \$40,000 to \$49,999. The percentage of residents in the City of Roberta in this category was 8.7% in 1990. The U.S. Bureau of the Census did not record any statistically significant percentages for residents earning \$100,000 or more in 1990, compared with between 0.5% and 3.8% for the remainder of the Middle Georgia region and the State of Georgia.

Income distribution in the City of Roberta did improve in the year 2000. As stated above, the percentage of those earning \$9,999 or less did decrease, along with increases in the percentage of residents earning between \$35,000 and \$34,999 and those earning \$75,000 or more. In 2000, despite the improvements, the percentage of residents of the City of Roberta earning \$40,000 or more was significantly less than the rest of Middle Georgia. The increases seen during this time could be contributed to the increase in higher paying jobs as well as the increase in the number of retired residents. In order to ensure that the income distribution in the City of Roberta continues to improve, the same measures discussed above to increase average household income can be put into practice.

Educational Attainment

The U.S. Bureau of the Census shows that since 1980, the percentage of Crawford County residents that obtained a graduate or professional degree has been significantly smaller than residents of both the City of Roberta and the Middle Georgia region.

Between 1980 and 2005, the percentage of those in Crawford County with an advanced degree did not go above 2% except in 1990 when it reached 2.13%, compared with the City of Roberta's average of 3.95% and the Middle Georgia region's average of 4.78%. In 1995, the percentage fell to 1.99% and has remained close to this percentage through 2005. Estimates show that the percentage of those obtaining an advanced degree will increase slightly through 2030, but will remain close to the 2% mark. The percentage of the population obtaining an advanced degree through 2030 in the City of Roberta is projected to decrease to a statistically insignificant percentage. These figures are most likely associated with the projected population increase and may not accurately reflect future trends. The percentage of residents in the Middle Georgia region obtaining an advanced degree is projected to steadily increase through the year 2030.

Since 1980, the percentage of residents of the unincorporated areas of Crawford County that has obtained a bachelor's degree has also been lower than those in the City of Roberta and the Middle Georgia region. The average percentage between 1980 and 2005 for Crawford County was 4.54%, while the average for the City of Roberta was 8.39% and 7.65% for the Middle Georgia region. Estimates show that the percent of residents in the unincorporated areas of Crawford County that has obtained a bachelor's degree will continue to stay between 4 and 5% through the year 2030. The percentage of the population that has obtained a bachelor's degree in the City of Roberta is expected to continue increasing through the year 2030, reaching almost 20%. In the Middle Georgia region, the percentage will also continue to increase through the year 2030, but at a smaller rate than the City of Roberta, only reaching between 10 and 11%.

The lower percentage of post-secondary degrees in the unincorporated areas of Crawford County most likely is the result of the prevalence of farming as the main occupation. Farming, along with other manual occupations, does not require a higher degree of education. The presence of those with post-secondary degrees in the City of Roberta is more than likely due to the Crawford County school system and various other professional positions located within the City limits.

The presence of the Central Georgia Technical College campus in the City of Roberta should increase the number of residents that obtain either an associates or a bachelor's degree. Higher educational institutions are located in nearby communities such as Macon and Fort Valley. Residents of Crawford County and the City of Roberta may have easy access to higher educational opportunities, but after they obtain the degree, there are very limited opportunities to utilize their education if they remain in Crawford County or the City of Roberta. As stated earlier, the City of Roberta and Crawford County should continue to recruit business and industries that will allow those with a higher education to both live and work in the community.

Economic Development

Economic Base

This section will evaluate the economic base of Crawford County by the various sectors or industries that make up the economy in regard to their impact and importance as well as their place in the larger economies of the region and nation.

Sectors and Industry in the Scope of their Importance

Over the past 25 years, significant numbers of new jobs have been created within the agricultural, construction, FIRE (Financial, Insurance, and Real Estate) services, and state/local government sectors in Crawford County. Conversely the number of jobs available in the farming, mining, and manufacturing sectors has dropped significantly. Additionally, the overall number of jobs has increased by a total of 633 during this time period.

It is projected that in the next 20 years, additional changes mirroring those occurring in the past two and a half decades will occur. Woods & Poole Economics, Inc. anticipates that agricultural, construction, services, and state/local government sectors will continue to increase. However, farming is the only sector that is anticipated to continue to decrease over the next two decades. All other sectors are anticipated to remain relatively constant or produce moderate increases in the number of jobs in Crawford County. Population projections for Crawford County for the year 2025 indicate that the total population will increase by nearly 5,000 people over the next two decades. However, Woods & Poole Economics, Inc. projects that there will only be 549 new jobs created within Crawford County over this same time period, keeping an almost constant rate with the job growth experienced within the County over the past 25 years. The rate of job growth within Crawford County is insufficient to meet the needs of a growing population.

Recognizing that economic growth is a priority, Crawford has made an effort in the last decade to increase industry. This effort has produced companies such as Atlanta Sand and Supply which employs roughly 50 people. This company mines and ships sand that is used to produce asphalt, concrete, and various other building materials. Atlanta Sand and Supply has aided in attracting another industry to Crawford County, Arriscraft International. Arriscraft International is a brick production facility located south of Roberta that conveniently uses the sand extracted by Atlanta Sand and Supply to produce their bricks. This plant has exceeded all original expectations in that it has created approximately 75 stable jobs within the community. Arriscraft continues to grow and has undergone several expansions since its inception.

Smaller businesses have also chosen Crawford County as their home. Among these businesses is Baker Valve/Machine Services, which employs approximately seven people. Baker repairs valves for paper companies such as Weyerhaeuser and Graphic Packaging. Dickey's Farms is another industry that has contributed to the economic base and has been a mainstay in the community for years. Dickey's Farms grows and processes peaches. They employ eight full-time workers and approximately 135 seasonal workers. Of those seasonal workers, about half of them are migrant workers, with the other half consisting of Crawford County citizens. Although there have been many strides forward in the effort to extend the County's economic base, there have also been some

setbacks. LAT Sportswear, a local textile factory, has gone out of business, leaving behind an empty building in the Crawford County Industrial Park. This setback while unfortunate, does present the opportunity for another local business to expand by taking over LAT's former facility. Woods & Poole Economics, Inc. put these observations into the larger scope of the Crawford County economy by sector.

There are implications that can be inferred from this data in that the majority of the sectors that are anticipated to increase are primarily the higher paying, higher skilled fields. The service sector is the exception to this rule as these jobs typically require minimal skills and pay relatively small wages. In theory, Crawford County is experiencing a healthy trend of growth in higher paying, higher skilled jobs. However, this growth is occurring slowly when community leaders would obviously prefer a higher rate of growth.

In terms of employment growth in the State of Georgia, the number of jobs available is expected to increase by approximately 6.5% and 7.5% every five years over the next 20 years. Woods & Poole Economics, Inc. projects that nearly seven million residents of Georgia will be employed by the year 2025.

Labor Force

The labor force in Crawford County is characterized by its employment status, occupations, personal income, wages, and commuting patterns.

Employment Status

Between 1990 and 2000 the number of civilians unemployed in Crawford County decreased from 4.68% to 2.76%. The number of people in the labor force in the year 2000 was 5,667, an increase from the 1990 figure of 4,427. However, the total number of persons not in the labor force actually increased more than the number of individuals in the labor force. These seemingly conflicting statistics may be indicative of circumstances affecting the employment rate within Crawford County.

During this time period, according to Census data, the Crawford County population increased by approximately 4,000 persons, representing a 50% increase in the population. There were 1,400 additional persons added to the number of persons not in the labor force. If you take into account the additional persons added to the community and school age children not included in this statistic, the percentage of persons not in the labor force is only slightly higher than that of state and national averages. Surprisingly, the number of military personnel residing in Crawford County dropped from 29 in 1990 to zero in the year 2000.

The unemployment rate in Crawford County in 2000 was 5.5%, leaving 338 citizens seeking employment. This number has increased from the 1994 figure of 3.73%. During the latest economic recession from late 2000 through 2003, unemployment levels in Crawford County increased only one percentage point, much less than the state or

national averages. Although susceptible to larger economic events, Crawford County's economy is less dependent upon high-tech businesses and industries, which suffered the most during the economic downturn. Crawford County's economy appears to be much more locally driven and locally significant rather than state or nationally driven.

Occupations

In many ways the Crawford County and City of Roberta disbursement of employment by occupation mirrors that of the entire state and nation. Although Crawford County and the City of Roberta have far fewer positions than the other two geographic areas, the percentage breakdown is strikingly similar on many accounts.

In both Crawford County as a whole and the City of Roberta the percentage distribution of occupational employment mirrors that of the State of Georgia and the United States. However, Crawford County has a lower percentage of executive, administrative, and managerial positions than the City of Roberta, the state, or the nation. Additionally, there is a smaller percentage of professional and technical specialized positions within Crawford County. On a similar note, there also are slightly fewer clerical and administrative support positions in Crawford County.

Within the City of Roberta similar statistics are revealed indicating that there is a smaller percentage of professional and technical specialty, sales, and clerical and administrative support jobs within the City as compared to state and national trends. The City of Roberta, like the County as a whole, has a higher distribution of precision production, craft, and repair positions than the larger geographic areas.

Evaluation of the total number of jobs within Crawford County and the City of Roberta indicate that both entities lost jobs in the categories of farming, fishing, and forestry, as well as precision production, craft, and repair between 1990 and 2000. Both the State of Georgia and the United States had reported losses in these categories as well. These two areas of employment are the only two that reported losses in Crawford County, the State of Georgia, and the United States. The City of Roberta also experienced losses in sales; clerical and administrative support; and machine operators, assemblers, and inspectors. In total, the number of jobs within the City of Roberta decreased from 1990 to 2000 by 26%. This number represents one-fourth of the total jobs in Crawford County and is a cause for concern. On the other hand, this also represents an opportunity for local leaders to come together to address concerns and determine how additional jobs can be created, while retaining existing jobs. Unlike the City, Crawford County as a whole has experienced an increase in the total number of employees. The County as a whole has experienced a 32% increase in the total number of jobs within its boundaries between 1990 and 2000, according to the U.S. Bureau of the Census.

Personal Income

One of the more concerning numbers for Crawford County is the average weekly wage that was \$374 compared with the statewide average of \$622. The per capita income

reflects the same disparity with Crawford residents earning \$15,768, while the statewide per capita income was \$21,154. In 2000, the median household income in Crawford County was also not representative of the rest of the State. Crawford County's median household income of \$37,848 was \$4,585 below that of the State, \$42,433. These numbers indicate that 15% of the population in Crawford County was living below the poverty level in 1999.

Commuting Patterns

As of the year 2000, there were 12,495 people living in Crawford County. Seemingly, only 918 of those people worked in the County. One-third of the County's population commuted to work in the surrounding area. Almost half, 44.5%, of those commuters traveled to Bibb County, while Houston and Peach Counties each drew around 12% of Crawford County's commuters. Moreover, the rate of those leaving the County or State is the highest in the region at 82.7%. This number points to the absence of economic opportunities in Crawford County but also serves to magnify the effect of the metropolitan center of Bibb County.

Economic Resources

The community's businesses and residents use resources such as development agencies, programs, tools, education, training, and many others to boost economic growth in their community.

Development Agencies

The Crawford County Development Authority's responsibilities cannot be limited to a single category. It is responsible for economic development through a *Revolving Loan Fund*, a lease/purchase program to stimulate economic growth. The Development Authority also offers courses for those seeking a G.E.D. and is fitting because the Development Authority complex is housed in a renovated schoolhouse. While these classes are being attended, the Development Authority provides a nursery for those with children.

Education and Training

Central Georgia Technical College (CTGC) is also another establishment that serves multiple roles as an economic resource. Perhaps the most obvious is that it is a technical school that provides education to those enrolled in the areas of health, business and information technology. A seemingly less obvious role of CGTC is that of job trainer to regional industries. By training and retraining employees, CGTC provides a more qualified workforce in Crawford County.

Other Economic Resources and Tools

Middle Georgia Regional Development Center (RDC) - The Middle Georgia RDC provides assistance to local governments including Crawford County and the City of Roberta in the areas of planning, aging services, public administration, and economic development. More specifically, the Middle Georgia RDC provides technical assistance to Crawford County and the City of Roberta in the areas of grant/loan application preparation, grant/loan administration, provision of demographic data for use with industrial/commercial prospects, mapping related to infrastructure and industrial parks, as well as overseeing five loan programs that assist private, for-profit businesses.

Crawford County also has an Economic Development Program representative from the *Georgia Department of Community Affairs (DCA)*. This representative serves three service regions across the state and his job is to oversee economic development-related projects throughout his service area. Additionally, DCA has a regional representative who acts as a liaison between the community and DCA staff in Atlanta. Her role is to ensure that communities across Middle Georgia are informed of all potential resources available to cities and counties in the State.

Economic Trends

This section will evaluate the ongoing economic trends in Crawford County that will include sectors and industries that are growing or declining. In addition, unique economic situations, major employers and new developments for their impact on the community will be assessed.

Since 1980, the employment sectors within Crawford County experiencing the most significant growth are Fire, Insurance and Real Estate (FIRE) services; and state and local government. Based upon the total number of additional jobs created in these sectors, the majority of the new jobs created within the county over the past 25 years have occurred in these sectors. Transportation, communication, and public utilities, as well as the construction industry, have experienced the largest percentage growth as they had so few employees in 1980, but experienced significant growth over the past two and a half decades. Unfortunately, the farming and manufacturing sectors experienced significant declines in the number of jobs available in the last 25 years. Woods & Poole Economics, Inc. data indicates that farming lost 85 jobs while manufacturing fell by 63 jobs.

Over the next two decades, a continued decline is projected in the farming sector, although only minor. Increases in FIRE, state and local government and the construction industry are expected to counteract the declines seen in the farming sector. However, the most rapidly growing sector of Crawford County's economy is projected to be the service sector over the next 20 years.

Overall, the service sector has grown and is projected to continue to grow very rapidly, creating numerous new jobs within Crawford County. Unfortunately, service sector jobs are typically lower paying jobs with minimal benefits afforded employees. Consequently, a continued disparity will exist between Crawford County and more affluent counties, as almost 25 percent of the total jobs in the county will be in the service

sector by the year 2025. These jobs, while making up one-quarter of the total employment in Crawford County will pay less than 19 percent of the total wages earned. This being stated, Crawford County should actively pursue attraction of additional businesses or industries to diversify the local economy to prevent a reliance on the service sector for the greatest number of jobs.

Although Crawford County is limited in the number and variety of businesses currently located within the community, possibilities for expanding the economic base are available to the community. The increase in the number of construction jobs within the community indicate that local expertise exists that would support building additional commercial or industrial facilities within Crawford County.

Furthermore, with the successes of Arriscraft International, businesses that supply Arriscraft or those supplied by Arriscraft can be targeted to determine if development opportunities exist to attract an affiliated industry to the county. Similarly, with the mining operations of the Atlanta Sand Company, opportunities exist to use this industry and resource as a catalyst to attract new businesses and industries to the county.

Housing

Housing Types and Mix

This section will address the housing types and mixes, evaluate the composition, change over time and recent trends, the types of housing units, sizes, as well as the multi-family vs. single-family homes found in Crawford County.

Composition

According to the 2000 Census data, there were 12,381 people living in 4,872 housing units in Crawford County. The composition of these housing units can be broken down into two major categories, owner-occupied and renter-occupied. The “owner-occupied” residents in Crawford represent a large majority of the total number of people living in occupied housing units at 10,662. A little more than half of the owner-occupied housing units are detached homes with those living in mobile homes making up the rest. The second category of residents’ homes falls under the status of “renter-occupied”. There are approximately 1,719 people living in rented homes in Crawford County. Again, about half of these people live in rented detached homes, while the other half live in rented mobile homes. The number of mobile homes is significant because mobile homes tend to deteriorate faster than more traditionally stick-built homes. The result could be poorer housing conditions for Crawford County in the future.

Change Over Time/Recent Trends

There have been two major trends over the last 20 years in terms of housing in Crawford County. The first trend is the percentage of trailers/mobile homes, which nearly doubled between the years of 1980 and 2000. The second trend is that the percent of single unit-housing units decreased over this same period from 73.3% to 54.9%. It would appear the housing trend in Crawford County is moving away from single unit housing and toward mobile homes and trailers. It should be noted that while the percentage of single unit houses has decreased over the last 20 years, the actual number has increased. However, the number of trailers and mobile homes have increased 273% from 1980 to 2000, and in essence, overshadowed the growth of single unit housing. It should also be noted that this increase is the second largest in the Middle Georgia Region, second only to Putnam County, which is home to a major mobile home manufacture.

The increased trend toward mobile homes may be accounted for by the lower cost associated with modular units coupled with the desire of the American dream to own one's home. This desire may prove to be problematic for the county on several fronts. On the one hand, trailers and mobile homes do not provide as much money in taxes as traditional single unit houses. The result of this trend could be neglected up-keep on schools, roads, and other services provided by Crawford County. On the other hand, single unit houses do not necessarily guarantee a positive tax return for the community either. A study done by scholar Jeffrey H. Dorfman suggests that only high-priced homes can produce positive tax dollars for communities. The premise of Dorfman's argument is that schools are costly to build and maintain, and therefore, require expensive houses to facilitate the tax base necessary to break even on the expenses. An example of this can be seen in Jones County where a house must be valued at \$81,300 to break-even on governmental expenditures; however, if one child lives in the same house, that number increases to \$151,000. Dorfman concludes that, "Bedroom communities are not economically sustainable at tax rates that are likely to be levied". Another trend worthy of attention is that of rent increase. From 1980 to 2000 the average rent increased 407%, the second highest increase in the region.

Types of Housing

Overall, there are two primary types of housing in Crawford County, single-unit detached houses and mobile homes/trailers. The single-unit houses represent 54.9% of the total houses while mobile homes and trailers comprised the second largest housing type with 41.1%. As mentioned before, the trend of mobile homes continues to grow at a rapid pace. The influence mobile homes have on Crawford County can become significant due to the low number of tax dollars yielded by this type of housing. In addition, mobile homes tend to be less durable than traditional stick-built homes, which could result in a rapid increase in substandard housing. This is a difficulty not only for Crawford County, but the region as well, which had a higher percentage of mobile homes at 15.8% compared with the State at 12.1%.

Sizes/Multi-Family vs. Single-Family

As previously stated, there are 4,872 housing units in Crawford County. Roughly 87% of these households consist of families, while non-family households make up around 5.6%. An overwhelming majority of the family households in Crawford County were single-family homes. The median number of rooms for these family and non-family households is roughly 5.6. According to the 2000 Census, the average number of people per household was 2.78. The trend in Crawford County is that households have become smaller over the past 25 years, and it is projected that this trend will continue. Consequently, while the number of people in those households is likely to decrease, the number of actual households is projected to go up. By the year 2025, it is estimated that Crawford County will have 7,091 households. This represents an increase of 2,104 new households from the present number in 2005. The increase in the number of homes coincides with the growing population of the area. Crawford's population grew 39% between 1990 and 2000, the highest growth rate in the region and nearly 13% more than the state growth rate of 26.4%. The implication of rapid population and housing growth for Crawford County will certainly be increased demand on services.

Condition and Occupancy

This section will evaluate the age and conditions of the housing within the community, as well as the proportion of renter-occupied to owner-occupied and vacancy rates.

Age and Condition

Since housing units deteriorate with age, age is sometimes used as a sign of the condition or quality of a community's housing stock. In particular, housing units greater than 40 years old are often in need of major repairs. This is a positive note for Crawford County because 79% of the housing stock is less than 40 years old. In fact, roughly 39% of 4,872 total housing units in Crawford County were built between 1990 and March of 2000 while only 7% of the units were constructed before 1939. These numbers serve to not only highlight the age of the housing stock in Crawford County, but also to emphasize the growth that has taken place over the last ten years.

Another indicator of the condition of the county's housing stock is the percent of houses without adequate plumbing. As of 2000, 103 of the houses in Crawford lacked plumbing facilities, and 95 houses lacked complete kitchen facilities. It should be noted that these numbers are improvements. Between 1990 and 2000, Crawford County was able to narrow the margin between the total housing units and those with complete plumbing facilities by 84 units. The number of houses lacking complete kitchen facilities also fell from 132 to 95. The number of bathroom or kitchen facilities per occupant is one factor that determines if a structure is substandard. Communal bathroom and kitchen facilities can skew these figures in establishments such as nursing homes or correctional institutes.

Owner-Occupied vs. Renter-Occupied/Vacancy Rates

As of the year 2000, there were a total of 4,461 occupied housing units out of 4,872 total units in Crawford County. This number indicates that 91% of the houses in the county were occupied when the Census was last conducted. Of those occupied units, 3,781 were owner-occupied, while 680 units were renter-occupied. Vacancy rates are an issue in Crawford County as there were a total of 657 vacant houses as of the 2000 Census. Of those vacant houses, 209 of them were available for rent while 77 of the houses were up for sale. Oddly, 36% of the vacant houses were deemed to be “other vacant”. The Census Bureau explains “other vacant” as vacancies “held for occupancy of a caretaker, janitor; held for settlement of an estate, or held for personal reasons of the owner”. This is worth mentioning due to the fact that this category comprises over one-third of the unoccupied houses in Crawford County.

Cost of Housing

In this section, the cost of housing in Crawford County is evaluated for owners and renters in terms of their affordability.

According to Census 2000 data, of 1,575 specified owner-occupied housing units in Crawford County, two-thirds of them were valued between \$50,000 and \$124,000. The median value of Crawford County homes was \$49,400. The largest numbers of homes (255) were valued between \$80,000 and \$89,000. A large majority of specified homes (1,044) in Crawford were financed through some type of lending agency. While these numbers indicate the value of houses and provide a basis for their cost, they may not be as reliable as the actual prices homes are sold for. In the year 2000, there were 39 specified houses up for sale. Of those houses, the asking price for 10 of them was \$10,000 or less, 34 of the 39 were \$70,000 or less.

Another way to effectively measure the cost of housing is to assess specified homeowners' mortgages. Over half of the financed homes for this specified group paid between \$600 and \$999 per month on their mortgages. A more comprehensive breakdown can be seen in Chart 9 of the appendix. As stated before, renters comprise a much smaller portion of the occupied housing in Crawford County. In terms of those renters, the median contract rent was \$294, which is comparatively less than the neighboring counties of Bibb (\$364) and Peach (\$303). As can be noted in Chart 11, the median rent has risen sharply from 1980 to 2000 as have property values. In 1980, the median rent was \$58, while the median property value was \$27,500. By 2000, these numbers had risen to the before-mentioned figure of \$294 and \$69,600, respectively. These increases can be explained, in part, by the rise in income between 1980 and 1990. The per capita income in 1980 was \$5,689 compared 20 years later with \$15,768. Again, this only partially explains the sharp rise in property values and rent because the increase in incomes, while significant, is disproportionate to the increase in rent and property value.

Cost-Burdened Households

This section will evaluate the households that are considered to be cost burdened, which means that 30% or more of their net income is paid in total housing costs, as well as severely cost burdened, which means that 50% or more of net income is paid towards total housing costs. This section will also evaluate the relationship between local housing cost and availability with various socioeconomic factors. It should also be noted that some of the information from this section is drawn from samples of specified groups taken in the 2000 Census.

Cost and Severely Burdened Households

Again, this category can be broken down into renters and homeowners. The median gross rent as a percentage of household income is 23%, but this number does not tell the entire story because there are a substantial number of people who are considered to be cost burdened or severely cost burdened. To be more precise, 41 households out of a 656 household sample were reportedly cost burdened. Reiterated, 41 households spent between 30% and 49% of their income on rent. Moreover, 153 households paid 50% or more of their income toward their gross rent. In sum, roughly 30% of the renters in Crawford County are considered to be cost burdened or severely cost burdened. There was a slight discrepancy between the percentage of expenditures of homeowners and renters. The median monthly owner-occupied cost as a percentage of household income is 17.7%, yet there was still 18.1% of the Crawford's population that dedicated 30% or more of their income toward housing.

Socioeconomic Factors in Relation to Housing Costs

Among the many socioeconomic factors that contribute to housing costs is the size of the household. Of the 4,461 households in Crawford County, about one-quarter of them are made of two people. Three-person households make up the next largest group with 911, and certainly worth mentioning was the 74 households that had 7 or more people. Only 120 out of the 4,461 households obtain public assistance while 609 of the households are on retirement income and 931 received Social Security. In terms of family income, the median family income was \$41,799. A breakdown of actual incomes show that nearly 13% of households make \$15,000 or less per year, and 46% of the households make \$39,999 or less. In 2000, 744 households lived below the poverty line and 191 (25.67%) of these households had a female as head of the household. Approximately 2,972 of the 3,781 owner-occupied homes in Crawford belong to white households while 779 belong to African American households. In terms of renter-occupied housing, whites make up 371 of the total 680 rented units. African Americans make up most of this difference with 297.

These numbers alone do not speak for themselves but do lead to other conclusions about local housing costs and availability. For example, homes have a median value of \$84,300 for white householders as apposed to African American householders whose median value is \$54,500. Also, home ownership is 11% higher among white householders than

African American householders leading to the conclusion that home ownership is slightly more accessible to whites.

Age is also another factor of cost burdened households. Those that appear to be the most cost burdened by housing are those who are 75 years and older. Roughly 28% of this demographic spends 30% or more of their income on housing. Perhaps the elderly spend such a high percentage on housing as a result of living on fixed incomes. Around 22% of those who are 25 to 34 years old are cost burdened as well.

Special Needs Housing

This section will evaluate the housing needs as they relate to those who are elderly, homeless, victims of domestic violence, mentally or physically disabled, living with AIDS/HIV, suffering from substance abuse and migrant farm workers.

While there is sufficient data on those who may require special housing needs, the outlets to facilitate these needs are limited. One of the more noticeable portions of the population is the 1,453 senior citizens who are 62 or older and require special needs, 11% of Crawford's total population. These needs are met in part by the City of Roberta Nursing Home. This facility has the capacity to house 92 people. Payment for the nursing home is covered under Medicare, Medicaid, and various insurance plans. Another outlet that offers help is the Middle Georgia Community Action Agency. This non-profit organization provides such services as home meals and transportation at no cost to those who meet the qualifying age of 60. Unfortunately, this still leaves a number of elderly citizens who have special housing needs without assistance.

Other groups with special housing needs have gone without as well. Those with Aids/HIV were referred to other facilities in the surrounding area to be treated although it should be noted that there were less than five cases reported in Crawford County according to the 2004 Georgia County Guide. Also, between the years of 1990 and 2000, 32% of the population was classified as disabled, and nearly 6% of the population needed substance abuse treatment. These services were provided by the Phoenix Center, a regional public facility specializing in psychiatric, substance abuse, and developmental disabilities. It should be emphasized that the Phoenix Center is an outpatient facility, meaning it does not provide housing nor do they make house calls unless there are extreme circumstances.

Another surprising figure is that of seasonal migrant workers. At their peak in 1994, seasonal workers and their dependents made up nearly 9% of the total population. This large number can be attributed to industries like Dickey Peach Farm, which hires an estimated 135 seasonal workers a year. Half of these workers are locals who are housed in the community while the other half are migrant workers. In the case of Dickey Farms, they provide housing to these seasonal employees. By and large, Crawford County lacks the specialized housing needs that larger areas enjoy, and for this reason, many of its citizens are forced to do without or leave the area in order to receive such attention.

Jobs-Housing Balance

This section will evaluate the housing cost compared to wages and household incomes of resident /non-resident workforce. This section will also assess Crawford's commuting patterns as they relate to housing balance. Furthermore, this section will evaluate the barriers that may prevent the non-resident workforce from residing in Crawford County.

Housing Cost v. Wages

In terms of housing cost compared with household incomes. One of the more disturbing statistics is that nearly 20% of Crawford County residents make less than \$15,000 per year. A more positive figure is over 30% of the population has a household income of over \$50,000. That leaves the remaining 50% of the population making between \$15,000 and \$49,999 per year. To put this number in perspective, housing cost must be determined. This of course, is not an exact science given that the housing market tends to fluctuate. Nevertheless, the best information available comes from the 2000 Census which conducted a specified "for sale housing" survey to give an idea of housing cost for the area. The result was that 10 out of 39 homes were for sale for less than \$10,000 and 34 of the 39 homes could be purchased for less than \$70,000. These numbers translate into 85% of the population owning their own home at a relatively reasonable housing cost. In fact, commuting patterns reveal that many people choose to live in Crawford although they work in surrounding counties. As noted in earlier sections and observable in chart 17, the majority of Crawford County's residents leave the county to commute to their place of work.

Commuting Patterns

In recent years, the trend has escalated where even more workers travel outside of the county to their place of work. In 1990, 968 Crawford County residents lived and worked within the county. By the year 2000, that number dipped to 918. At the same time, the employed labor force within the county grew dramatically. In 1990, Crawford County had 75 percent of its residents leaving the county for work. By the year 2000, this figure had increased to nearly 83 percent. Certainly, it can be argued that not all of those who live in Crawford County and commute do so not out of necessity, but rather because they enjoy the pace of life that larger cities in the area can not offer. While nothing empirical can substantiate this claim, the assertion that Crawford County lacks the sufficient industry to attract its own commuter workforce can be.

As data indicates, the majority of Crawford County's workforce leaves the county, but only 431 persons commute to Crawford County for work each day. Sixty-eight percent of Crawford County's workforce resides in Crawford County. Bibb County has the second highest number of employees working in Crawford County at 11%. These numbers can be interpreted to mean that Crawford County has more homes than jobs and for this reason, has become a "bedroom community" for those who commute to work in surrounding areas.

Barriers

By and large, Crawford County has growth in both home ownership and population. However, there are several barriers that would prevent non-residents working in Crawford to live in the county. One of the more fundamental barriers would have to be the lack of infrastructure in paved roads to residential homes. Another barrier is the lack of amenities such as restaurants, entertainment and department stores, which is usually indicative of highly popular residential areas. Crawford is also challenged on the other end of the jobs-housing spectrum in that there are more houses than job opportunities, which leaves many residents no choice but to commute. Seemingly, the only way for Crawford County to strike a balance between their jobs and housing is to find innovative means of economic growth.

Natural and Cultural Resources

Environmental Planning Criteria

Water Supply Watersheds

Neither Crawford County nor the City of Roberta is located within a water supply watershed.

Wetlands

The majority of wetlands are located along the eastern side of the Flint River in the southwestern portion of Crawford County. This area is referred to as Magnolia Swamp and land uses in this section are mostly forestry, with a few parcels of agriculture nearby. Georgia Power does own a tract of land within the wetland area. There is currently no public water or sewer service in this area, so it appears that these wetlands will be protected for the near future. Plans for this area should include a conservation easement or other development plan that will continue to preserve these wetlands.

There are other areas that contain wetlands in western Crawford County along Echeconnee Creek. Again, the majority of the land use in this area is forestry, but there is also a significant amount of residential development. This area has been labeled as high growth due to the overflow development from Bibb County. As more people move into Crawford County to take advantage of the affordable land and homes, measures must be taken to protect the wetlands in this area.

Groundwater Recharge Areas

The Cretaceous Aquifer, a groundwater recharge area, underlies Crawford County south of Highways 128 and 80. These highways mark the approximate location of the fall line, the geologic boundary where the hilly lands of the Piedmont Plateau meet the flat terrain

of the coastal plain. The Cretaceous Aquifer system is mostly comprised of sands and gravels deposited upon ancient beaches. The Aquifer is a narrow band of groundwater that runs through the middle of the State.

Because the underlying soils of the Cretaceous Aquifer are sandy, there are sizeable spaces between the particles. This allows a great concentration of water to form within the aquifer, but it also makes the water supply more susceptible to groundwater pollution. The majority of this part of Crawford County is classified as having high pollution susceptibility. The remainder of the area is classified as having average or low pollution susceptibility.

Presently, there is a significant amount of residential development within these high susceptibility areas. These areas are also adjacent to three portions of Crawford County that are experiencing high growth from neighboring communities: Bibb County, the City of Fort Valley, and the City of Byron. When Crawford County has the ability to provide sewer services and its ability to extend water services increases, these highly susceptible areas should be first to receive those services.

Protected River Corridors

Crawford County is bounded on the western side by the Flint River, a protected river corridor. This river forms the boundary between Crawford County and Taylor County. Along this boundary, the River forms a unique area called Magnolia Swamp. Magnolia Swamp is part of a larger swamp area that extends along the Flint River corridor below the fall line.

The Flint River Basin Regional Water Development and Conservation Plan was released on May 20, 2006. This plan involves a comprehensive review of water development, conservation, and sustainable use based on detailed scientific analysis. It will also serve to promote the conservation and reuse of water, guard against a shortage of water, and promote efficient use of the water resource. The Flint River Plan was launched in response to hydrogeologic studies that suggested a severe impact on flows in the Flint River and its tributaries due to agricultural irrigation. In response to these studies, EPD placed a moratorium on new agricultural withdrawal permits from the Floridan aquifer in southwest Georgia and on all agricultural surface water withdrawal permits for the entire Flint River Basin (GADNR website, 2006).

The focus of this plan is on the lower Flint River basin. With Crawford County being located along the middle Flint River basin, it will be affected by any regulations placed upon either the upper or lower River basins. The prominent land use along the Flint River in Crawford County is forestry, with small areas of agricultural lands. Landowners and regulatory agencies, along with other interested parties should be aware of the Flint River plan and any implications that the proposed measures may have on water use within Crawford County.

Other Environmentally Sensitive Areas

Steep Slopes

The topography of Crawford County is generally suited to a wide range of agricultural, commercial, and residential development. Mean elevation varies from approximately 700 feet above sea level along Georgia Route 42 east of Beaver Creek, to 300 feet above sea level in the Flint and Echeconnee basins. The majority of the County, including the City of Roberta is comprised of gently rolling terrain of medium forestation. Extreme grades are uncommon and are usually associated with flood hazard areas that would otherwise be unsuitable for development. There are a few areas with steep grades that could be suitable for structural and non-structural development with proper storm water retention and erosion mitigation efforts.

Flood Plains

The majority of flood plain areas in Crawford County are located along the Flint River. There are a few areas prone to flooding within the City of Roberta, along creek tributaries. With the exception of the flood plain areas in the City, there is no residential, commercial, or industrial development along the flood plain in Crawford County. These areas are devoted to forestry and agriculture, with one tract owned by Georgia Power.

Crawford County should continue to encourage agricultural and forestry development along the Flint River flood plain to facilitate the absorption of water during flood events, thus decreasing the severity of erosion and damage to structures. Sites located within the City of Roberta should be aware of the fact they are located within a flood plain and plan accordingly. These sites could be set aside as parks or other passive recreation areas to limit the amount of damage that could occur during a flood event.

Soils

The soils in Crawford County are classified as varying degrees of sandy, silty, and loamy. Based on soil suitability standards established by the United States Soil Conservation Service, these soil conditions are generally favorable to development. Most areas are sufficiently permeable to allow for utilization of septic sewage disposal, but have sufficient compression to allow structural development. The soil types in some areas may be too permeable to allow septic waste disposal without danger of ground water pollution; these soils most often occur in the vicinity of the County's major drainage basins. In addition, these soils will often be insufficiently stable to allow significant structural development. Some areas of the City and County experience sub-surface ridges of granite and other impermeable rock formations that make obtaining well water difficult or impossible. These areas may not be suitable for development without the benefit of a pressurized water delivery system. As always, specific soil conditions at a given site should be investigated prior to the development of that site. Future development in Crawford County and the City of Roberta should be concentrated in areas

where infrastructure currently exists or adjacent to these areas where infrastructure expansion is likely to occur next.

Plant and Animal Habitats

There are several endangered and threatened species located in Crawford County. They include birds, reptiles, invertebrates, fish, and plants. The majority of these species are only listed on the State level, but there are a few listed on the Federal level as well. The biggest threats to these species are habitat loss and environmental contamination.

Crawford County is largely devoted to forestry and agriculture, providing habitat for the majority of these species. Density allowances and open space requirements within the newly adopted land use regulations for Crawford County should help in preserving some of this habitat. The adoption of conservation subdivision regulations by the County and City would preserve even more habitat while allowing for any desired development. Sedimentation and erosion control measures should be strictly enforced to ensure the least amount of water pollution possible during construction and any other land disturbing events. As Crawford County and the City of Roberta continue to grow, measures should be taken to ensure that sensitive habitats and water resources are protected for the benefit of the entire ecosystem.

Significant Natural Resources

Prime Agricultural or Forest Land

According to the U.S. Department of Agriculture, the State of Georgia recognizes two categories of important farmland, prime farmland and additional farmland of statewide importance. These designations are based on the presence of certain soils that are conducive to prime growing conditions.

The American Farmland Trust has designated the majority of Crawford County and the City of Roberta as having high-quality farmland. The Trust's definition of high-quality farmland areas is areas that contain relatively large amounts of prime or unique farmland. Currently the Farmland Trust classifies Crawford County and the City of Roberta as an area with low development and a large portion of high-quality farmland. Crawford County and the City of Roberta should continue to increase the allowed density in residential and commercial development through the concentration of infrastructure in areas where development is already present and where it is most likely to occur in the future. This will ensure that development can still occur in the community while preserving valuable land in the remainder of the County.

Significant Cultural Resources

Bartram Trail

Crawford County is fortunate enough to contain a portion of the Bartram Trail. This trail commemorates William Bartram, America's first native-born naturalist who traveled throughout the Southeast. Maps posted on the website for the Bartram Trail Conference, Inc. organization show that the naturalist traveled through Crawford County on his way to Chattahoochee County. Bartram entered Crawford County from Bibb County at Marshall's Mill Road, passed through Knoxville, then made his way through the southwestern portion of the County, entering Taylor County through Magnolia Swamp.

A greenway or scenic historic trail could be established along this route stretching along all, or sections of the parts of Crawford County and the City of Roberta that lie between the two roadside historical markers already in place. Such a trail could be an important component of a historical or eco-tourism program for the area.

Francisville

Francisville, once a stop along the Federal Road, is located along the Flint River, where Highway 128 enters Taylor County. Francis Bacon, who married the youngest daughter of Benjamin Hawkins, founded Francisville in 1825. The town thrived in this location until the railroads came into existence in the 1850s, significantly decreasing river traffic. Fort Lawrence, a significant site during the Creek Indian Wars, was located directly across the Flint River from Francisville in Taylor County. Benjamin Hawkins' gravesite is located here on a knoll overlooking the Flint River.

The Crawford County Historical Society should promote this area as a significant historical tourism destination, with a tie into the Museum of the Southeastern Indian.

Historical Resources Survey

The last Short-Term Work Program Update for the Crawford County and the City of Roberta Joint Comprehensive Plan was submitted to the Department of Community Affairs in 2001. Among these short-term work items was the completion of a survey of historic resources outside of the nationally designated district. This was not accomplished because the City of Roberta felt that any historic preservation efforts should focus on improving the existing district before any additional structures or sites were identified.

Another short-term work item listed was the creation of a historic preservation commission. This item was contingent upon the approval of a historic preservation ordinance for the City. A study was conducted on the feasibility of an historic preservation ordinance; but the City did not approve the creation of an ordinance; therefore, the creation of an historic preservation commission was not pursued.

The Crawford County Historical Society now has the opportunity to revisit the creation of a joint city and county historic preservation commission and a set of historic preservation ordinances to protect the historic district. One of the duties of the historic preservation commission could be to update and add to any current resource surveys for the City and County. Completion of these two items would aid in attracting compatible

development in and around downtown Roberta as well as further promotion of historical tourism in the community.

Existing Historical and Cultural Resources

Broader exposure of locally known historic and cultural resources through more aggressive marketing, informational signage, and enhanced cooperation with regional agencies could increase tourism and economic development opportunities for Crawford County and the City of Roberta. These resources include: the Peach Blossom Trail, Dickey's Peach Packing Shed, Musella Cotton Gin, Rich Hill, and Middle Georgia Pottery.

The website for the Roberta-Crawford County Chamber of Commerce lists these community sites and the Chamber office carries brochures on each as well. Although several of these attractions are listed in regional publications for the Peach Blossom Trail and Georgia' Historic Heartland they are still a well kept secret. The Roberta-Crawford County Chamber should invest in signage to be placed throughout Crawford County, the City of Roberta, the Middle Georgia region, and the State of Georgia that will entice visitors to stray away from the interstates and investigate these historical treasures more thoroughly.

Community Facilities and Services

Water Supply and Treatment

The City of Roberta currently provides water services within the City limits and the extraterritorial areas. Crawford County has recently begun providing water services to the southern portion of the County near the Peach County border.

The availability of public water service not only allows more dense development, but also reduces strain on local water supplies. Crawford County and the City of Roberta rely upon wells that extract water from the Cretaceous Aquifer system, a series of underground water reserves that run through the middle of the state. As more residents utilize the public water supply for their personal and business needs fewer individual wells will be needed. When an excessive amount of individual wells are drawing water from one source, the water table recedes and existing wells run dry and new wells must be deeper to tap into the same water source. Less strain on underground water sources will benefit agricultural operations in Crawford County because they must rely on wells for irrigation and drinking water supplies.

Crawford County and the City of Roberta should begin planning for future water service expansions in areas where future growth is anticipated and desired. This is especially true for future industrial and commercial growth due to the fact that these land uses typically require public water and sewer for operation.

Sewerage Systems and Wastewater Treatment

The City of Roberta is the only provider of public sewer within Crawford County. Currently they provide sewage collection and treatment services within the City limits and the extraterritorial areas such as the communities of Musella and Knoxville. Crawford County has no plans to begin providing sewage collection and treatment services within the unincorporated areas of the County in the near future.

The City of Roberta should begin planning for future sewer service expansions in areas where future growth is anticipated and desired. This is especially true for future industrial and commercial growth due to the fact that these land uses typically require public water and sewer for operation. Industrial and commercial land uses typically require denser development patterns, which is only possible with the availability of public water and sewer.

Crawford County has not made plans to begin providing sewage collection and treatment services in the near future. The absence of public sewer does promote the development of larger lots, which in turn helps protect the rural character of the County.

The absence of public sewer does have disadvantages as well. A large concentration of residential development is present below the fall line in Crawford County. As growth continues to overflow into Crawford County from Peach County, with the majority of growth coming from the cities of Fort Valley and Byron, the concentrations will only intensify. Soils in this portion of Crawford County have high pollution susceptibility due to their sandy nature, not an ideal situation for a large concentration of individual septic tanks. When Crawford County has the capability to begin offering public sewer to the unincorporated areas, the high growth areas should be a priority. After service has begun in the initial areas, future service areas should be designated in where industrial, commercial, and residential growth is desired. Higher density residential growth can curtail sprawl and allow for the conservation of valuable open space.

Other Facilities and Services

Government Services

Residential development in Crawford County and the City of Roberta is drastically outpacing industrial and commercial development. According to the 2004 land use data, residential uses, including manufactured homes and multi-family development, comprise 7.81% of the total acreage in Crawford County. Commercial and industrial uses only comprise 0.79% of the total land use in the County. This abundance of residential development does not provide the tax revenue necessary to provide and expand services that are currently offered such as water, sewer, police, fire, schools, and road maintenance.

The Development Authority of Crawford County should continue recruiting businesses and industries that can offset the increasing residential development, allowing both the City and County to increase the quality and quantity of services they provide to the community.

Neither the County nor City governments have a website dedicated to the distribution of information. In today's society, the majority of people look to the Internet as their first source of information, including residents of cities and counties. A large percentage of county and city governments maintain websites dedicated to the distribution of information to their citizens and others who wish to gain knowledge of the area.

The Roberta-Crawford County Chamber of Commerce is the only website that provides information to the public regarding community activities. This site does provide information on various community groups, economic development, and historic preservation activities. While this information is very valuable, citizens feel that the County and City governments can only provide the information that will assist them with their everyday lives. The public would benefit from convenient access to regulations, meeting minutes and schedules, and other general information that is only available at the governments' offices. Many citizens live a great distance from the governments' offices and are inconvenienced by having to make the trip to Roberta for a small amount of information.

Wireless Technology

The City of Roberta is in the process of submitting an application for a BRIDGE grant. BRIDGE is an acronym for the Broadband Rural Initiative to Develop Georgia's Economy. This is a grant program established by OneGeorgia to fund publicly owned infrastructure to support rural broadband access. The City hopes that by establishing broadband access throughout the community, everyone will benefit. Business and industries, as well as government offices and schools will be able to utilize this service. Because the infrastructure will be in place and maintained by the City, individuals will not have to incur the cost of set up, only equipment. Having the capacity to offer this service would benefit residents of the City and County. After the initial set up is complete, future expansions would enable the remainder of the County to utilize the system.

Fire Protection

Volunteer employees provide fire protection for the unincorporated areas of Crawford County. Seven fire stations are strategically located throughout the County and one fire station is located within the Roberta city limits. Firemen with the City of Roberta are paid City employees.

All fire stations are equipped with a 125 gallon-per-minute capacity fire knocker along with other fire-fighting equipment. The Crawford County Sheriff's Department handles emergency calls and dispatching.

The Insurance Services office conducts periodic surveys grading the fire preventive ability of the community by measuring the adequacy or deficiency of water supply, fire departments, fire alarms, fire prevention, building department and structural conditions. The number of deficiency points assessed against the municipality when conditions are below standard determines their classification. The more points of deficiency, the higher the numerical rating a municipality receives, with ten (10) being the highest and one (1) being the lowest. Crawford County holds a class nine (9) rating at the present time.

Crawford County should continue to give the Volunteer Fire Department the highest consideration in replacing existing equipment as it wears out and adding new equipment as needed. A reduction of the fire rating from nine (9) to eight (8) should be an immediate goal of the Crawford County Fire Department. A lower rating would result in an eight percent (8%) decrease in premium costs for residents throughout the County and the City of Roberta. To qualify for a fire rating of eight (8), the Crawford County Volunteer Fire Department should, at a minimum, provide 250 gallons of water per minute for a two-hour duration throughout the County, and should be able to pump 250 gallons at 150 pounds per square inch. As further extensions of water service take place, the fire rating for County and City residents should decline.

Public Safety

Recent events in Crawford County have highlighted the need for animal control services in the County and City. Because both stray animals and those with owners are allowed to roam freely throughout the community, people have been seriously injured by animal attacks.

In the last Short-Term Work Program Update, the adoption of an animal control ordinance and the need for an assessment for animal control facilities was listed as an item. Neither item was accomplished due to a lack of funding and lack of support from residents in the City of Roberta. Another disturbing fact is that in the recent Service Delivery Strategy Update, animal control services was not identified as a future need. Recent events show that more than ever animal control is a pressing issue for the community. Officials from Crawford County and the City of Roberta should join together in solving this problem. One way this could be accomplished is by hiring an animal control officer to provide services to both the County and the City. The County and the City currently have interjurisdictional agreements for the following services: Building Inspection/Zoning Agreement, Code Enforcement, Emergency Management, and Jail Operations. Animal control services could be provided in the same manner.

Parks and Recreation

Crawford County currently has only one recreational facility, classified as a community park, which serves both the county and the City of Roberta. The community park, called Ernest Wallace Field, is located on Hortman Road and measures ten acres. Features of the park include a little league baseball field, two tennis courts, two concession stands,

playground equipment, a softball field, a T-ball field, a C-ball field, a handball court, and a dirt-walking track.

Programs available through the Crawford County Recreation Department at Wallace Field include youth baseball, youth football, adult softball, and adult baseball. This park is in good condition and is widely used by the entire community.

Education

Absentee rates within the Crawford County school system have fluctuated between 2003 and 2006. In 2004, the rates had greatly improved from 2003, falling by 10%. From 2004 to 2005, the absentee rates rose again to 13.3%. For the school year ending in 2006, the rate fell once more to almost half that of the previous year, to 6.6%. Increases in absentee rates would explain the decrease in graduation rates discussed below. These increases could be the result of lack of enforcement of school policies, lack of concern by parents, or lack of interest in education by students. Whatever the reason, the Crawford County school system should investigate the cause or causes and take measures to promote attendance in class. The most effective methods would most likely be enforcement of attendance policies or establishing a realistic reward system for good attendance.

In the past, state standardized test scores have decreased for black students, students with disabilities, and economically disadvantaged students. During the 2005-2006 school year, standardized test scores improved significantly. This increase is very encouraging, and all efforts should be made to continue the methods that are causing the increase.

Graduation rates for black students have decreased 14% between 2003 and 2005. Graduation rates for students with disabilities have decreased 54.8% between 2003 and 2005. Between 2005 and 2006, graduation rates for all students decreased 12%. The only group of students to see an increase in graduation rates was the students with disabilities; their rate increased 3% between 2005 and 2006. One reason for this decrease in graduation rates is most likely the increase in absentee rates, if a child is not in class then they cannot learn.

Another reason for the decrease in graduation rates is the fact that after the age of 18 a person does not have to be in school or have a high school diploma or GED to get a driver's license. As long as someone is under the age of 18, they must either be enrolled in school with less than 10 unexcused absences and no conduct infractions, or they must have graduated with a diploma or GED. Students may be remaining in school until their 18th birthday and then dropping out in order to get a driver's license. More intensive measures must be taken to show students the value of obtaining a high school diploma or Crawford County will eventually have a population of untrained workers, a large deterrent to recruitment of business and industry.

Enrollment in vocational and alternative programs increased significantly between 2004 and 2005. Data was not available for the 2006 school year at the time of this assessment. This shows an increased interest in occupations that may not require an education beyond high school or non-traditional occupations. An increase in these occupations could

promote the expansion of the Central Georgia Technical College campus in Roberta and provide a trained workforce for industry that wishes to locate in Crawford County. Those who are not interested in occupations that are industrially oriented could facilitate an increase in locally owned businesses in the County.

Between 2004 and 2005, the number of students taking advanced placement tests increased, and the percentage of students receiving a passing score decreased. Advanced placement tests are given at the conclusion of advanced placement classes and is scored on a scale of 1 to 5, with 1 being the lowest possible score. If a student receives a score of 3 or higher, they receive credit hours for certain college classes. In 2004, 34 students took advanced placement exams, and 22.4% received a passing score. In 2005, the number of students taking advanced placement exams increased to 37, but only 16.1% received a passing score. This decrease may have been due to scoring problems, class instruction, or student error. The Crawford County school system must determine if any modifications to the advanced placement curriculum need to be made or what other changes can be made to increase the percentage of passing scores.

The percentage of students taking the ACT college entrance exam has decreased significantly since 2001. Between 2003 and 2005, there have been too few students in Crawford County public schools taking the ACT to report statistics. Statistics in 2001 show that Crawford County students were receiving scores that were competitive both on the state and national level. These declining figures could mean that there are fewer students in Crawford County that are interested in attending college, but the increase in the number of students taking advanced placement exams would contradict that statement. The most likely explanation is that the SAT exam is becoming the preferred standardized test for college entrance and most students are opting to take the SAT instead, not wanting to endure both types of standardized tests.

Since 2003, the number of students in Crawford County taking the SAT college entrance test has remained low, but between 2003 and 2004 the number increased by almost 50%, going from 36 to 60. The number of students taking the SAT decreased again from 2004 to 2005, falling to 53. The SAT scores of Crawford County students have increased at a fairly steady rate, ranging from 872 in 2003 to 938 in 2005. These averages have been competitive on a state and national level.

Consistency with Service Delivery Strategy

Crawford County and the City of Roberta completed an update of their joint Service Delivery Strategy in February 2006. Both the County and City are providing the applicable services in the applicable service areas. There are no inconsistencies between the services provided by the County and the City and the newly amended service delivery strategy.

Intergovernmental Coordination

Adjacent Local Governments

In order to more efficiently provide specific services to the entire community, Crawford County and the City of Roberta have entered into several intergovernmental agreements. These agreements, identified in the Service Delivery Strategy, have no expiration date and include the following services: building inspection/zoning agreement, code enforcement, emergency management, and jail operations. A higher quality of service can be delivered to the entire community at far less expense because the County and City are sharing the cost burden. Additional services not provided by either government, such as animal control, could also be introduced to the community through intergovernmental agreements. Continued participation in these agreements should be continued and enhanced even after each government has the fiscal capacity to begin offering services independently. The joint efforts foster a sense of community and allow county and city governments to work together in planning the future of the area.

One way that the County and City could continue to cooperate is through the delivery of water and sewer services. Although each municipality would operate independent systems, the physical infrastructure could be linked in order to ensure the provision of services in the event of an emergency. These linkages would allow either the County or the City to utilize an alternative supply until any problems are corrected. Having an alternative supply could also lower insurance rates for residents in the community by lowering ISO ratings and other associated risk factors.

One area that has provided conflict between Crawford County and the City of Roberta is the allocation of funds produced by LOST and SPLOST referendums. As the funds are received, along with any matching amount from the State of Georgia, one government appears to utilize a disproportionate amount while the other government receives a smaller portion of SPLOST funds.

Future agreements should be monitored in such a way that each government receives the correct amount of LOST and SPLOST revenue. Continued conflict between the County and City government will cause deterioration in community spirit and hamper any growth efforts in both jurisdictions.

Independent Special Authorities/Districts

Chamber of Commerce

The Roberta-Crawford County Chamber of Commerce is heavily involved in the community. Not only is the Chamber involved in economic and leadership development, but the Chamber also assists community groups such as the Clean & Beautiful Committee and the Historical Society. The Chamber is located in the Roberta downtown square and is currently in the process of using a grant from the USDA to renovate the old

train depot for its new office. The Chamber is a valuable community resource, and both Crawford County and the City of Roberta should continue to support its efforts.

Independent Development Authorities/Districts

The Development Authority of Crawford County is responsible for recruiting and supporting industries. In an effort to improve the existing industrial park, the Authority is in the process of recruiting a replacement industry for the vacant LAT buildings and finalizing plans for the addition of two spec buildings. Authority personnel serve on many different committees that address different aspects of economic development. These committees range from public relations to education, to an incubator program. The Development Authority is a valuable community resource and both Crawford County and the City of Roberta should continue to support their efforts.

Although the Development Authority of Crawford County continues to provide excellent service to the community, one way that would enhance the Authority's efforts is to become part of a multi-county joint development authority.

Federal/State/Regional Programs

Crawford County and the City of Roberta actively participate in a variety of federal, state, and regional programs to improve the community. The Development Authority and Chamber of Commerce are an active part of this process. The Chamber was recently awarded a leadership grant from the Fanning Institute and a grant from the USDA to renovate the old train depot. The Development Authority also actively pursues grants for enhanced training and services that will benefit industrial and business development.

Throughout the application processes for various grants, the County and City have encountered problems with the consistency of required data. Data sources vary greatly in relation to population and income statistics. Crawford County and the City of Roberta feel that data collection during the last census was conducted improperly and several different factors skewed the data. Because there is such fluctuation grants competitiveness is greatly reduced. As the time for the new census approaches, Crawford County and the City of Roberta can ensure that data collection is conducted properly and if any inconsistencies are noted, the problem can be rectified immediately.

Transportation System

Road Network

Major Roads and Highways

The only project listed for Crawford County on the State Transportation Improvement Program (STIP) for 2005-2007 is the addition of turn lanes on SR 22/US 80 from the

existing four-lane in Roberta to Culpepper Creek. Once completed, these improvements will assist in traffic flow on the highway, especially when there is heavy truck traffic. Construction is not slated to begin until 2008. During construction, traffic will be impeded and the use of minor two-lane roads will increase. Crawford County and the City of Roberta have the opportunity to begin planning alternate traffic routes now to prepare for the future construction.

No additional major road projects are being considered for Crawford County in either the 2006-2008 or 2007-2009 STIP programs. In the State's long-term transportation plan, greater than ten-year time frame, there is one project listed for Crawford County. This project is the addition of passing lanes in five locations along SR7/US 341. This project would also assist in traffic flow during peak travel times. The addition of passing lanes could also be positive for economic development by providing a link for industrial traffic from the Fall Line Freeway (SR 96) to the interior of Crawford County.

Any roads in Crawford County and the City of Roberta that may need additional work could deter economic development or the location of certain residential projects. Crawford County and the City of Roberta should identify any such roads and plan for alternate locations for any potential development if necessary.

The roads in Crawford County and the City of Roberta with the highest annual average daily traffic count in 2004 were N. Dugger Road (SR7) between W. Agency Street and Andrews Road; East Crusselle Street (SR 22) between N. Dugger Ave. and Lowe Road; Interstate 75 (SR 401); Jordan Road (CR 2) between SR 42 & Boy Scout Road; Jackson Road (CR 49) between Rowell Road and Union Church Road; and CR 26 between Taylor Mill Road and Charles Smith Road.

North Dugger Road between W. Agency Street and Andrews Road and East Crusselle Street between N. Dugger Avenue and Lowe Road are located within the City of Roberta. The other roads are located within the unincorporated areas of Crawford County.

The road segments within the City of Roberta have an increased amount of traffic due to the fact that they are located near the County schools and also because of the truck traffic originating from Atlanta Sand. Increased traffic-along these road segments presents a daily hazard. The City of Roberta should ensure that these roadways are being properly monitored by law enforcement and determine if any traffic calming measures are needed for the two areas. The Crawford County Board of Education should also monitor the roads for any interference with school traffic and investigate the possibility of re-routing school busses or other traffic generated by the schools.

The road segments located within the unincorporated areas of Crawford County are located within or near areas of increasing growth. Increased traffic volume in these areas could be an indicator of the need for increased services such as water, sewer, road improvements, and public safety. Crawford County should identify any other areas experiencing increased traffic and consider making these areas a high priority when planning for future growth.

According to data collected in 2004, by the Georgia DOT, there were 257.54 miles of unpaved roads in Crawford County and the City of Roberta. Of those roads, 256.12 miles, or 31.1% of the total roads in Crawford County, were located in the unincorporated areas. Only 1.42 miles, or 0.17% of the total roads in Crawford County, were located within the City of Roberta.

While unpaved roads help to convey the image of a rural, agricultural community, they can also be a detrimental to economic development, provision of services, and the environment. Unpaved roads tend to deteriorate more quickly and require repair more often. These repairs, along with the regular maintenance required can be very costly to the municipality responsible for their upkeep. Because these unpaved roads are the local government's responsibility, there is often little money available for repairs or paving. Deterioration of these roads can lead to unsafe conditions, making the area served by the road an undesirable location for development of any type. Another problem that unpaved roads can create is environmental contamination. When the roadbed is dry, automobile traffic stirs up dust, creating air pollution. When the roadbed is disturbed by chemical or mechanical erosion, sediment can enter nearby water bodies or adjacent property, causing damage. Roads that are located in areas that are experiencing growth, or have the potential for growth should be paved or surfaced in some manner. These roads will be experiencing large traffic volumes and should be properly maintained.

As of September of 2005, several roads in Crawford County and the City of Roberta have been identified by the Georgia Department of Transportation (GDOT) to be a part of the Local Assistance Road Program (LARP). LARP is a state program designed to assist local governments in maintaining the structural integrity of their paved roads and streets by leveling and resurfacing deteriorated pavement.

The six roads located within the unincorporated areas of Crawford County and the four roads located within the City of Roberta are located in areas of high growth or high traffic. Maintenance and improvement of these roads will be beneficial to the growth of the County and City. The County and City will not be as financially burdened with these projects due to the fact that they will be receiving assistance from the State, allowing resources to be utilized elsewhere in the community.

Bridges

The GDOT has planned for the bridge over Echeconnee Creek on SR 22 to be replaced. The planning phase is scheduled to begin in 2007. This road is a major highway that serves as a convenient link between Crawford and Bibb Counties. Because a significant amount of people live in Crawford County and work in Bibb County, this roadway is heavily traveled several times a day. Any disruption in traffic flow would create major problems in traffic flow and would result in the diversion of traffic to smaller secondary roadways. Maintaining the bridge at Echeconnee Creek is a proactive measure that will prevent a significant bridge failure, preventing major disruptions along this roadway.

Signalized Intersections

The intersection of US 80 and US 341 is considered by many people to be the center of Roberta. Commercial uses dominate the intersection, with the City Park only a few feet away. Utilities at this intersection are in need of repair and streetscape improvements similar to those recently completed around the park and railroad square are needed. There appears to be confusion surrounding the approximate locations of rights-of-way and if any have actually been identified in certain areas. Right-of-way designation is critical to determining sidewalk width and location of utilities, signs, and any improvements such as lighting, benches, and street trees.

The best way to resolve these issues is for representatives from the City of Roberta, businesses located at the intersection, and GDOT to meet as a group and determine what and where the actual rights-of-way are. Once this has been determined, all parties can meet again to plan a streetscape strategy and decide how repairs to existing utilities will be handled. Confusion over significant components of the land use in the City of Roberta will eventually begin to affect any project that takes place at this intersection, hampering any redevelopment efforts that may be planned.

There is one intersection in the City of Roberta that residents feel should be signalized. This is the intersection where US 80 passes by a strip shopping center shortly after you enter the City. Apparently several severe accidents have occurred in this section of highway and with the shopping center being located within the vicinity of a school zone, the problem is compounded. Residents of Roberta feel that if a traffic signal were installed at the shopping center's entrance the area would be less hazardous for traffic and pedestrians. If GDOT does not classify this intersection as being eligible for a traffic signal, perhaps the GDOT could assist in the placement of a caution light and crosswalks. The placement of sidewalks along with these improvements would also help to create a safer environment for everyone.

Alternative Modes

Bicycle/Pedestrian Facilities

The GDOT has planned for the walking trail in Roberta to be resurfaced and undergo additional maintenance. The planning phase for these activities is slated to begin in 2007. The walking trail is the result of Keep Roberta-Crawford Beautiful's railroad square reclamation efforts. The trail is part of Phase I, which includes a park, fountain, and gazebo. Keep Roberta-Crawford Beautiful hopes to extend the theme from Phase I throughout the City. Trail maintenance is an important aspect of making the park and surrounding areas a successful community area. When the community sees that the first Phase is a success, consecutive phases will be easier to implement. Eventually the sidewalk system should expand between Roberta and Knoxville, as well as the other area of Roberta. With the location of residential and small scale commercial development in

Knoxville, a pedestrian or multi-use trail system would help to reduce automobile traffic and those who do not have access to an automobile.

Public Transportation

Crawford County participates in the Georgia Department of Transportation's 5311 program. This program provides formula funding to states for the purpose of supporting public transportation in areas with a population of less than 50,000. Service providers arrange regularly scheduled bus service for the general public with limited stops over fixed routes connecting two or more urban areas not in close proximity.

The service in Crawford County is better known as Crawford Transit. Buses transport passengers from all areas of Crawford County to Bibb and surrounding counties. Although the service is used on a regular basis, Crawford Transit is still underutilized. Educating the public on what the program is and how they can benefit from its services would increase ridership and ensure the longevity of the program. Crawford Transit is an excellent way for those who have no direct access to private transportation to run errands and keep doctor's appointments.

Railroads, Trucking and Airports

Freight and Passenger Rail Lines

Georgia Midlands Railroad operates the only active rail line in Crawford County. This line runs from the City of Roberta to the City of Fort Valley in Peach County where it crosses three active Norfolk Southern lines. The line then continues onto the City of Perry in Houston County where it dead-ends. The main user of this line in Crawford County is Atlanta Sand and Supply. The last time the portion of the line that runs from Roberta to Fort Valley underwent rehabilitation by the GDOT was sometime between 1996 and 2006. It has been even longer since the portion of the line that runs from Fort Valley to Perry underwent any rehabilitation by the GDOT, sometime prior to 1995.

If the rail line is capable of handling additional traffic, Crawford County and the City of Roberta should be assisting the Development Authority of Crawford County in the recruitment of businesses and industries to locations along the rail line. Also, land along this rail line should be considered for the location of a new industrial park. Rail access can be very enticing to certain industries and businesses.

Until the completion of the Fall Line Freeway, this rail line is the best method of transporting bulk shipments. Even when the Fall Line Freeway is completed, only a small portion will run through Crawford County in the southwestern corner, what is now SR 96. The other major highway in this area of the County is US 341. Highway 341 does not intersect with SR 96 until they both reach Fort Valley. A combination of rail and large trucks may prove to be the most economical solution for large freight transport. If the use

of large trucks is increased, every effort should be made to ensure that existing neighborhoods are impacted as little as possible. Noise, dust, and increased traffic volume could have a negative impact on future development in the area.

There are no passenger rail lines in Crawford County or the City of Roberta. The GDOT has created a Georgia Rail Passenger Program to provide commuter and intercity rail service throughout the State. Several of these lines will link others in adjacent states, which will eventually link to regional systems. Maps are unclear as to whether or not the rail line from Macon to Albany will pass through Crawford County, but no rail stations have been planned for Roberta or the County.

When the rail system is operational, automobile traffic will most likely not be affected in Crawford County. Those that live in Crawford County or the City of Roberta and work in other communities will not have the option of using passenger rail. Passenger rail could have a negative effect on Crawford County and the City of Roberta. The option of a more convenient commute combined with cheaper housing could accelerate residential development in Crawford County, especially along the Bibb and Peach County lines. Accelerated residential development would further imbalance the tax base and either result in a tax increase or reduction in services. Crawford County and the City of Roberta should begin planning now for when the completed passenger rail line reaches Macon. These plans should include provisions for directing growth into desired areas, expansion of water and sewer lines, and recruitment of additional businesses and industries to offset the tax base.

Commercial and General Purpose Airports

There is one airstrip located within the City of Roberta. It is a private airstrip located within the industrial park. Any pilot with a connection to the industrial park is welcome to use the airstrip. Residents of a new subdivision located next to the industrial park, Gentle Landings Airpark, are also using the airstrip. Gentle Landings is a subdivision that caters to individuals who privately own aircraft and use this as their primary transportation for long distance travel.

Although the presence of the landing strip is beneficial to the industrial park tenants, there is the problem of how, where, and if expansion can occur. The industrial park will reach full capacity in the near future. Plans are already underway to determine if the current park can be expanded or if an additional industrial park can be located within the County. The placement of the Gentle Landings Airpark creates an obstacle to industrial park expansion by occupying adjacent land, but the location of the subdivision could also be beneficial. Residents will be accustomed to an industrial neighbor and would most likely welcome improvements to the shared airstrip. The Development Authority of Crawford County should work closely with residents of the Airpark to reach a compromise if an expansion of the current industrial park is undertaken.

Transportation/Land Use Connection

The majority of development in Crawford County and the City of Roberta is residential. The unincorporated portions of the County along the Bibb and Peach County borders are seeing the largest amount of growth in areas served by County roads. These areas have become bedroom communities due to the availability of cheap housing and the predominately convenient commute to more urbanized areas with higher paying jobs. State routes such as US Highway 80 and 341 do have residential growth in their vicinity, but they are mostly dedicated throughways for large truck traffic or other industrial or commercial vehicles. Industries such as Dickey Farms and Atlanta Sand and Supply utilize these routes for deliveries and shipping.

With the arrival of Interstate 75, the majority of traffic that once made Crawford County and the City of Roberta a tourist destination has now opted to bypass the area entirely. Traffic congestion is rarely experienced on any roadway with the exception of an accident or road construction. Crawford County and the City of Roberta must begin encouraging development that will not only provide jobs for residents, but will also bring back tourists to this all but forgotten area.

Appendix A: Quality Community Objectives

Development Patterns			
Traditional Neighborhoods: Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.			
Statement	Yes	No	Comments
1. If we have a zoning code, it does not separate commercial, residential and retail uses in every district.	X		In the majority of zoning districts, mixed uses are either a permitted use or allowed by special exception.
2. Our community has ordinances in place that allow neo-traditional development "By right" so that developers do not have to go through a long variance process.	X		Planned Unit Developments are allowed with approval by County Commissioners.
3. We have a street tree ordinance that requires new development to plant shade-bearing trees appropriate to our climate.		X	
4. Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in summer.		X	
5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.	X		The Chamber of Commerce has a Clean and Beautiful Committee along with the Keep Roberta Beautiful group.
6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	X		The few sidewalks that are present in the City of Roberta are maintained well.
7. In some areas, several errands can be made on foot, if so desired.	X		A mix of uses is beginning to develop in the downtown square of the City of Roberta.
8. Some of our children can and do walk to school safely.		X	
9. Some of our children can and do bike to school safely.		X	
10. Schools are located in or near neighborhoods in our community.		X	

Infill Development: Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.			
Statement	Yes	No	Comments
1. Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.	X		The Development Authority maintains a list of vacant sites and buildings.
2. Our community is actively working to promote Brownfield redevelopment.	X		
3. Our community is actively working to promote greyfield redevelopment.	X		
4. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road.)		X	
5. Our community allows small lot development (5000 SF or less) for some uses.	X		Retail and service development is allowed on lots as small as 3,500 sq. ft. if public sewer is available.
Sense of Place: Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment			
Statement	Yes	No	Comments
1. If someone dropped from the sky into our community, he or she would know immediately where she was, based on our distinct characteristics.		X	
2. We have delineated the areas of our community that are important to our history and heritage and have taken steps to protect those areas.	X		Crawford County has an Historical Society that is actively working on several preservation projects.
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.	X		Crawford County has regulations for screening, buffering, and lighting as well as regulating the age of manufactured homes brought into the community.
4. We have ordinances to regulate the size and type of signage in our community.	X		
5. If applicable, our community has a plan to protect designated farmland.		X	Crawford County has designated two agricultural districts in its land development regulations.

Transportation Alternatives: Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.			
Statement	Yes	No	Comments
1. We have public transportation in our community.	X		Crawford County maintains a 5311-transit program, Crawford Transit.
2. We require that new development connects with existing development through a street network, not a single entry/exit.	X		Subdivision regulations require that designs shall not completely eliminate street access to adjoining parcels of land.
3. We have a good network of sidewalks to allow people to walk to a variety of destinations.		X	Sidewalks are present in limited areas of the City of Roberta.
4. We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.		X	Design principles are listed within the land development regulations if they are present within the development, but sidewalks are not required.
5. We require that newly built sidewalks connect to existing sidewalks wherever possible		X	
6. We have a plan for bicycle routes through our community.	X		Plans have been made for bike lanes along Highways 42 and 80 through Crawford County in the Middle Georgia Regional Bike & Pedestrian Plan.
7. We allow commercial and retail development to share parking areas wherever possible.	X		

Regional Identity: Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.			
1. Our community is characteristic of the region in terms of architectural styles and heritage.	X		
2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.	X		Local products include sand, peaches, and pecans.
3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal)	X		
4. Our community participates in the Georgia Department of Economic Development's regional tourism partnership.	X		Crawford County and the City of Roberta are part of the Peach Blossom Trail and the Historic Heartland Regional Map & Guide.
5. Our community promotes tourism opportunities based on the unique characteristics of our region.	X		
6. Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment, education.	X		
Resource Conservation			
Heritage Preservation: The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.			
Statement	Yes	No	Comments
1. We have designated historic districts in our community.	X		The City of Roberta has a nationally designated historical district.
2. We have an active historic preservation commission.			
3. We want new development to complement our historic development, and we have ordinances in place to ensure that happening.	X	X	Crawford County and the City of Roberta want development to complement the existing historic development, but no ordinances are in place at this time. That is an item the County and City want to pursue.
Open Space Preservation: New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.			

1. Our community has a greenspace plan.		X	
2. Our community is actively preserving greenspace – either through direct purchase, or by encouraging set-asides in new development.	X		The land development regulations contain open space requirements for planned unit developments and single-family attached developments.
3. We have a local land conservation program, or, we work with state or national land conservation programs to preserve environmentally important areas in our community.	X		Residents of the County do participate in the State conservation program that provides tax breaks for agricultural land, timberland, and environmentally sensitive land.
4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.		X	
Environmental Protection: Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.			
Statement	Yes	No	Comment
1. Our community has a comprehensive natural resources inventory.		X	
2. We use this resource inventory to steer development away from environmentally sensitive areas.		X	
3. We have identified our defining natural resources and have taken steps to protect them.		X	
4. Our community has passed the necessary Part V Environmental Ordinances, and we enforce them.	X		
5. Our community has and actively enforces a tree preservation ordinance.		X	
6. Our community has a tree-replanting ordinance for new development.		X	
7. We are using stormwater best management practices for all new development.	X		
8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.)	X		The Part V Environmental Ordinances and the City of Roberta has a wellhead protection ordinance.

<i>Social and Economic Development</i>			
Growth Preparedness: Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.			
Statement	Yes	No	Comments
1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.	X		
2. Our local governments, the local school board, and other decision-making entities use the same population projections.	X		
3. We have a Capital Improvements Program that supports current and future growth.		X	
4. We have designated areas of our community where we would like to see growth. These areas are based on the natural resources inventory of our community.		X	

Appropriate Businesses: The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.			
Statement	Yes	No	Comments
1. Our economic development organization has considered our community's strengths, assets, and weaknesses and has created a business development strategy based on them.	X		
2. Our Economic Development organization has considered the types of businesses already in our community, and has a plan to recruit business/industry that will be compatible.	X		
3. We recruit businesses that provide or create sustainable products.	X		
4. We have a diverse jobs base, so that one employer leaving would not cripple us.	X		
Employment Options: A range of job types should be provided in each community to meet the diverse needs of the local workforce.			
Statement	Yes	No	Comments
1. Our economic development program has an entrepreneur support program.	X		The Development Authority has an incubator program.
2. Our community has jobs for skilled labor.	X	X	Central GA Technical College has a Crawford County Campus that offers training.
3. Our community has jobs for unskilled labor.	X		There are retail and service jobs available in Crawford County and the City of Roberta.
4. Our community has professional and managerial jobs.	X		There are upper level jobs available in conjunction with the industrial businesses, the Crawford County School System, and the Central Georgia Technical College branch located in Roberta.

Housing Choices: A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.			
Statement	Yes	No	Comments
1. Our community allows accessory units like garage apartments or mother-in-law units.		X	The land development regulations do allow duplexes, town homes, and multifamily dwellings within certain districts. Apartments are not listed as a specific permitted use.
2. People who work in our community can afford to live here, too.	X		Housing is affordable to those residents that work inside the County.
3. Our community has enough housing for each income level (low, moderate, and above-average incomes)	X		
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and recommending smaller setbacks.	X		
5. We have options available for loft living, downtown living, or “neo-traditional” development.		X	
6. We have vacant and developable land available for multifamily housing.	X		
7. We allow multifamily housing to be developed in our community.	X		
8. We support community development corporations building housing for lower-income households.	X		
9. We have housing programs that focus on households with special needs.		X	
10. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.		X	Manufactured homes are allowed on 5,000 Sq. Ft. lots if public sewer is available, but no housing is allowed on lots smaller than this.

Educational Opportunities: Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.			
Statement	Yes	No	Comments
1. Our community provides work-force training options for our citizens.	X		
2. Our workforce training programs provide citizens with skills for jobs that are available in our community.	X		
3. Our community has higher education opportunities, or is close to a community that does.	X		
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.	X		The County school system and the Central Georgia Technical College provide employment opportunities for college graduates.
<i>Governmental Relations</i>			
Local Self-determination: Communities should be allowed to develop and work toward achieving their own vision for the future. Where the state seeks to achieve particular objectives, state financial and technical assistance should be used as the incentive to encourage local government conformance to those objectives.			
Statement	Yes	No	Comments
1. We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.	X		The Chamber has a leadership development program for all interested citizens.
2. We have processes in place that make it simple for the public to stay informed on land use and zoning decisions, and new development.	X		
3. We have a public-awareness element in our comprehensive planning process.	X		
4. We have clearly understandable guidelines for new development.	X		
5. We offer a development guidebook that illustrates the type of new development we want in our community.	X		The County has a brochure available that describes smart growth development options for the community.
6. We have reviewed our development regulations and/or zoning code recently and are sure that our ordinances will help us achieve our QCO goals.	X		
7. We have a budget for annual training for planning commission members and	X		

staff, and we use it.			
8. Our elected officials understand the land-development process in our community	X		
Regional Cooperation: Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.			
Statement	Yes	No	Comments
1. We plan jointly with our cities and county for Comprehensive Planning purposes	X		
2. We are satisfied with our Service Delivery Strategies	X		The City and County updated and adopted a new service delivery strategy in 2006.
3. We cooperate with at least one local government to provide or share services (parks and recreation, E911, Emergency Services, Police or Sheriff's Office, schools, water, sewer, other)	X		

Appendix B: Data Tables

Table B1: Land Use		
<i>Source: Tax Parcel Data and Windshield Survey, 2004</i>		
	Acreage	Percent of Total
Forestry	162,843.844	77.87
Public/ Institutional	1,095.224	0.52
Agriculture	26,155.185	12.51
Residential Mobile Homes	8,542.104	4.08
Residential Single Family	7,764.316	3.71
Commercial	206.261	0.10
Industrial	1,432.794	0.69
Residential Apartment	48.354	0.02
Transportation/ Communications/ Utilities	1,040.619	0.50
Total Acreage in County	209,128.701	100.00

Table B2: Total Population Estimates											
<i>Source: U.S. Bureau of the Census</i>											
Name	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Baldwin	34,686	37,108	39,530	42,115	44,700	47,204	49,707	52,211	54,714	57,218	59,721
Bibb	150,256	150,112	149,967	151,927	153,887	154,795	155,703	156,610	157,518	158,426	159,334
Crawford	7,684	8,338	8,991	10,743	12,495	13,698	14,901	16,103	17,306	18,509	19,712
Houston	77,605	83,407	89,208	99,987	110,765	119,055	127,345	135,635	143,925	152,215	160,505
Jones	16,579	18,659	20,739	22,189	23,639	25,404	27,169	28,934	30,699	32,464	34,229
Monroe	14,610	15,862	17,113	19,435	21,757	23,544	25,331	27,117	28,904	30,691	32,478
Peach	19,151	20,170	21,189	22,429	23,668	24,797	25,927	27,056	28,185	29,314	30,444
Pulaski	8,950	8,529	8,108	8,848	9,588	9,748	9,907	10,067	10,226	10,386	10,545
Putnam	10,295	12,216	14,137	16,475	18,812	20,941	23,071	25,200	27,329	29,458	31,588
Twiggs	9,354	9,580	9,806	10,198	10,590	10,899	11,208	11,517	11,826	12,135	12,444
Wilkinson	10,368	10,298	10,228	10,224	10,220	10,183	10,146	10,109	10,072	10,035	9,998
Middle GA Average	32,685	34,025	35,365	37,688	40,011	41,843	43,674	45,505	47,337	49,168	51,000
City of Roberta	859	899	939	874	808	795	783	770	757	744	732

Table B3: Average Percent Population Change				
<i>Source: U.S. Bureau of the Census</i>				
Name	1980-1990	1990-2000	2000-2005	2005-2030
Baldwin	13.97	13.49	13.08	12.08
Bibb	-0.19	1.21	2.61	1.89
Crawford	17.01	28.84	38.97	27.51
Houston	14.95	19.88	24.16	19.07
Jones	25.09	18.92	13.98	14.49
Monroe	17.13	22.53	27.14	21.14
Peach	10.64	11.20	11.70	10.56
Pulaski	-9.41	3.74	18.25	10.17
Putnam	37.32	34.86	33.07	27.11
Twiggs	4.83	6.45	8.00	6.87
Wilkinson	-1.35	-0.72	-0.08	-0.40
Middle GA Average	8.20	10.76	13.14	11.02
City of Roberta	9.31	-2.78	-13.95	-9.04

Table B4: Components of Population Change From 1980-1990					
<i>Source: University of Georgia, Center for Agribusiness and Economic Development</i>					
Name	Total Population Change	Population Change Due to Natural Increase	% Change Due to Natural Increase	Population Change Due to Net Migration	% Change Due to Net Migration
Baldwin	4,844	2,521	52.04	2,323	47.96
Bibb	-289	8,929	0.00	-9,218	0.00
Crawford	1,307	477	36.50	830	63.50
Houston	11,603	8,773	75.61	2,866	24.70
Jones	4,160	1,550	37.26	2,610	62.74
Monroe	2,503	780	31.16	1,723	68.84
Peach	2,038	1,460	71.64	578	28.36
Pulaski	-842	110	0.00	-952	0.00
Putnam	3,842	794	20.67	3,048	79.33
Twiggs	452	634	100.00	-182	0.00
Wilkinson	-140	744	0.00	-884	0.00
Middle GA Average	2,680	2,434	90.82	249	9.30

Table B5: Components of Population Change From 1990-2000*Source: University of Georgia, Center for Agribusiness and Economic Development*

Name	Total Population Change	Population Change Due to Natural Increase	% Change Due to Natural Increase	Population Change Due to Net Migration	% Change Due to Net Migration
Baldwin	5,170	1,991	38.51	3,179	61.49
Bibb	3,750	8,724	100.00	-4,974	0.00
Crawford	3,504	516	14.73	2,998	85.56
Houston	21,557	8,469	39.29	13,088	60.71
Jones	2,900	1,116	38.48	1,784	61.52
Monroe	4,644	886	19.08	3,758	80.92
Peach	2,479	1,543	62.24	936	37.76
Pulaski	1,480	93	6.28	1,387	93.72
Putnam	4,675	580	12.41	4,095	87.59
Twiggs	784	347	44.26	437	55.74
Wilkinson	-8	556	0.00	-564	0.00
Middle GA Average	4,630	2,256	48.73	2,375	51.29

Table B6: Components of Population Change From 2000-2003*Source: University of Georgia, Center for Agribusiness and Economic Development*

Name	Total Population Change	Population Change Due to Natural Increase	% Change Due to Natural Increase	Population Change Due to Net Migration	% Change Due to Net Migration
Baldwin	253	420	100.00	-116	0.00
Bibb	400	2,787	100.00	-2,321	0.00
Crawford	58	51	87.93	27	46.55
Houston	9,669	2,752	28.46	6,834	70.68
Jones	1,833	330	18.00	1,477	80.58
Monroe	1,470	270	18.37	1,197	81.43
Peach	652	527	80.83	156	23.93
Pulaski	136	124	91.18	21	15.44
Putnam	763	196	25.69	577	75.62
Twiggs	-124	54	0.00	-156	100.00
Wilkinson	47	165	100.00	-110	0.00
Middle GA Average	1,378	698	50.64	690	50.05

Table B7: Special Population Statistics									
<i>Source: Department of Community Affairs, Housing Finance Division</i>									
Name	AIDS Cases 1981-2000	Family Violence, # of Police Actions Taken, 2000	Total, # Age 62+, 2000	Total, % Age 62+, 2000	Disability (Any) % Age 16+, 1990	Adult Substance Abuse Treatment Need, 2001	Adult Substance Abuse Treatment Need, % of Total Population, 2001	Migrant & Seasonal Farm Workers and Dependents, Estimated # at Peak Employment, 1994	Migrant & Seasonal Farm Workers and Dependents, Estimated % of Total Population at Peak Employment, 1994
Baldwin	89	323	5,722	12.80	27.88	2,849	6.37	NA	NA
Bibb	542	1,082	22,998	14.94	33.13	7,678	4.99	36	0.02
Crawford	3	126	1,453	11.63	32.22	735	5.88	865	8.78
Houston	101	1,443	12,811	11.57	23.66	6,568	5.93	1,093	1.12
Jones	7	50	3,028	12.81	26.79	1,360	5.75	NA	NA
Monroe	20	81	2,786	12.81	31.15	1,240	5.70	NA	NA
Peach	68	173	2,898	12.24	30.12	1,274	5.38	2,988	13.15
Pulaski	9	7	1,528	15.94	35.18	503	5.25	2,050	24.86
Putnam	14	68	3,384	17.99	30.07	1,038	5.52	NA	NA
Twiggs	11	27	1,452	13.71	38.88	551	5.20	NA	NA
Wilkinson	12	52	1,597	15.63	32.31	525	5.14	NA	NA
Middle GA Average	80	312	5,423	14	31.04	2,211	6	1,406	9.59

Table B8: Population Density (Persons/Sq. Mile)				
<i>Source: Woods & Poole Economics, Inc.</i>				
Name	1980	1990	2000	% Change 1980-2000
Baldwin	134.67	153.06	173.32	28.70
Bibb	601.44	601.15	615.95	2.41
Crawford	23.41	27.78	38.60	64.89
Houston	207.42	237.96	295.46	42.45
Jones	42.36	52.81	60.09	41.86
Monroe	37.08	43.41	55.23	48.95
Peach	125.49	140.73	156.78	24.93
Pulaski	36.20	32.83	38.78	7.13
Putnam	30.07	41.40	54.84	82.37
Twiggs	25.97	27.28	29.40	13.21
Wilkinson	23.16	22.98	22.90	-1.12
Middle GA Average	117.02	125.58	140.12	19.74

Table B9: Daytime Population Estimates for 1990				
<i>Source: U.S. Bureau of the Census</i>				
Name	Daytime Population Inside County	# of People Leaving the County During the Day to Work	# of People Coming Into the County During the Day to Work	Total # of Workers During the Day
Baldwin	42,155	2,312	4,937	18,195
Bibb	166,143	8,370	24,546	80,715
Crawford	6,213	3,024	246	1,214
Houston	91,719	9,438	11,949	46,084
Jones	13,429	8,126	816	2,571
Monroe	15,204	3,723	1,814	5,711
Peach	20,686	4,325	3,822	8,265
Pulaski	7,426	1,222	540	2,582
Putnam	12,938	2,390	1,191	5,230
Twiggs	8,112	2,766	1,072	1,983
Wilkinson	9,615	2,040	1,427	3,763
Middle GA Average	35,785	4,340	4,760	16,028

Table B10: Daytime Population Estimates for 2000				
<i>Source: U.S. Bureau of the Census</i>				
Name	Daytime Population Inside County	# Of People Leaving the County During the Day to Work	# Of People Coming Into the County During the Day to Work	Total # of Workers During the Day
Baldwin	46,500	3,361	5,161	18,791
Bibb	175,922	8,761	30,796	84,921
Crawford	8,562	4,364	431	1,349
Houston	108,275	19,300	16,810	50,148
Jones	16,675	8,044	1,080	3,552
Monroe	18,049	6,083	2,375	6,491
Peach	22,554	5,530	4,416	8,553
Pulaski	9,087	1,653	1,152	3,393
Putnam	17,399	3,447	2,034	6,513
Twiggs	8,431	3,046	887	1,906
Wilkinson	9,644	2,112	1,536	3,469
Middle GA Average	40,100	5,973	6,062	17,190

Table B11: % Population by Age Estimates for Crawford County											
<i>Source: U.S. Bureau of the Census</i>											
Ages	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
0 – 4	7.87	7.89	7.91	7.21	6.71	6.54	6.41	6.29	6.19	6.10	6.03
5 – 13	16.40	15.89	15.46	15.01	16.23	16.21	16.19	16.17	16.16	16.14	16.13
14 – 17	9.31	6.93	4.89	4.76	4.66	4.01	3.46	2.99	2.59	2.25	1.94
18 – 20	5.64	4.98	4.42	4.03	3.75	3.49	3.27	3.08	2.92	2.78	2.65
21 – 24	6.39	6.02	5.71	4.82	4.19	3.88	3.62	3.40	3.21	3.04	2.90
25 – 34	15.07	16.44	17.62	15.56	14.09	13.95	13.83	13.74	13.65	13.58	13.51
35 – 44	12.48	13.60	14.56	16.28	17.51	18.21	18.81	19.31	19.74	20.12	20.45
45 – 54	9.36	10.58	11.63	12.99	13.97	14.62	15.15	15.62	16.01	16.36	16.66
55 – 64	7.61	7.68	7.72	8.87	9.70	9.99	10.24	10.45	10.63	10.78	10.92
65 & Over	9.88	10.00	10.10	9.58	9.20	9.11	9.03	8.96	8.90	8.86	8.81

Table B12: % Population by Age Estimates for the City of Roberta											
<i>Source: U.S. Bureau of the Census</i>											
Ages	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
0 – 4	5.94	6.90	7.77	7.44	6.93	7.17	7.54	7.79	8.06	8.33	8.74
5 – 13	13.04	13.13	13.10	14.30	15.59	16.35	16.99	17.79	18.49	19.35	20.08
14 – 17	5.36	5.56	5.75	5.15	4.33	4.03	3.83	3.51	3.17	2.82	2.60
18 – 20	4.77	4.56	4.26	3.66	2.85	2.39	1.79	1.30	0.66	0.13	0.00
21 – 24	5.01	4.34	3.73	3.89	4.08	3.90	3.58	3.38	3.04	2.82	2.46
25 – 34	9.55	11.35	13.00	11.44	9.65	9.69	9.71	9.74	9.78	9.81	9.84
35 – 44	11.64	11.35	11.08	11.90	12.87	13.21	13.54	13.90	14.27	14.65	15.03
45 – 54	7.68	8.68	9.48	10.30	11.14	12.08	13.03	14.03	15.06	16.13	17.21
55 – 64	13.50	10.46	7.56	9.38	11.39	10.82	10.22	9.61	8.98	8.33	7.65
65 & Over	23.52	23.92	24.28	22.88	21.16	20.50	19.92	19.22	18.49	17.74	17.08

Table B13: % Population by Age Estimates for the Middle Georgia Region											
<i>Source: U.S. Bureau of the Census</i>											
Ages	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
0 – 4	7.62	7.55	7.48	7.12	6.81	6.65	6.50	6.37	6.25	6.13	6.03
5 – 13	14.92	14.93	14.93	14.98	15.02	15.03	15.05	15.06	15.08	15.09	15.10
14 – 17	7.94	6.16	4.51	4.50	4.48	3.81	3.19	2.62	2.10	1.62	1.31
18 – 20	6.11	5.50	4.94	4.89	4.84	4.59	4.37	4.16	3.96	3.79	3.62
21 – 24	7.44	6.69	6.00	5.66	5.36	4.96	4.59	4.25	3.93	3.64	3.37
25 – 34	15.91	16.68	17.38	15.49	13.81	13.40	13.02	12.67	12.36	12.06	11.79
35 – 44	11.40	13.18	14.82	15.54	16.18	17.11	17.97	18.75	19.48	20.15	20.77
45 – 54	10.19	10.32	10.45	12.03	13.42	14.05	14.63	15.16	15.65	16.11	16.53
55 – 64	8.98	8.74	8.52	8.72	8.89	8.87	8.86	8.84	8.83	8.81	8.80
65 & Over	9.48	10.25	10.96	11.09	11.19	11.53	11.83	12.11	12.37	12.61	12.84

Table B14: Estimated % Racial Composition of Crawford County											
<i>Source: U.S. Bureau of the Census</i>											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
White Alone	60.03	64.19	67.73	70.72	72.85	74.65	76.16	77.45	78.55	79.51	80.35
Black or African American Alone	39.65	34.80	30.66	26.68	23.80	21.58	19.72	18.13	16.76	15.58	14.53
American Indian and Alaska Native Alone	0.05	0.23	0.37	0.37	0.37	0.42	0.45	0.48	0.51	0.53	0.55
Asian or Pacific Islander	0.17	0.17	0.16	0.18	0.18	0.19	0.19	0.19	0.19	0.19	0.19
Other Race	0.09	0.62	1.08	2.08	2.79	3.78	3.49	3.76	3.99	4.20	4.37

Table B15: Estimated % Racial Composition of the City of Roberta												
<i>Source: U.S. Bureau of the Census</i>												
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030	
White Alone	70.55	65.63	61.13	55.38	48.76	42.89	36.78	30.52	24.04	17.34	10.38	
Black or African American Alone	28.17	33.59	38.55	43.02	48.27	53.71	59.26	65.06	71.07	77.28	83.61	
American Indian and Alaska Native Alone	0.47	0.33	0.21	0.23	0.12	0.00	0.00	0.00	0.00	0.00	0.00	
Asian or Pacific Islander	0.58	0.33	0.00	0.34	0.74	0.75	0.89	0.91	0.92	0.94	1.09	
Other Race	0.23	0.22	0.11	1.03	2.1	2.64	3.19	3.64	4.23	4.84	5.46	

Table B16: Estimated Average % Racial Composition of The Middle Georgia Region												
<i>Source: U.S. Bureau of the Census</i>												
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030	
White Alone	64.07	63.69	63.34	61.59	60.05	59.26	58.54	57.88	57.27	56.71	56.18	
Black or African American Alone	35.31	35.44	35.56	36.30	36.95	37.27	37.56	37.83	37.51	38.31	38.52	
American Indian and Alaska Native Alone	0.11	0.15	0.19	0.22	0.25	0.27	0.30	0.32	0.32	0.36	0.38	
Asian or Pacific Islander	0.31	0.46	0.60	0.82	1.02	1.16	1.29	1.40	1.51	1.61	1.70	
Other Race	0.20	0.25	0.31	1.06	1.73	2.03	2.31	2.56	2.79	3.01	3.21	

Table B17: Estimated Average % Hispanic Ethnicity Population											
<i>Source: U.S. Bureau of the Census</i>											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
City of Roberta	0.23	0.22	0.21	0.46	0.62	0.75	0.89	0.91	1.06	1.21	1.37
Crawford County	1.03	1.37	1.66	2.09	2.41	2.61	2.76	2.91	3.02	3.13	3.22
Middle GA Region	0.94	0.94	0.95	1.49	1.96	2.16	2.35	2.51	2.67	2.81	2.95

Table B18: Per Capita Income Estimates (In Dollars)*Source: U.S. Bureau of the Census*

Name	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030	% Change 1980-2000	% Change 2000-2005	% Change 2005-2030
Baldwin	\$5,400	\$7,879	\$10,358	\$13,315	\$16,271	\$18,989	\$21,707	\$24,424	\$27,142	\$29,860	\$32,578	201.31	16.70	71.56
Bibb	\$6,095	\$9,556	\$13,017	\$16,038	\$19,058	\$22,299	\$25,540	\$28,780	\$32,021	\$35,262	\$38,503	212.68	17.01	72.67
Crawford	\$5,689	\$7,846	\$10,003	\$12,886	\$15,768	\$18,288	\$20,808	\$23,327	\$25,847	\$28,367	\$30,887	177.17	15.98	68.89
Houston	\$6,651	\$9,795	\$12,939	\$16,227	\$19,515	\$22,731	\$25,947	\$29,163	\$32,379	\$35,595	\$38,811	193.41	16.48	70.74
Jones	\$6,372	\$9,958	\$13,543	\$16,335	\$19,126	\$22,315	\$25,503	\$28,692	\$31,880	\$35,069	\$38,257	200.16	16.67	71.44
Monroe	\$5,357	\$8,353	\$11,348	\$15,464	\$19,580	\$23,136	\$26,692	\$30,247	\$33,803	\$37,359	\$40,915	265.50	18.16	76.85
Peach	\$5,282	\$8,136	\$10,989	\$13,510	\$16,031	\$18,718	\$21,406	\$24,093	\$26,780	\$29,467	\$32,155	203.50	16.76	71.79
Pulaski	\$5,048	\$8,157	\$11,265	\$13,850	\$16,435	\$19,282	\$22,129	\$24,975	\$27,822	\$30,669	\$33,516	225.57	17.32	73.82
Putnam	\$5,417	\$8,684	\$11,951	\$16,056	\$20,161	\$23,847	\$27,533	\$31,219	\$34,905	\$38,591	\$42,277	272.18	18.28	77.28
Twiggs	\$4,485	\$6,498	\$8,510	\$11,385	\$14,259	\$16,703	\$19,146	\$21,590	\$24,033	\$26,477	\$28,920	217.93	17.14	73.14
Wilkinson	\$5,200	\$7,808	\$10,415	\$12,537	\$14,658	\$17,023	\$19,387	\$21,752	\$24,116	\$26,481	\$28,845	181.88	16.13	69.45
Middle GA Average	\$5,545	\$8,425	\$11,303	\$14,328	\$17,351	\$20,303	\$23,254	\$26,206	\$29,157	\$32,109	\$35,060	212.91	17.01	72.69
City of Roberta	\$4,862	\$6,512	\$8,162	\$11,349	\$14,536	\$16,955	\$19,373	\$21,792	\$24,210	\$26,629	\$29,047	198.97	16.64	71.32

Table B19: Average Household Income Estimates (In Dollars)*Source: U.S. Bureau of the Census*

Name	1990	2000	% Change 1990-2000
Baldwin	\$31,526	\$47,106	49.42
Bibb	\$34,232	\$48,456	41.55
Crawford	\$28,404	\$43,538	53.28
Houston	\$35,061	\$51,424	46.67
Jones	\$38,137	\$52,105	36.63
Monroe	\$32,743	\$54,856	67.54
Peach	\$31,859	\$44,164	38.62
Pulaski	\$29,528	\$44,262	49.90
Putnam	\$32,144	\$51,084	58.92
Twiggs	\$25,076	\$39,348	56.92
Wilkinson	\$29,288	\$38,947	32.98
Middle GA Average	\$31,636	\$46,845	48.07
City of Roberta	\$21,663	\$36,030	66.32
State of Georgia	\$36,810	\$80,077	117.54

Table B20: % 1990 Household Income Distribution Estimates (In Dollars)													
<i>Source: U.S. Bureau of the Census</i>													
	< \$9,999	\$10,000- \$14,999	\$15,000- \$19,999	\$20,000- \$29,999	\$30,000- \$34,999	\$35,000- \$39,999	\$40,000- \$49,999	\$50,000- \$59,999	\$60,000- \$74,999	\$75,000- \$99,999	\$100,000- \$124,999	\$125,000- \$149,999	\$150,000 & >
Baldwin	20.1	9.6	10.9	16.4	8.2	7.6	9.5	7.4	4.5	3.3	1.1	0.6	0.9
Bibb	22.2	9.6	8.9	15.7	7.0	5.6	10.2	7.1	6.4	3.9	1.4	0.6	1.4
Crawford	18.7	9.7	10.0	18.0	9.6	7.6	12.2	7.5	4.7	1.5	0.3	0.2	0.0
Houston	11.7	8.1	9.2	18.2	9.6	8.6	13.9	8.2	6.9	4.0	0.9	0.2	0.4
Jones	15.0	7.0	7.4	17.5	8.3	8.5	9.9	9.3	8.6	4.7	1.9	0.4	1.5
Monroe	16.8	8.7	8.5	18.8	10.5	6.9	11.5	5.6	6.6	3.7	1.2	0.5	0.7
Peach	23.8	9.0	8.1	16.2	7.6	5.6	10.5	7.9	5.7	3.3	0.9	0.4	1.1
Pulaski	30.5	11.1	6.3	15.7	3.2	4.9	9.2	4.8	7.7	4.6	0.3	0.4	1.4
Putnam	18.5	11.5	10.8	18.2	5.5	7.5	7.4	8.8	6.0	3.5	0.7	0.8	0.9
Twiggs	25.4	15.5	10.6	14.3	9.3	4.3	9.8	5.2	3.3	1.5	0.4	0.0	0.4
Wilkinson	18.5	12.0	10.7	17.2	8.1	8.1	12.1	5.9	4.3	2.2	0.6	0.1	0.2
Middle GA Average	20.1	10.2	9.2	16.9	7.9	6.8	10.6	7.1	5.9	3.3	0.9	0.4	0.8
City of Roberta	38.8	12.5	8.7	9.9	6.1	4.4	8.7	5.2	3.8	1.7	0.0	0.0	0.0
State of Georgia	16.8	8.6	8.9	17.1	7.9	6.8	11.0	7.6	6.8	4.6	1.7	0.7	1.4

Table B21: % 2000 Household Income Distribution Estimates (In Dollars)

Source: U.S. Bureau of the Census

	< \$9,999	\$10,000- \$14,999	\$15,000- \$19,999	\$20,000- \$29,999	\$30,000- \$34,999	\$35,000- \$39,999	\$40,000- \$49,999	\$50,000- \$59,999	\$60,000- \$74,999	\$75,000- \$99,999	\$100,000- \$124,999	\$125,000- \$149,999	\$150,000 & >
Baldwin	13.6	7.1	6.9	14.9	7.2	6.1	11.2	9.0	7.9	8.6	2.6	2.0	2.8
Bibb	15.1	8.5	7.2	13.3	6.4	5.1	10.2	7.9	9.0	8.4	3.9	1.8	3.2
Crawford	14.5	5.4	6.8	13.3	5.5	8.1	15.1	9.2	9.5	7.1	3.1	0.9	1.5
Houston	7.7	5.2	5.3	13.5	6.9	6.6	12.0	11.1	11.8	11.4	4.4	2.1	2.0
Jones	9.2	6.2	5.1	12.5	5.2	6.2	13.3	12.2	10.0	11.4	4.1	2.1	2.4
Monroe	9.0	6.0	5.7	12.5	5.5	6.3	11.3	8.8	13.7	10.9	5.4	2.3	2.6
Peach	15.8	8.1	6.1	15.1	5.4	5.9	9.5	8.5	9.1	9.7	3.5	1.6	1.6
Pulaski	15.7	7.1	10.3	13.4	8.6	5.4	8.7	8.2	9.8	6.7	1.6	1.3	3.2
Putnam	11.0	6.5	8.1	15.8	6.4	5.6	10.3	9.6	8.4	8.9	4.2	1.0	4.3
Twiggs	18.2	9.1	5.6	14.3	7.6	4.7	9.6	7.6	10.9	7.1	3.5	1.1	0.9
Wilkinson	15.5	9.1	8.0	13.7	5.7	8.1	11.1	7.8	10.7	7.0	1.6	0.9	0.7
Middle GA Average	13.2	7.1	6.8	13.8	6.4	6.2	11.1	9.1	10.1	8.8	3.4	1.6	2.3
City of Roberta	26.6	10.1	6.4	11.8	7.1	5.7	7.1	5.1	11.1	4.4	2.0	1.7	1.0
State of Georgia	10.1	6.8	7.0	13.5	6.2	5.3	8.7	6.0	5.4	3.6	1.4	0.5	1.1

Table B22: % Change From 1990-2000 In Household Income Distribution Estimates (In Dollars)

Source: U.S. Bureau of the Census

	< \$9,999	\$10,000- \$14,999	\$15,000- \$19,999	\$20,000- \$29,999	\$30,000- \$34,999	\$35,000- \$39,999	\$40,000- \$49,999	\$50,000- \$59,999	\$60,000- \$74,999	\$75,000- \$99,999	\$100,000- \$124,999	\$125,000- \$149,999	\$150,000 & >
Baldwin	-6.5	-2.5	-4.0	-1.5	-1.0	-1.5	1.7	1.6	3.4	5.3	1.5	1.4	1.9
Bibb	-7.1	-1.1	-1.7	-2.4	-0.6	-0.5	0.0	0.8	2.6	4.5	2.5	1.2	1.8
Crawford	-4.2	-4.3	-3.2	-4.7	-4.1	0.5	2.9	1.7	4.8	5.6	2.8	0.7	1.5
Houston	-4.0	-2.9	-3.9	-4.7	-2.7	-2.0	-1.9	2.9	4.9	7.4	3.5	1.9	1.6
Jones	-5.8	-0.8	-2.3	-5.0	-3.1	-2.3	3.4	2.9	1.4	6.7	2.2	1.7	0.9
Monroe	-7.8	-2.7	-2.8	-6.3	-5.0	-0.6	-0.2	3.2	7.1	7.2	4.2	1.8	1.9
Peach	-8.0	-0.9	-2.0	-1.1	-2.2	0.3	-1.0	0.6	3.4	6.4	2.6	1.2	0.5
Pulaski	-14.8	-4.0	4.0	-2.3	5.4	0.5	-0.5	3.4	2.1	2.1	1.3	0.9	1.8
Putnam	-7.5	-5.0	-2.7	-2.4	0.9	-1.9	2.9	0.8	2.4	5.4	3.5	0.2	3.4
Twiggs	-7.2	-6.4	-5.0	0.0	-1.7	0.4	-0.2	2.4	7.6	5.6	3.1	1.1	0.5
Wilkinson	-3.0	-2.9	-2.7	-3.5	-2.4	0.0	-1.0	1.9	6.4	4.8	1.0	0.8	0.5
Middle GA Average	-6.9	-3.0	-2.4	-3.1	-1.5	-0.6	0.6	2.0	4.2	5.5	2.6	1.2	1.5
City of Roberta	-12.2	-2.4	-2.3	1.9	1.0	1.3	-1.6	-0.1	7.3	2.7	2.0	1.7	1.0
State of Georgia	-6.7	-1.8	-1.9	-3.6	-1.7	-1.5	-2.3	-1.6	-1.4	-1.0	-0.3	-0.2	-0.3

Table B23: % Educational Attainment Estimates for Crawford County											
<i>Source: U.S. Bureau of the Census</i>											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Less than 9th Grade	32.46	23.85	16.86	11.19	7.29	4.38	2.02	0.00	0.00	0.00	0.00
9th to 12th Grade (No Diploma)	27.01	24.85	23.21	24.37	25.18	24.96	24.79	24.65	20.48	24.43	24.35
High School Graduate (Includes Equivalency)	28.47	34.83	39.64	39.48	39.37	40.62	41.64	42.48	36.05	43.78	44.29
Some College (No Degree)	5.55	9.81	13.03	15.67	17.47	18.85	19.96	20.87	18.07	22.29	22.86
Associate Degree	NA	NA	2.31	2.91	3.31	NA	NA	NA	NA	NA	NA
Bachelor's Degree	5.12	4.26	3.59	4.40	4.94	4.92	4.90	4.89	4.07	4.87	4.86
Graduate or Professional Degree	1.39	1.81	2.13	1.99	1.87	1.93	1.98	2.02	1.71	2.07	2.10

Table B24: % Educational Attainment Estimates for the City of Roberta											
<i>Source: U.S. Bureau of the Census</i>											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Less than 9th Grade	42.23	31.30	21.34	15.63	8.97	0.00	0.00	0.00	0.00	0.00	0.00
9th to 12th Grade (No Diploma)	24.91	22.50	20.20	21.53	23.18	22.77	22.31	21.68	21.23	20.77	20.25
High School Graduate (Includes Equivalency)	19.96	26.40	32.41	31.77	31.21	34.35	37.31	40.63	43.85	47.38	50.72
Some College (No Degree)	8.30	11.17	13.84	17.01	20.75	24.10	27.50	31.05	34.72	38.51	42.33
Associate Degree	NA	NA	1.30	1.04	0.75	NA	NA	NA	NA	NA	NA
Bachelor's Degree	5.65	6.43	7.00	8.68	10.65	11.95	13.46	14.84	16.27	17.74	19.43
Graduate or Professional Degree	5.65	4.91	4.23	3.65	2.99	2.28	1.54	0.78	0.00	0.00	0.00

Table B25: Average % Educational Attainment Estimates for the Middle GA Region*Source: U.S. Bureau of the Census*

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Less than 9th Grade	29.00	21.40	15.30	11.44	8.26	5.00	2.05	0.63	0.14	0.00	0.00
9th to 12th Grade (No Diploma)	22.41	21.28	20.34	18.80	17.57	16.80	16.13	15.53	14.62	14.50	14.06
High School Graduate (Includes Equivalency)	28.44	31.78	34.87	36.10	37.12	38.51	39.73	40.82	41.14	42.67	43.46
Some College (No Degree)	10.01	12.42	14.31	16.35	18.02	19.28	20.36	21.33	21.86	23.00	23.66
Associate Degree	NA	NA	3.88	4.05	4.17	NA	NA	NA	NA	NA	NA
Bachelor's Degree	6.16	6.69	7.12	8.01	8.74	9.17	9.55	9.88	10.11	10.46	10.71
Graduate or Professional Degree	4.09	4.34	4.57	4.96	5.27	5.45	5.61	5.74	5.83	5.97	6.07

Table B26: Average % of Total Employment by Sector for Crawford County*Source: Woods & Poole Economics, Inc.*

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	25.10%	22.68%	22.50%	16.88%	14.46%	13.05%	11.85%	10.78%	9.83%	8.94%
Agricultural Services, Other	0.98%	1.87%	1.68%	2.20%	2.74%	2.75%	2.83%	2.84%	2.84%	2.85%
Mining	1.11%	1.68%	0.54%	0.54%	0.68%	0.61%	0.54%	0.51%	0.49%	0.49%
Construction	3.53%	5.72%	5.15%	14.04%	11.31%	11.34%	11.35%	11.37%	11.36%	11.30%
Manufacturing	17.71%	12.94%	8.32%	9.88%	9.44%	9.08%	8.65%	8.25%	7.88%	7.53%
Trans, Comm, & Public Utilities	0.46%	0.84%	1.20%	2.94%	3.92%	3.88%	3.83%	3.71%	3.55%	3.41%
Wholesale Trade	5.49%	2.95%	1.62%	1.76%	3.42%	3.66%	3.53%	3.32%	3.06%	2.82%
Retail Trade	9.15%	9.63%	12.15%	7.63%	8.34%	8.20%	8.11%	8.01%	7.92%	7.78%
Finance, Insurance, & Real Estate	2.09%	3.19%	4.19%	3.33%	4.47%	4.19%	4.12%	4.11%	4.11%	4.12%
Services	13.14%	18.41%	18.43%	17.07%	17.56%	18.94%	20.37%	21.83%	23.32%	24.82%
Federal Civilian Government	0.65%	0.66%	1.02%	0.49%	0.50%	0.44%	0.42%	0.39%	0.34%	0.32%
Federal Military Government	2.03%	2.41%	2.39%	2.05%	1.78%	1.75%	1.66%	1.58%	1.53%	1.44%
State & Local Government	18.56%	17.03%	20.83%	21.18%	21.39%	22.12%	22.74%	23.29%	23.77%	24.18%

Table B27: Average % Total Employment by Sector for the State of Georgia*Source: Woods & Poole Economics, Inc.*

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%

Table B28: Labor Force Totals and Percentages for Crawford County						
<i>Source: U.S. Census Bureau</i>						
Category	1990	2000		Category	1990	2000
Total Persons	6,705	9,341		Total Persons	100.00%	100.00%
In Labor Force	4,456	5,667		In Labor Force	66.46%	60.67%
Civilian Labor Force	4,427	5,667		Civilian Labor Force	66.03%	60.67%
Civilian Employed	4,113	5,409		Civilian Employed	61.34%	57.91%
Civilian Unemployed	314	258		Civilian Unemployed	4.68%	2.76%
In Armed Forces	29	0		In Armed Forces	0.43%	0.00%
Not in Labor Force	2,249	3,674		Not in Labor Force	33.54%	39.33%
Total Males	3,260	4,667		Total Males	100.00%	100.00%
In Labor Force	2,501	3,153		In Labor Force	76.72%	67.56%
Civilian Labor Force	2,478	3,153		Civilian Labor Force	76.01%	67.56%
Civilian Employed	2,328	3,017		Civilian Employed	71.41%	64.65%
Civilian Unemployed	150	136		Civilian Unemployed	4.60%	2.91%
In Armed Forces	23	0		In Armed Forces	0.71%	0.00%
Not in Labor Force	759	1,514		Not in Labor Force	23.28%	32.44%
Total Females	3,445	4,674		Total Females	100.00%	100.00%
In Labor Force	1,955	2,514		In Labor Force	56.75%	53.79%
Civilian Labor Force	1,949	2,514		Civilian Labor Force	56.57%	53.79%
Civilian Employed	1,785	2,392		Civilian Employed	51.81%	51.18%
Civilian Unemployed	164	122		Civilian Unemployed	4.76%	2.61%
In Armed Forces	6	0		In Armed Forces	0.17%	0.00%
Not in Labor Force	1,490	2,160		Not in Labor Force	43.25%	46.21%

Table B29: Total Employment by Occupation in Crawford County		
<i>Source: U.S. Census Bureau</i>		
Category	1990	2000
TOTAL ALL OCCUPATIONS	4,113	5,409
Executive, Administrative and Managerial (not Farm)	288	483
Professional and Technical Specialty	248	659
Technicians & Related Support	71	NA
Sales	325	592
Clerical and Administrative Support	572	747
Private Household Services	16	NA
Protective Services	46	NA
Service Occupations (not Protective & Household)	374	613
Farming, Fishing and Forestry	233	64
Precision Production, Craft, and Repair	764	743
Machine Operators, Assemblers & Inspectors	713	1,027
Transportation & Material Moving	181	437
Handlers, Equipment Cleaners, helpers & Laborers	282	NA

Table B30: Earnings for Crawford County									
<i>Source: US Bureau of the Census</i>									
	Median income in 1999 (dollars)		Per capita income in 1999 (dollars)	Median earnings in 1999 of full-time, year-round workers (dollars)		Income in 1999 below poverty level			
	Households	Families		Male	Female	Percent of population for whom poverty status is determined			Percent of families
						All ages	Related children under 18 years	65 years and over	
Crawford County	37,848	41,799	15,768	31,099	21,138	15.4	17.2	23.8	12.7
Georgia	42,433	49,280	21,154	35,791	26,679	13	16.7	13.5	9.9

Table B31: Total Population in Occupied Housing Units by Tenure (Units per Structure) in 2000 for Crawford County

Source: U.S. Bureau of the Census

Total population in occupied housing units:	12,381
Owner occupied:	10,662
1, detached	5,812
1, attached	67
2	0
3 or 4	13
5 to 9	28
10 to 19	0
20 to 49	0
50 or more	0
Mobile home	4,742
Boat, RV, van, etc.	0
Renter occupied:	1,719
1, detached	782
1, attached	22
2	76
3 or 4	27
5 to 9	22
10 to 19	5
20 to 49	38
50 or more	0
Mobile home	747
Boat, RV, van, etc.	0

Table B32: Types of Housing by % in Crawford County

Source: U.S. Bureau of the Census

Category	1980	1990	2000
Total Housing Units	100.00%	100.00%	100.00%
Single Units (detached)	73.30%	60.30%	54.90%
Single Units (attached)	0.90%	0.90%	0.80%
Double Units	2.00%	1.50%	0.80%
3 to 9 Units	2.60%	1.10%	1.10%
10 to 19 Units	0.00%	0.50%	0.10%
20 to 49 Units	0.00%	0.00%	0.30%
50 or more Units	0.10%	0.00%	0.00%
Mobile Home or Trailer	21.10%	34.50%	41.10%
All Other	0.00%	1.30%	0.90%

Table B33: Types of Housing in Crawford County										
<i>Source: Woods & Poole Economics, Inc.</i>										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total Housing Units	2,545	2,912	3,279	4,076	4,872	5,454	6,036	6,617	7,199	7,781
Single Units (detached)	1,866	1,922	1,977	2,325	2,673	2,875	3,077	3,278	3,480	3,682
Single Units (attached)	22	26	30	35	40	45	49	54	58	63
Double Units	51	50	49	45	41	39	36	34	31	29
3 to 9 Units	67	52	36	45	53	50	46	43	39	36
10 to 19 Units	0	8	15	9	3	4	5	5	6	7
20 to 49 Units	0	0	0	8	16	20	24	28	32	36
50 or more Units	2	1	0	0	0	0	0	0	0	0
Mobile Home or Trailer	537	834	1,130	1,566	2,001	2,367	2,733	3,099	3,465	3,831
All Other	0	21	42	44	45	56	68	79	90	101

Table B34: Housing Units by Tenure in 2000 for Crawford County	
<i>Source: U.S. Bureau of the Census</i>	
Total:	4,872
Occupied	4,461
Total Vacant:	411
For rent	43
For sale only	86
Rented or sold, not occupied	120
For seasonal, recreational, or occasional use	92
For migrant workers	16
Other vacant	54

Table B35: Estimated Total Number of Households											
<i>Source: U.S. Bureau of the Census</i>											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
City of Roberta	298	320	342	323	304	306	307	309	310	312	313
Crawford County	2,357	2,713	3,069	3,765	4,461	4,987	5,513	6,039	6,565	7,091	7,617
Middle GA Region	10,849	11,766	12,681	13,754	14,825	15,819	16,814	17,808	18,802	19,796	20,790

Table B36: Estimated Average Household Size											
<i>Source: U.S. Bureau of the Census</i>											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
City of Roberta	2.55	2.51	2.47	2.42	2.36	2.31	2.27	2.22	2.17	2.12	2.08
Crawford County	3.21	3.04	2.87	2.83	2.78	2.67	2.57	2.46	2.35	2.24	2.14
Middle GA Region	3.01	2.88	2.75	2.69	2.63	2.53	2.44	2.34	2.24	2.15	2.05

Table B37: Housing Condition in 2000 for Crawford County		
<i>Source: U.S. Bureau of the Census</i>		
Category	1990	2000
Total Housing Units	3,279	4,872
Complete Plumbing	3,092	4,769

Table B38: Value for Specified Owner-Occupied Housing Units in 2000 for Crawford County*Source: U.S. Bureau of the Census*

Total	1,575
Less than \$10,000	11
\$10,000 to \$14,999	47
\$15,000 to \$19,999	28
\$20,000 to \$24,999	45
\$25,000 to \$29,999	23
\$30,000 to \$34,999	33
\$35,000 to \$39,999	51
\$40,000 to \$49,999	89
\$50,000 to \$59,999	135
\$60,000 to \$69,999	156
\$70,000 to \$79,999	216
\$80,000 to \$89,999	255
\$90,000 to \$99,999	118
\$100,000 to \$124,999	195
\$125,000 to \$149,999	79
\$150,000 to \$174,999	61
\$175,000 to \$199,999	8
\$200,000 to \$249,999	17
\$250,000 to \$299,999	6
\$300,000 to \$399,999	0
\$400,000 to \$499,999	0
\$500,000 to \$749,999	0

Table B39: Value of Vacant-for-Sale-Only Housing Units in 2000 for Crawford County

Source: U.S. Bureau of the Census

Total:	39
Less than \$10,000	10
\$10,000 to \$14,999	6
\$15,000 to \$19,999	2
\$20,000 to \$24,999	5
\$25,000 to \$29,999	0
\$30,000 to \$34,999	3
\$35,000 to \$39,999	0
\$40,000 to \$49,999	3
\$50,000 to \$59,999	2
\$60,000 to \$69,999	3
\$70,000 to \$79,999	0
\$80,000 to \$89,999	3
\$90,000 to \$99,999	1
\$100,000 to \$124,999	0
\$125,000 to \$149,999	1
\$150,000 to \$174,999	0
\$175,000 to \$199,999	0
\$200,000 to \$249,999	0
\$250,000 to \$299,999	0
\$300,000 to \$399,999	0
\$400,000 to \$499,999	0
\$500,000 to \$749,999	0
\$750,000 to \$999,999	0
\$1,000,000 or more	0
\$750,000 to \$999,999	0

Table B40: Mortgage Status and Selected Monthly Owner Costs for Specified Owner-Occupied Housing Units in 2000 for Crawford County <i>Source: U.S. Bureau of the Census</i>	
Total	1,575
Housing units with a mortgage:	1,044
Less than \$200	6
\$200 to \$299	0
\$300 to \$399	26
\$400 to \$499	47
\$500 to \$599	59
\$600 to \$699	221
\$700 to \$799	192
\$800 to \$899	139
\$900 to \$999	111
\$1,000 to \$1,249	106
\$1,250 to \$1,499	72
\$1,500 to \$1,999	38
\$2,000 to \$2,499	27
\$2,500 to \$2,999	0
\$3,000 or more	0
Housing units without a mortgage:	531
Less than \$100	26
\$100 to \$149	24
\$150 to \$199	119
\$200 to \$249	76
\$250 to \$299	156
\$300 to \$349	67
\$350 to \$399	27
\$400 to \$499	33
\$500 to \$599	0
\$600 to \$699	0
\$700 to \$799	3
\$800 to \$899	0
\$900 to \$999	0
\$1,000 or more	0

Table B41: Cost of Housing in 2000 for Crawford County <i>Source: U.S. Bureau of the Census</i>			
Category	1980	1990	2000
Median Property Value	\$27,500	\$49,900	\$69,600
Median Rent	\$58	\$252	\$294

Table B42: Gross Rent as a Percentage of Household Income in 1999 for Crawford County	
<i>Source: U.S. Bureau of the Census</i>	
Total	656
Less than 10 percent	43
10 to 14 percent	104
15 to 19 percent	86
20 to 24 percent	69
25 to 29 percent	35
30 to 34 percent	40
35 to 39 percent	7
40 to 49 percent	14
50 percent or more	153
Not computed	105

Table B43: Mortgage Status by Selected Monthly Owner Costs as a Percentage of Household Income in 1999 for Crawford County

Source: U.S. Bureau of the Census

Total	1,575
Housing units with a mortgage:	1,044
Less than 10 percent	94
10 to 14 percent	164
15 to 19 percent	241
20 to 24 percent	213
25 to 29 percent	96
30 to 34 percent	49
35 to 39 percent	75
40 to 49 percent	29
50 percent or more	75
Not computed	8
Housing units without a mortgage:	531
Less than 10 percent	287
10 to 14 percent	81
15 to 19 percent	9
20 to 24 percent	50
25 to 29 percent	14
30 to 34 percent	5
35 to 39 percent	4
40 to 49 percent	7
50 percent or more	32
Not computed	42














Table B44: Listed Species in Crawford County*Source: U.S. Fish & Wildlife Website, Updated May 2004*

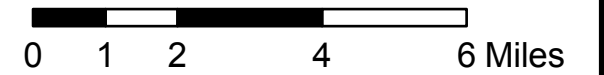
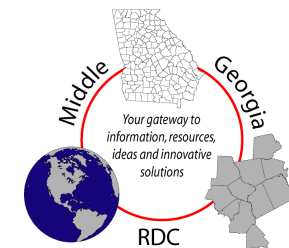
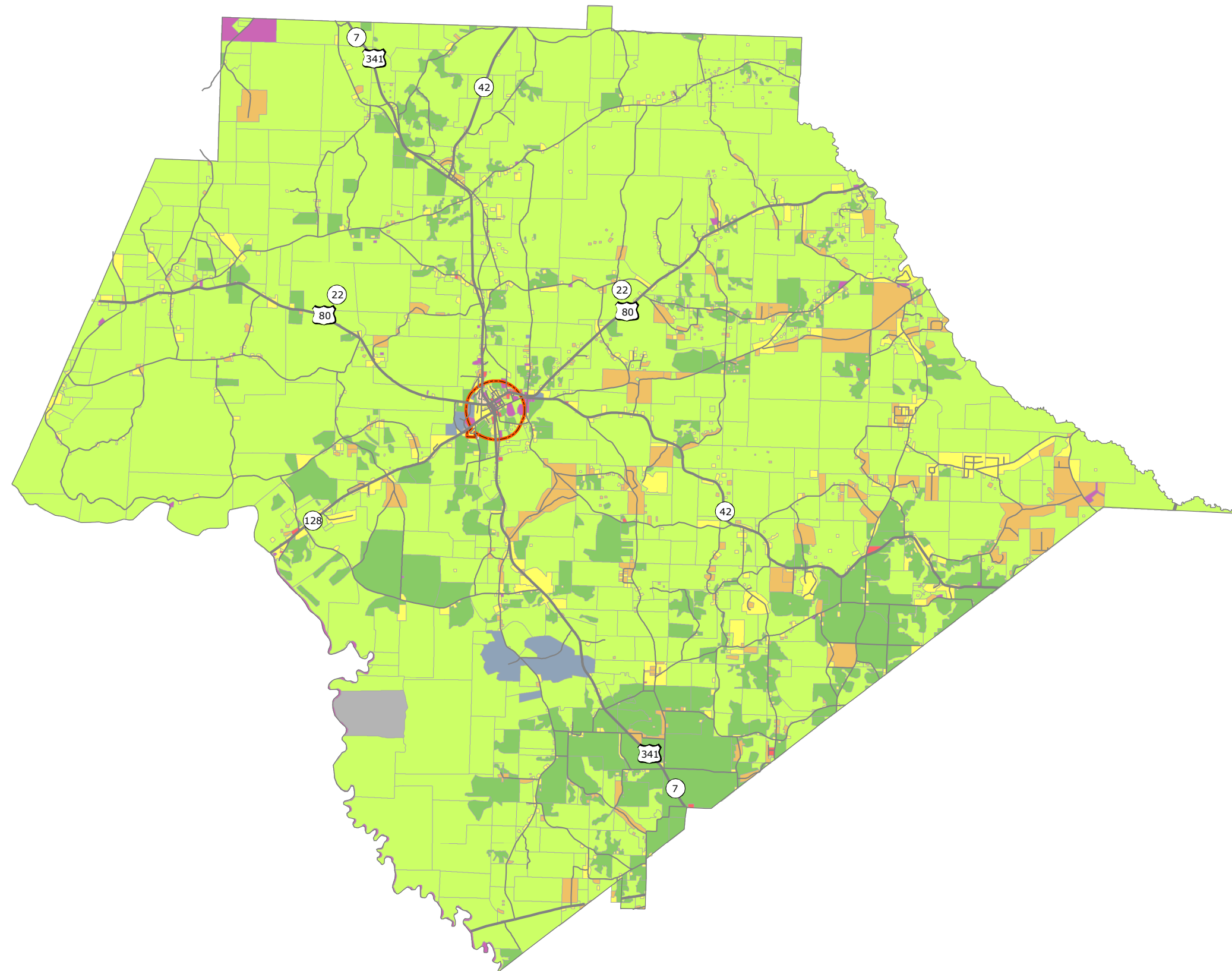
Species	Federal Status	State Status	Habitat	Threats
Bird				
Bald Eagle (<i>Haliaeetus leucocephalus</i>)	Threatened	Endangered	Inland Waterways & Estuarine Areas in Georgia	Major Factor in Initial Decline was Lowered Reproductive Success Following use of DDT. Current Threats Include Habitat Destruction, Disturbance at the Nest, Illegal Shooting, Electrocution, Impact Injuries, & Lead Poisoning.
Red-Cockaded Woodpecker (<i>Picoides borealis</i>)	Endangered	Endangered	Nest in Mature Pine with Low Understory Vegetation (< 1.5m); Forage in Pine & Pine Hardwood stands > 30 Years of Age, Preferably > 10" dbh.	Reduction of Older Age Pine Stands and Encroachment of Hardwood Midstory in Older Age Pine Stands Due to Fire Suppression.
Reptile				
Alligator Snapping Turtle (<i>Macrochelys temminckii</i>)	No Federal Status	Threatened	Rivers, Lakes, & Large Ponds Near Stream Swamps.	Destruction and Modification of Habitat & Overharvesting.
Barbour's Map Turtle (<i>Graptemys barbouri</i>)	No Federal Status	Threatened	Restricted to the Apalachicola River and Larger Tributaries Including the Chipola, Chattahoochee, & Flint Rivers in Eastern Alabama, Western Georgia, & Western Florida.	
Gopher Tortoise (<i>Gopherus polyphemus</i>)	No Federal Status	Threatened	Well-Drained Sandy Soils in Forest & Grassy Areas; Associated with Pine Overstory, Open Understory with Grass & Forb Groundcover, & Sunny Areas for Nesting	
Invertebrate				
Purple Bankclimber Mussel (<i>Elliptioideus sloatianus</i>)	Threatened	Threatened	Main Channels of ACF Basin Rivers in Moderate Currents Over Sand, Sand Mixed with Mud, or Gravel Substrates.	Habitat Modification, Sedimentation, & Water Quality Degradation.
Fish				
Altamaha Shiner (<i>Cyprinella xaenura</i>)	No Federal Status	Endangered	Upper Altamaha River Drainage of North Georgia; Inhabit Small Tributaries & Rivers. Most Often Found in Small Pools with Rocky to Sandy Substrates.	Habitat Loss Due to Dam & Reservoir Construction, Habitat Degradation, & Poor Water Quality.
Bluestripe Shiner (<i>Cyprinella callitaenia</i>)	No Federal Status	Threatened	Brownwater Streams	
Highscale Shiner (<i>Notropis hypsilepis</i>)	No Federal Status	Threatened	Blackwater & Brownwater Streams	
Plant				
Fringed Campion (<i>Silene polypetala</i>)	Endangered	Endangered	Mature Hardwood or Hardwood-Pine Forests on River Bluffs, Small Stream Terraces, Moist Slopes & Well-Shaded Ridge Crests; Population in Crawford County Last Observed in 1995.	Residential Development, Logging, & Spread of Japanese Honeysuckle.
Sweet Pitcher Plant (<i>Sarracenia rubra</i>)	No Federal Status	Endangered	Acid Soils of Open Bogs, Sandhill Seeps, Atlantic White-Cedar Swamps, Wet Savannahs, Low Areas in Pine Flatwoods, & Along Sloughs & Ditches.	

Appendix C: Maps

Existing Land Use Crawford County














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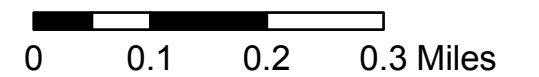
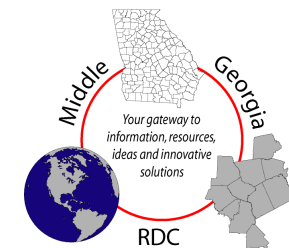
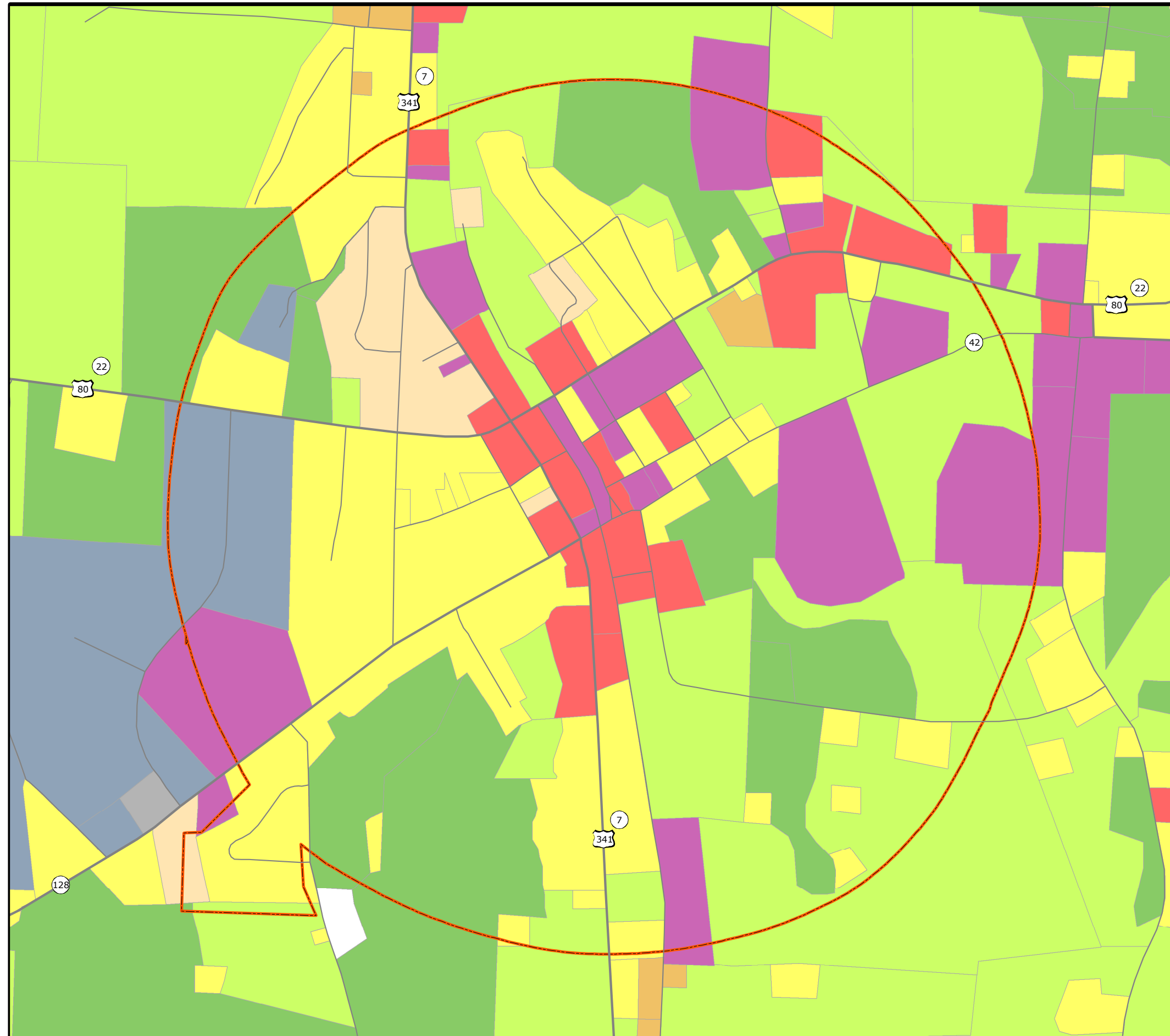
-  Agriculture
 -  Commercial
 -  Forestry
 -  Industrial
 -  Public/Institutional
 -  Apartments
 -  Mobile Homes
 -  Residential
 -  Transportation/Communication/
Utilities
-
-  City of Roberta
 -  City Street
 -  County Road
 -  State Highway



Existing Land Use City of Roberta

Legend


-  Agriculture
 -  Commercial
 -  Forestry
 -  Industrial
 -  Public/Institutional
 -  Apartments
 -  Mobile Homes
 -  Residential
 -  Transportation/Communication/
Utilities
-
-  City of Roberta
 -  City Street
 -  County Road
 -  State Highway

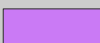



Areas Requiring Special Attention


Legend


- 1 Echeconee Creek
- 2 Bartram Trail
- 3 Rich Hill
- 4 Knoxville
- 5 US Hwy 80
- 6 Musella
- 7 Dickey's Farms
- 8 Peach Blossom Trail
- 9 Museum of Southeastern Indians
- 10 Francisville
- 11 Benjamin Hawkins Grave Site
- 12 Flint River
- 13 Atlanta Sand
- 14 Zenith
- 15 Juniper Creek
- 16 Gunter's Mill
- 17 White Water Creek
- 18 Deep Creek
- 19 Downtown Roberta
- 20 Roberta Historic District


 Areas outpacing availability of community facilities and services

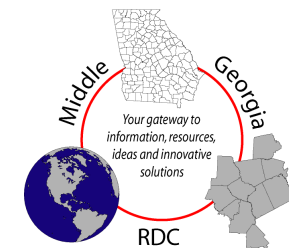
 Areas of significant natural and cultural resources

 City of Roberta

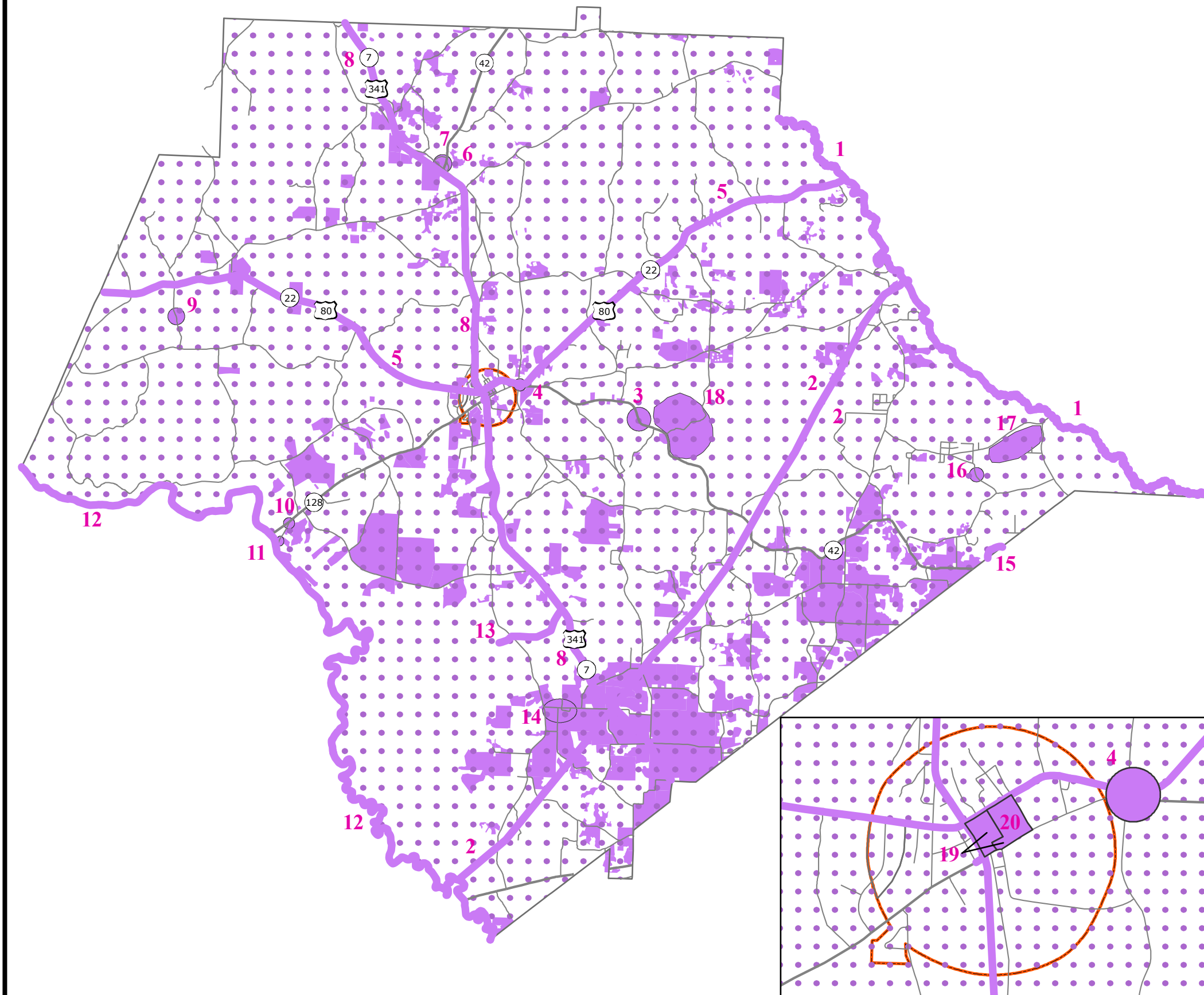
 City Street

 County Road

 State Highway



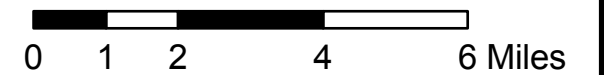
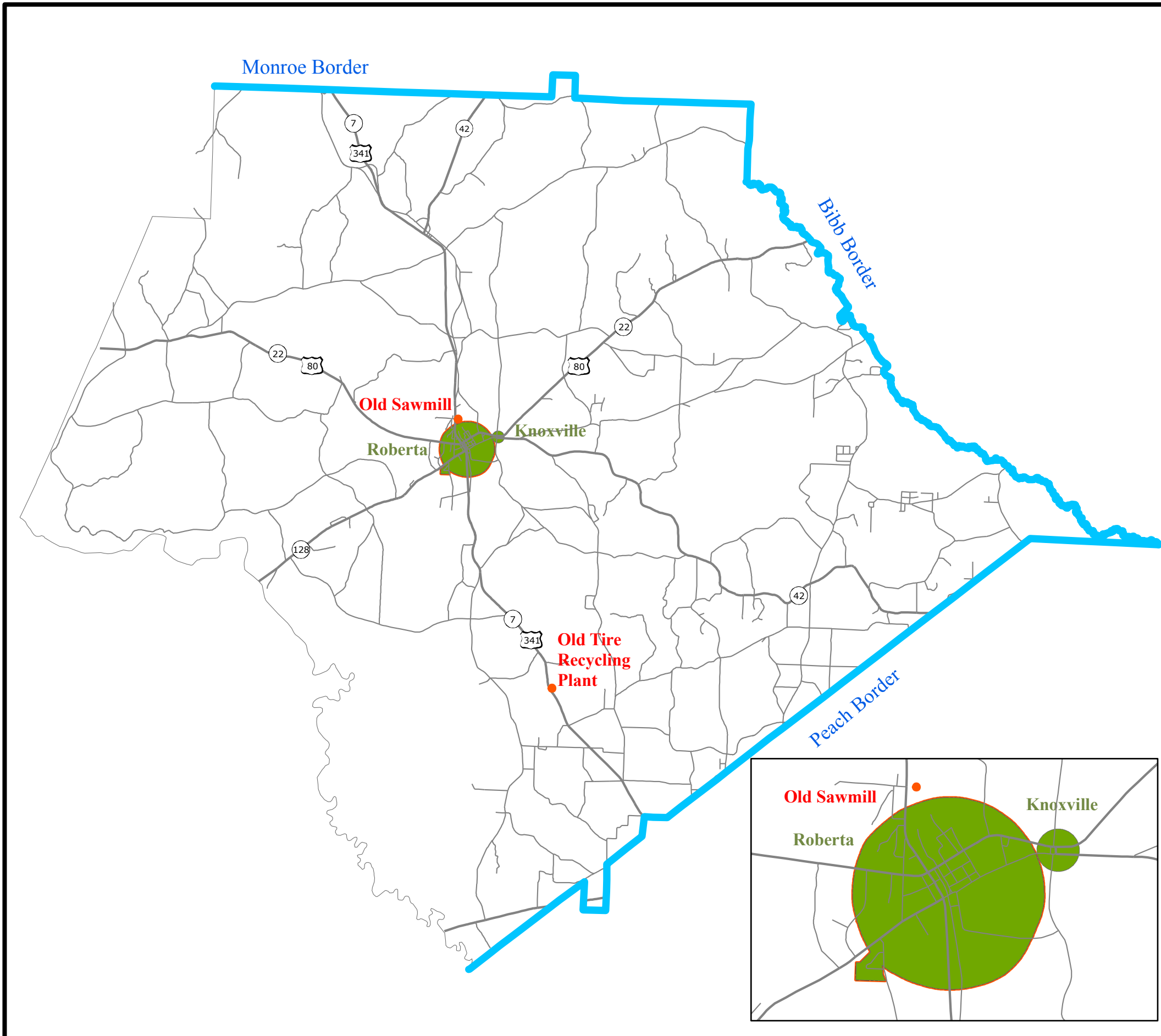
0 1 2 4 6 Miles



Areas Requiring Special Attention



Legend

- Large abandoned structures or sites
- ▬ Areas of Rapid Development
- Areas with significant infill development opportunities
- ⊕ City of Roberta
- City Street
- County Road
- State Highway



Areas Requiring Special Attention

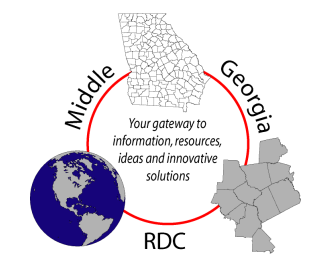
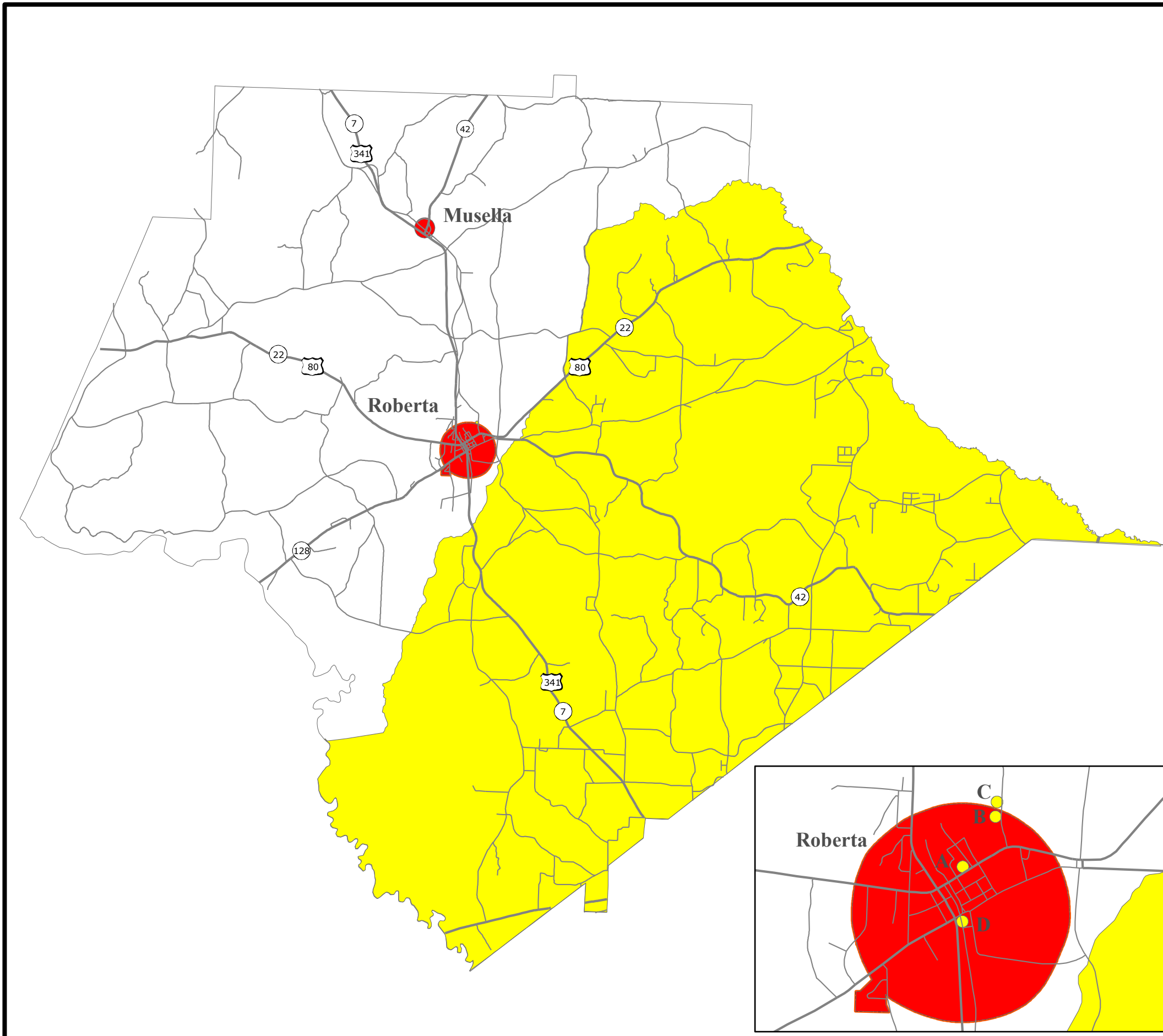
Legend

-  Areas in need of redevelopment
-  Areas of significant disinvestment, poverty or unemployment

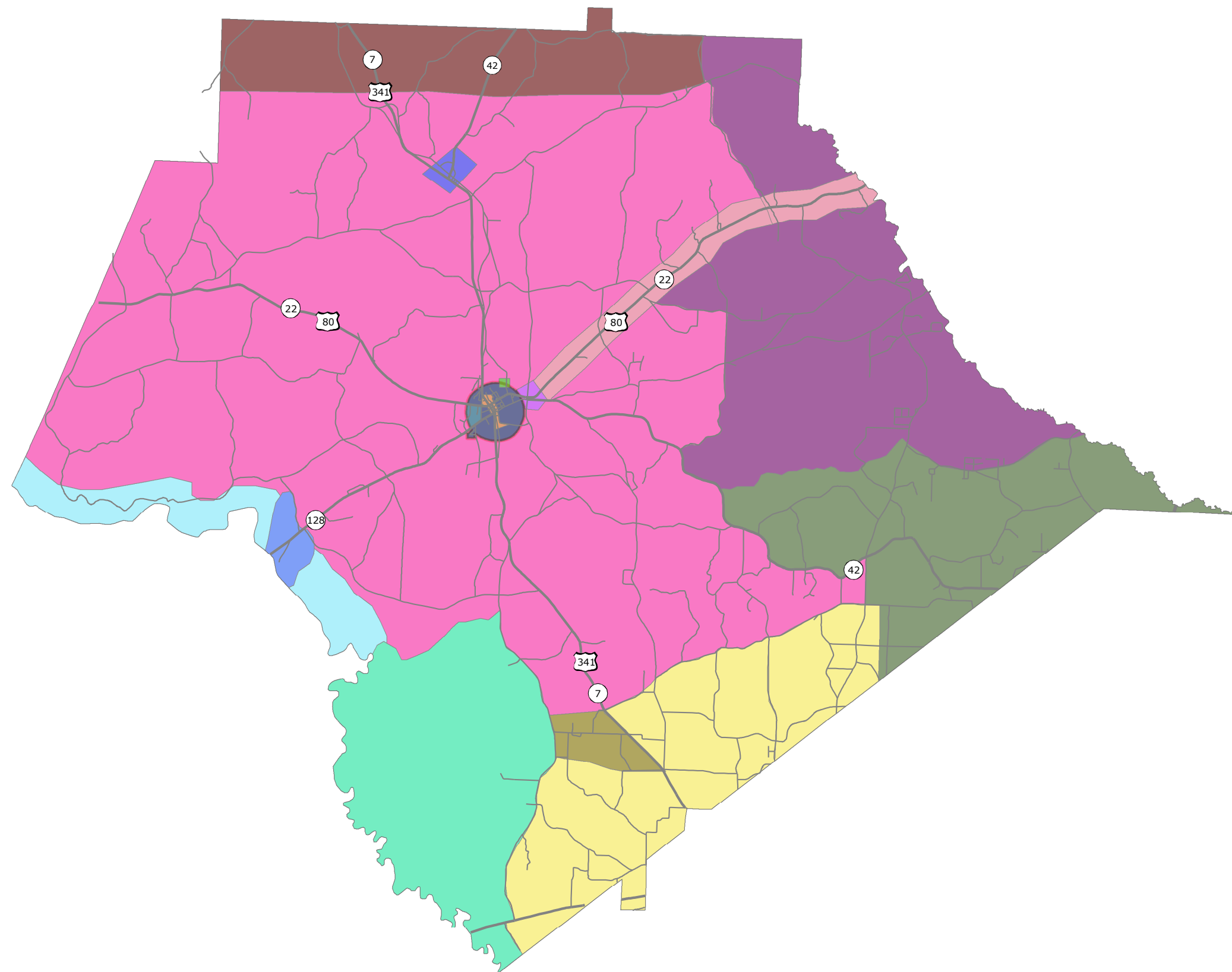
- A Eagle's Nest
- B Crawford County Elementary School
- C Crawford County Middle School
- D Crawford County High School

 City of Roberta

-  City Street
-  County Road
-  State Highway

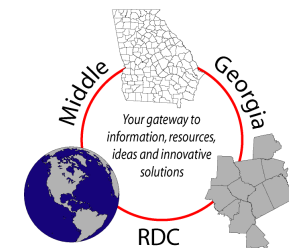


**Preliminary Recommended
Character Areas**



Legend

- Bibb County Border
- Crawford County Schools
- Downtown Roberta
- Flint River
- Francisville
- High Growth Area 1 Ft. Valley
- High Growth Area 2 Byron
- Hwy 80 E Corridor
- Industrial Park
- Knoxville
- Magnolia Swamp
- Monroe County Border
- Musella
- Remainder of Crawford County
- Remainder of Roberta
- Zenith
- City of Roberta
- City Street
- County Road
- State Highway



Wetlands

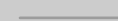
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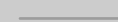
Wetlands



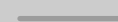
City of Roberta



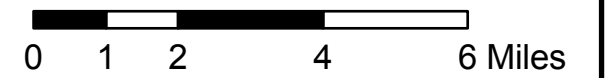
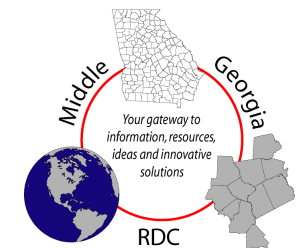
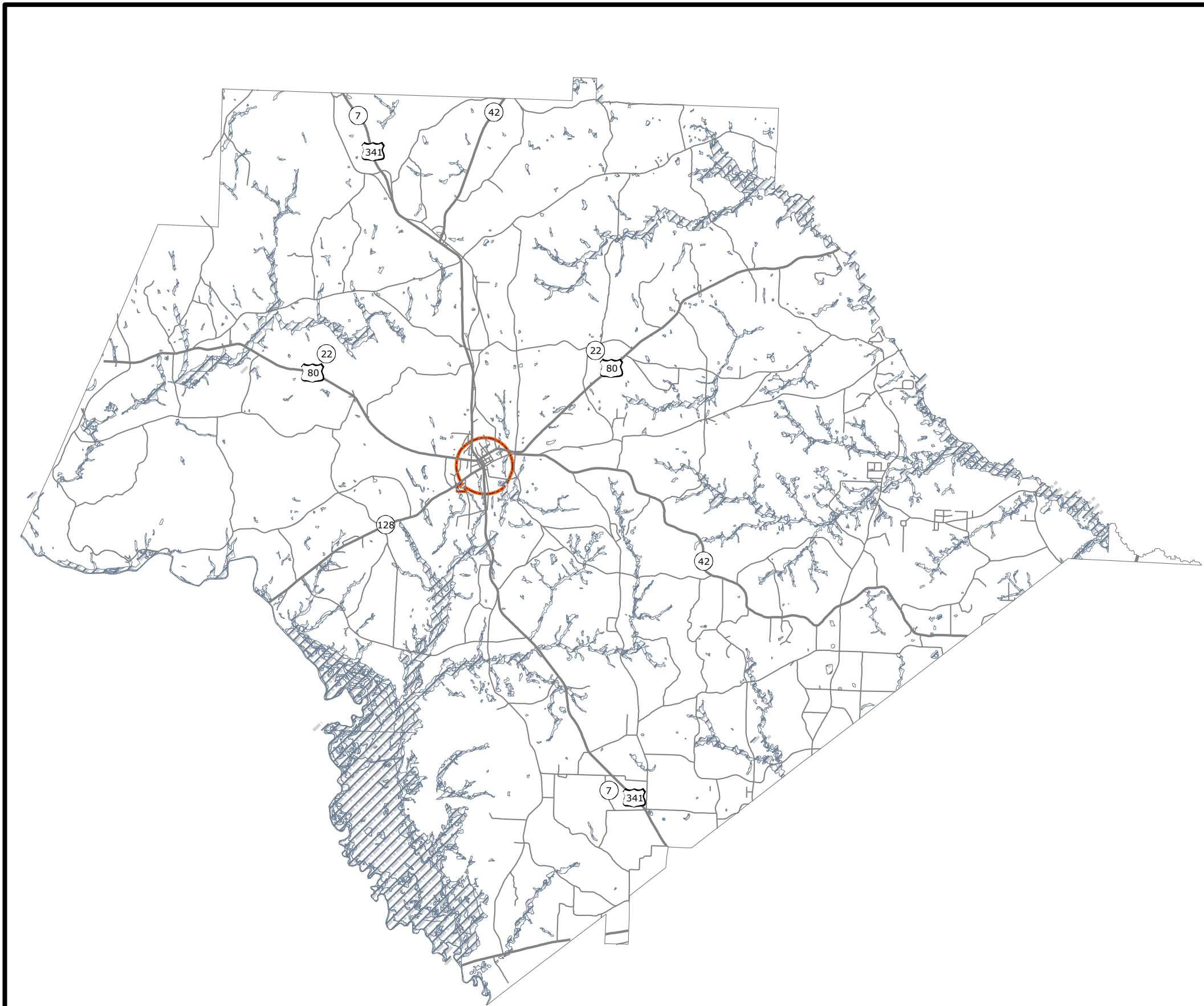
City Street



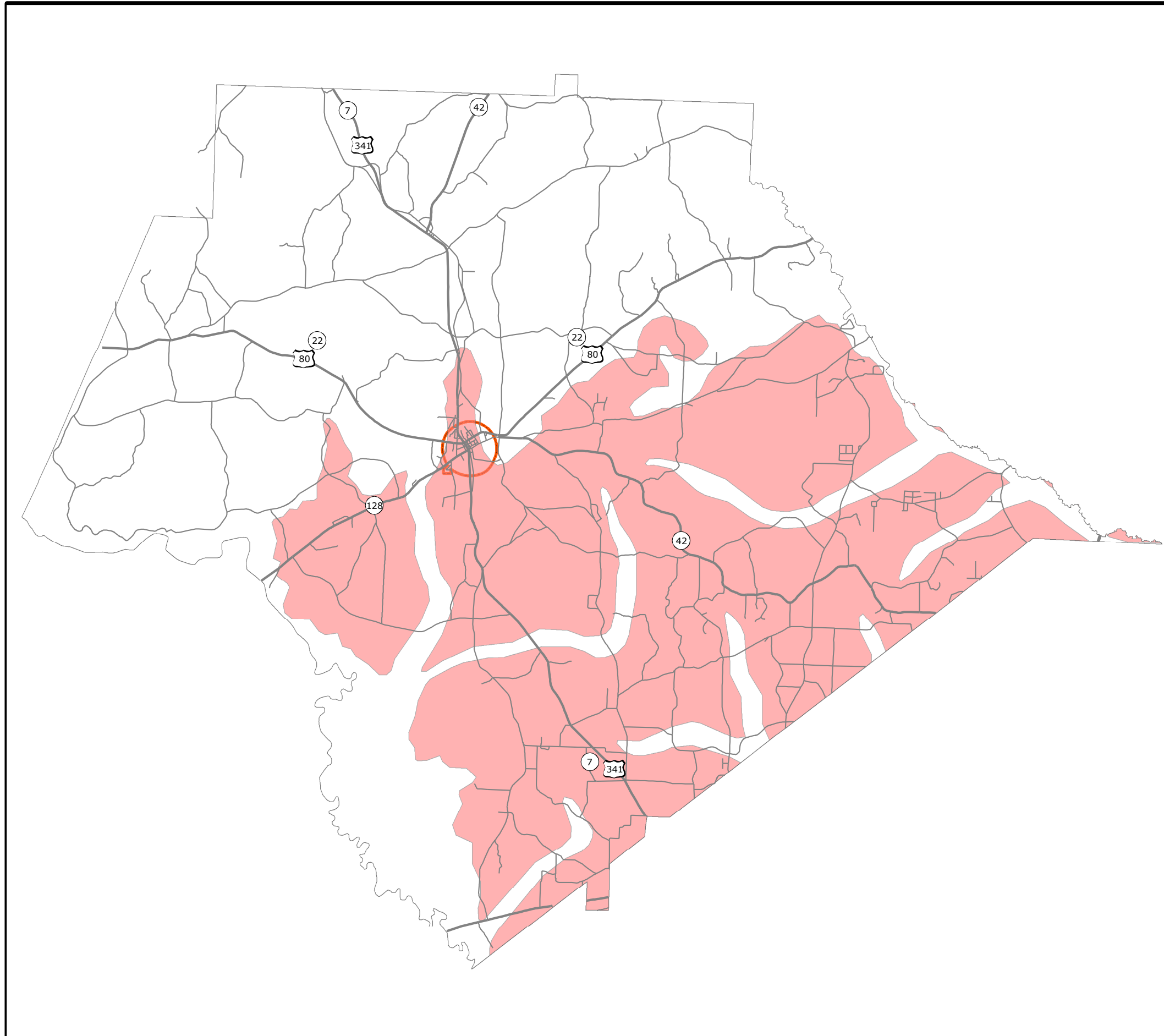
County Road








State Highway

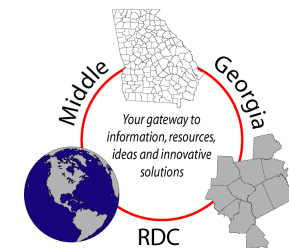


Groundwater Recharge Areas



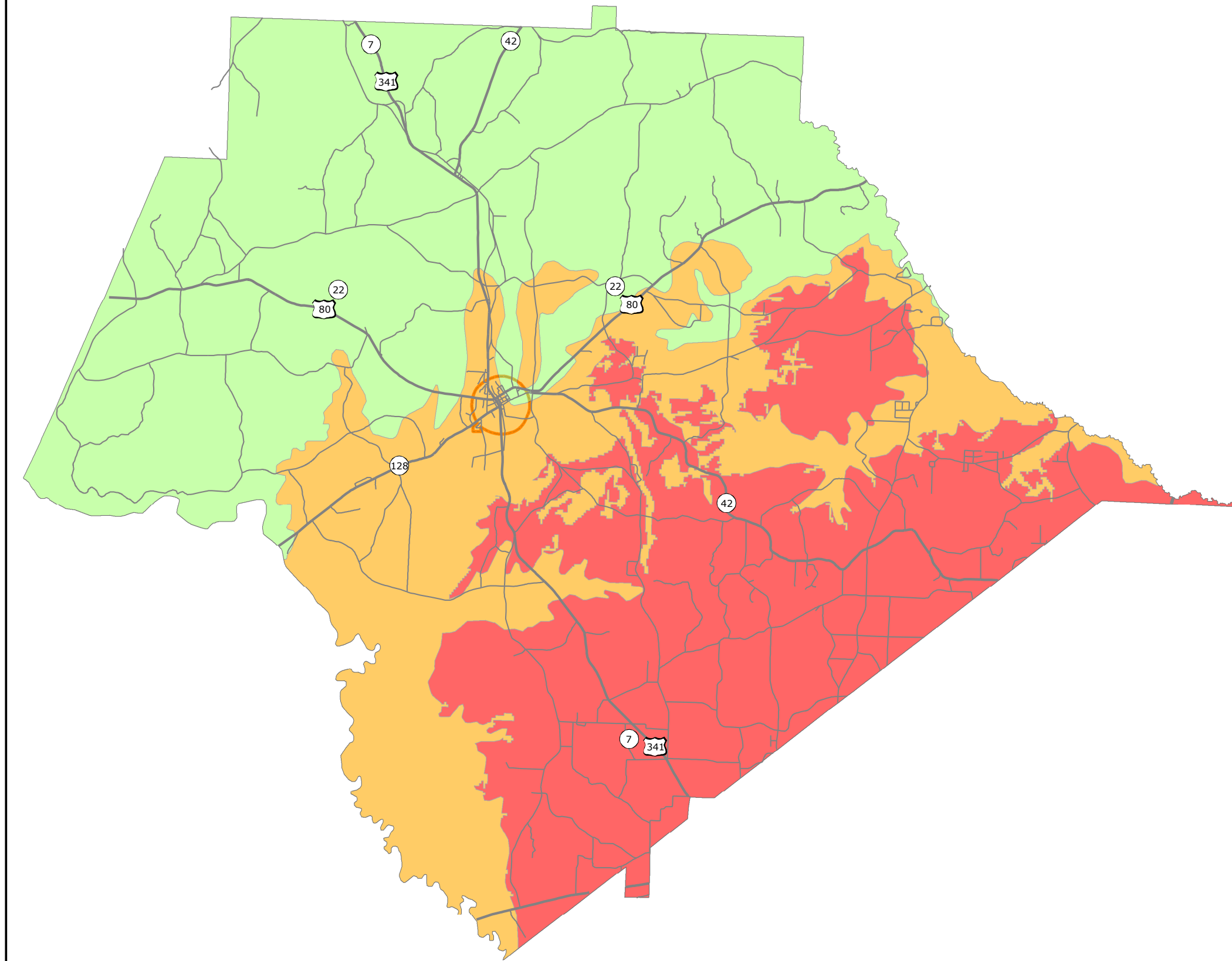
Legend

-  Cretaceous - Tertiary
-  City of Roberta
-  City Street
-  County Road
-  State Highway



0 1 2 4 6 Miles

Pollution Susceptibility

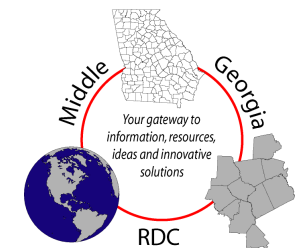


Legend

- HIGH
- AVERAGE
- LOW

City of Roberta

- City Street
- County Road
- State Highway



0 1 2 4 6 Miles

Protected River Corridors

Legend

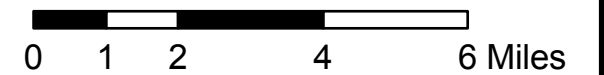
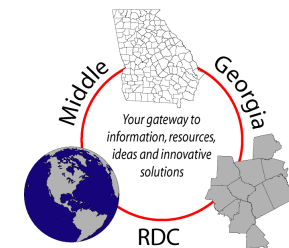
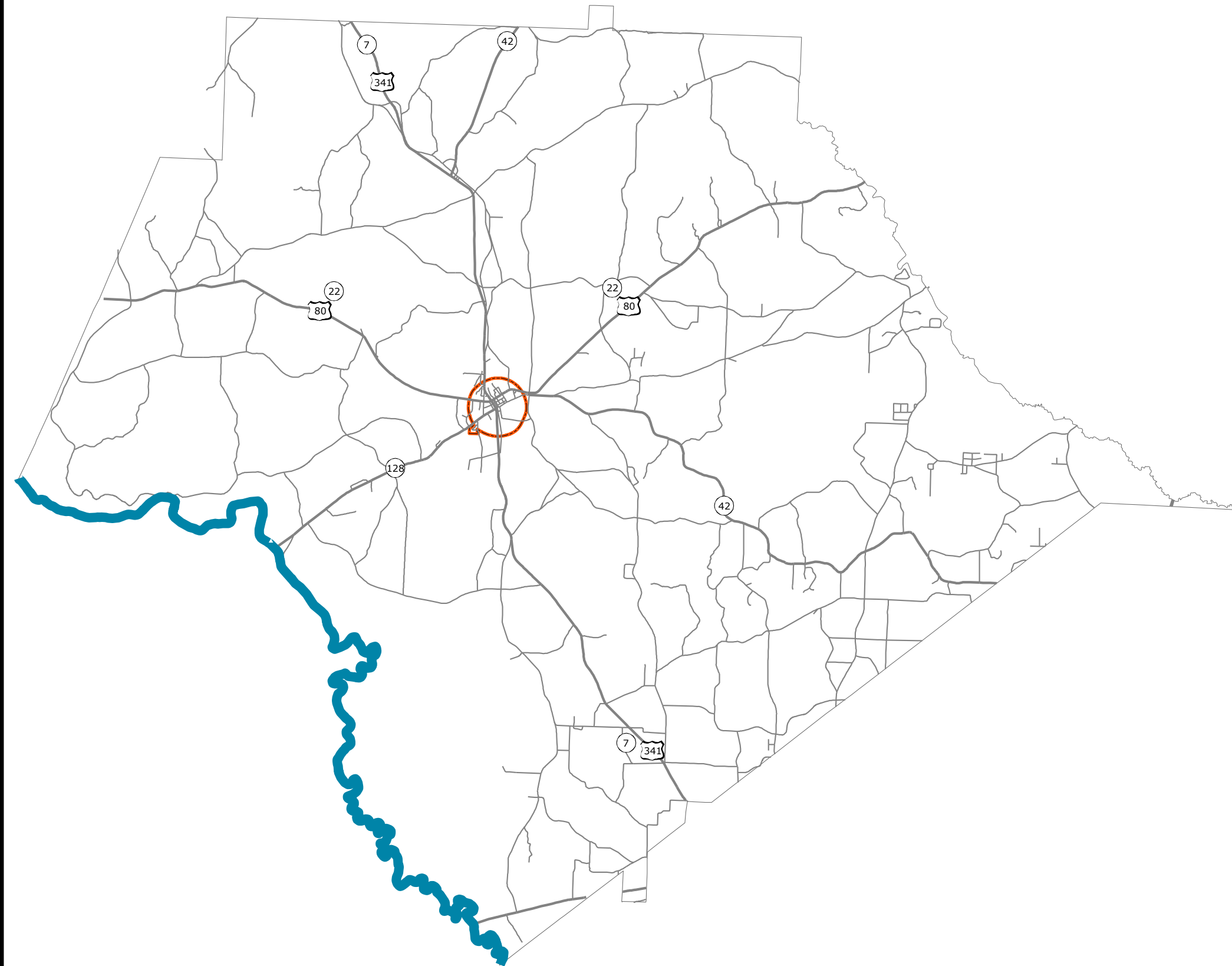
 Flint River

 City of Roberta

 City Street

 County Road

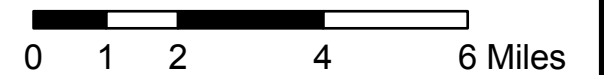
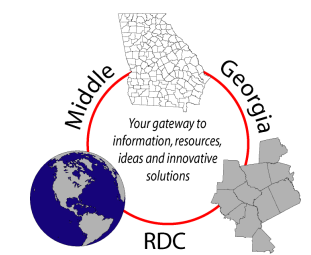
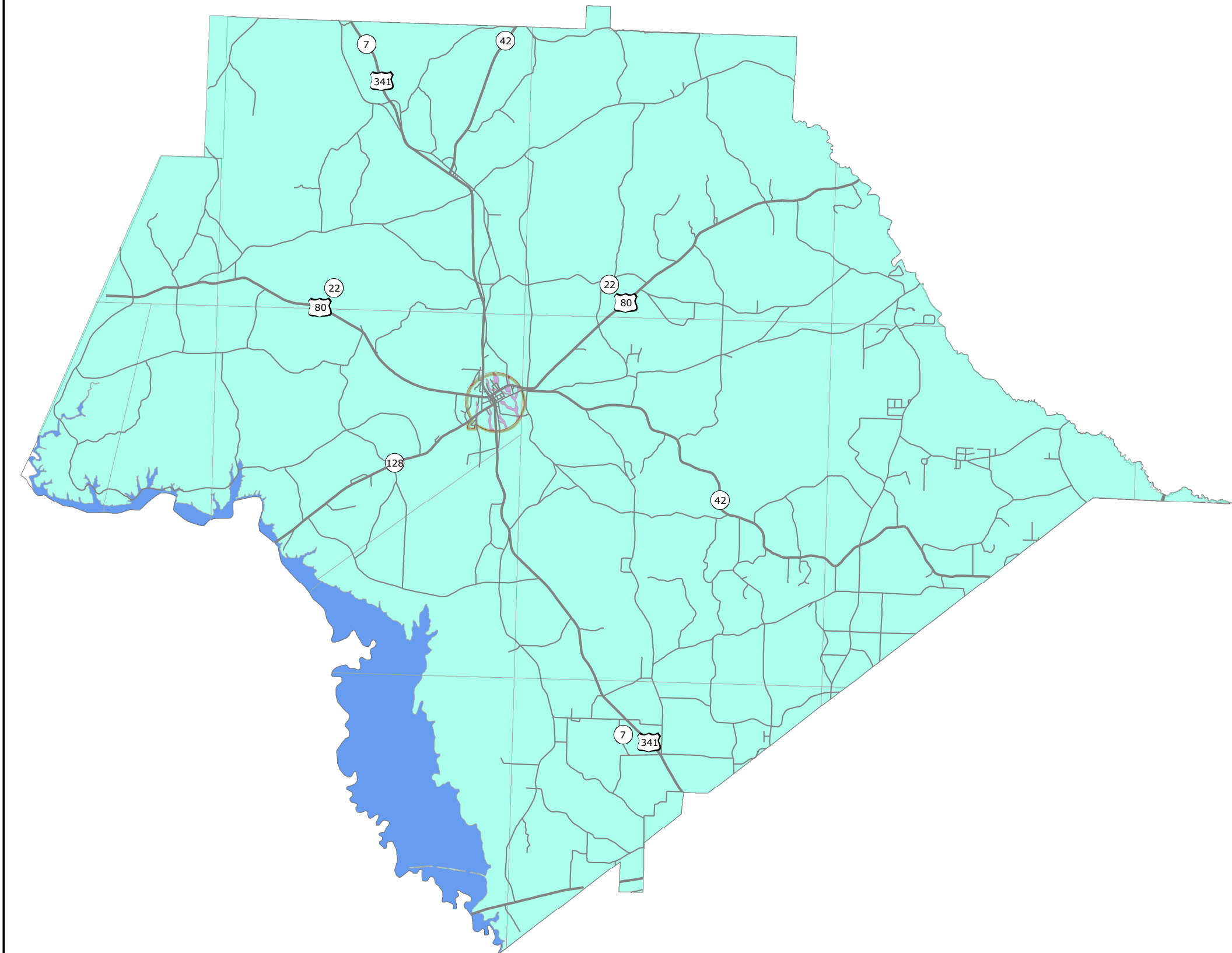
 State Highway



Flood Plains

Legend

- A** An area inundated by 1% annual chance flooding, for which no BFEs have been determined.
- IN** An area designated as within a "Special Flood Hazard Area" (or SFHA) on a FIRM. This is an area inundated by 1% annual chance flooding for which BFEs or velocity may have been determined. No distinctions are made between the different flood hazard zones that may be included within the SFHA.
- X** An area inundated by 0.2% annual chance flooding; an area inundated by 1% annual chance flooding with average depths of less than 1 foot or with drainage areas less than 1 square mile; or an area protected by levees from 1% annual chance flooding.
- City of Roberta
- City Street
- County Road
- State Highway

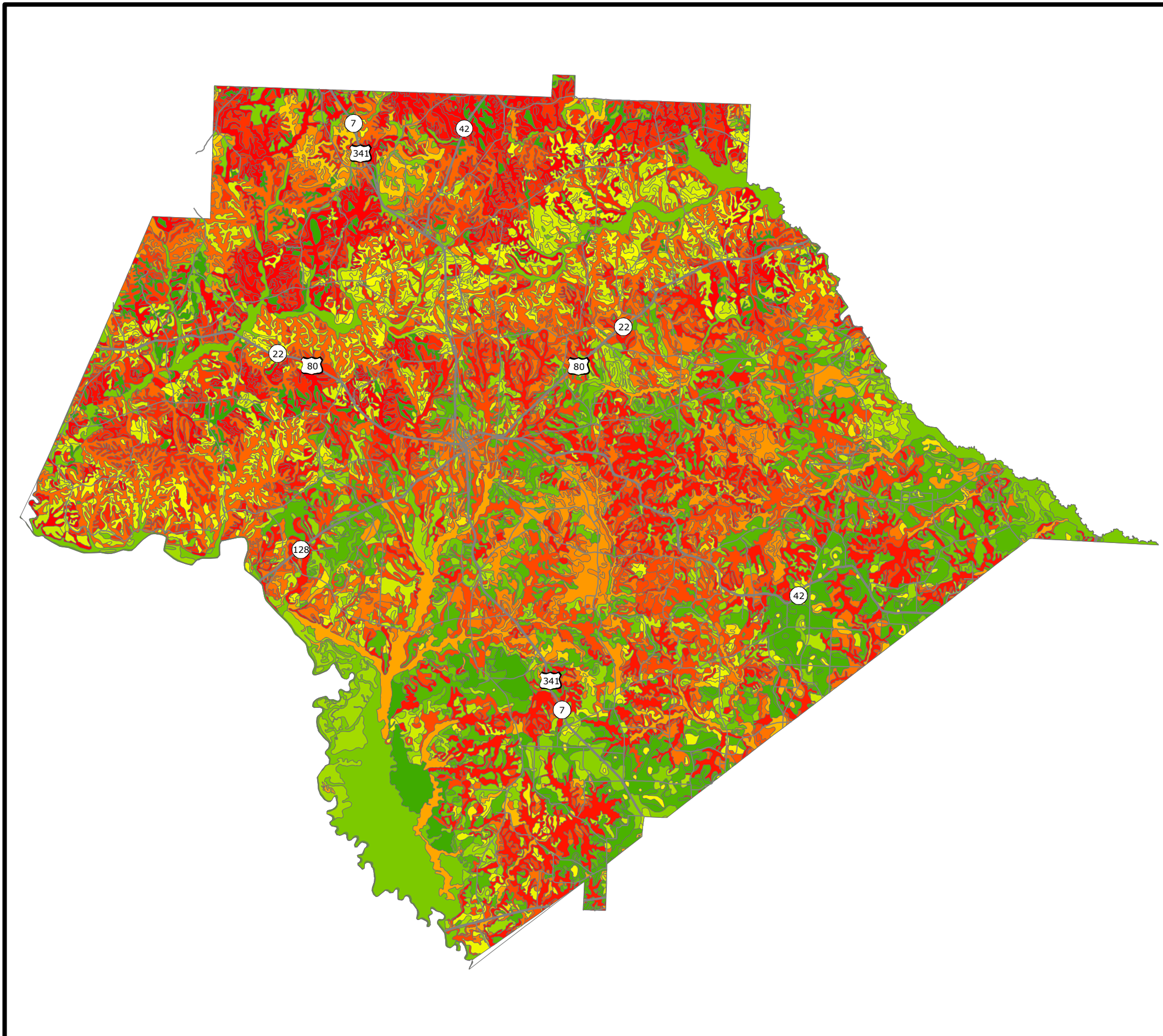
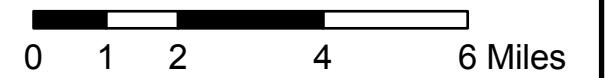
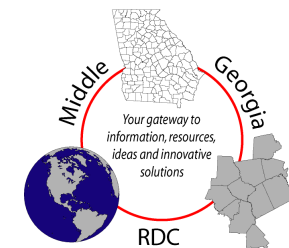


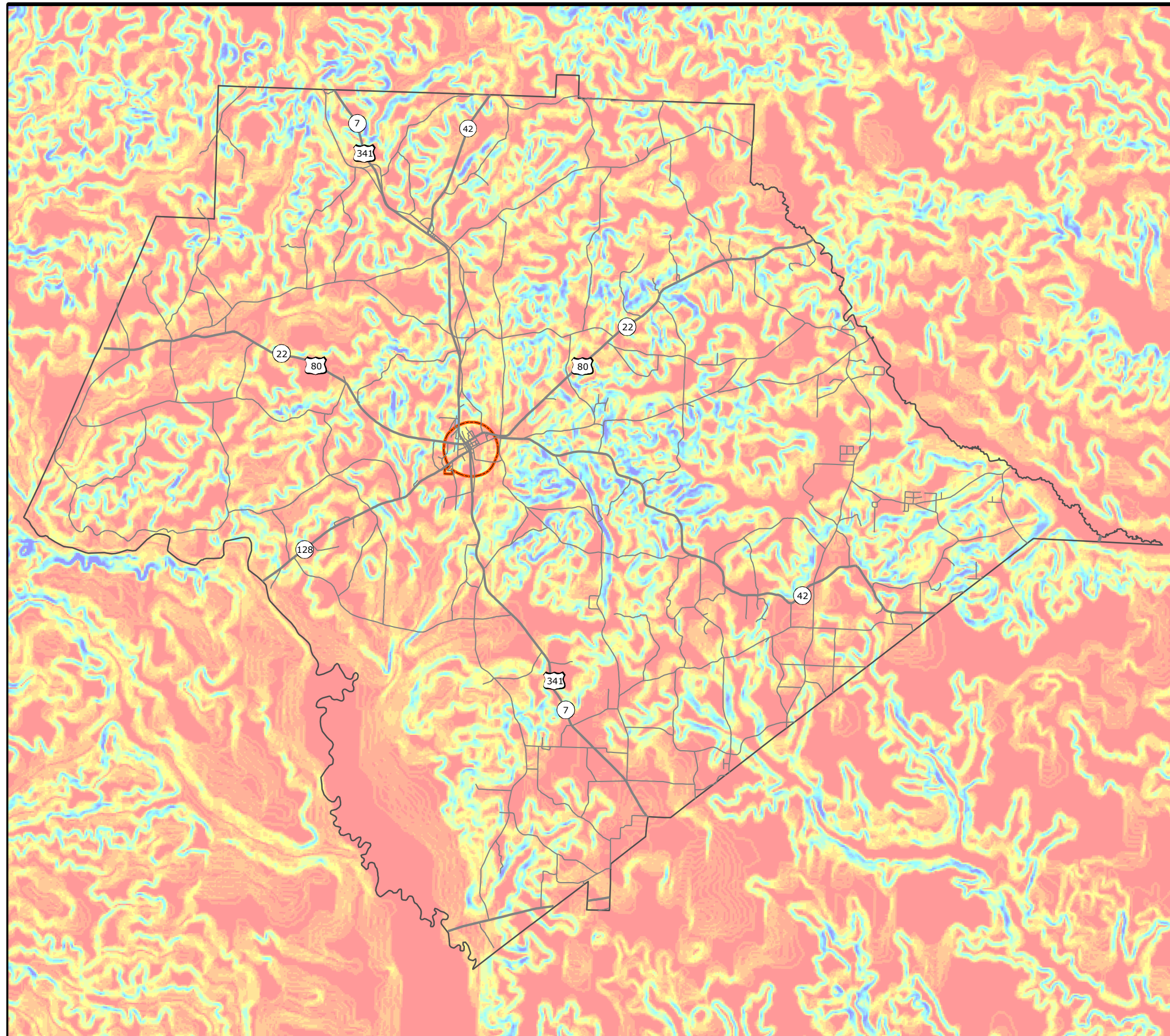
Soils

Legend

AgB	FdB	HwD2	OrD
AgC	FdC	Ki	PaC2
AmB	FsB	LpB	PaD2
AmC	FsC	LpC	PaE2
Au	Gr	LpD	Ps
Ca	GsA	LuB	SeC
CeB	GsB	LuC	Sh
CeC	GvC2	NhA	TrB
Ch	HaB	NhB	TrC
CwB	HaC	Oc	TrD
CwC	HeB	OrA	W
CwD	HwC2	OrB	ZnD
FdA	OrC		

- City of Roberta
- City Street
- County Road
- State Highway

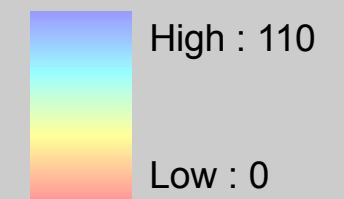





Steep Slopes

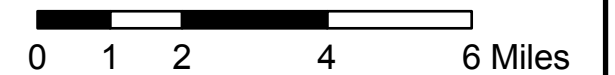
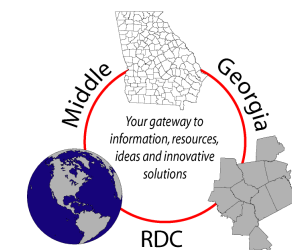
Legend

Value



 City of Roberta

 City Street
 County Road
 State Highway



Major Road and Highway Network

Legend



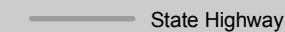
City of Roberta



City Street



County Road



State Highway

