

INTRODUCTION

The City of Dawson is located some 155 miles south of Atlanta, 110 miles due east of Montgomery, Alabama and 130 miles north of Tallahassee, Florida.

The City has chosen to undertake the development of a Comprehensive Community Plan to aid future growth and development. The broad objectives of the plan are to provide Dawson residents with a more convenient, efficient, safe, sanitary and attractive environment. The plan will provide a broad, over-all guide for both public policy and private decision for future growth and development.

The City of Dawson Planning Committee, Chairperson Don Laye, along with technical assistance from the Southwest Georgia Regional Development Center, prepared seven elements of the City of Dawson Comprehensive Plan under the Georgia Planning Act Requirements of 1989.

Elements of the Comprehensive Plan

The Comprehensive Plan for The City of Dawson has seven major planning elements. Each element is outlined and will be presented in detail in the text of this report: Population, Economic Development, Housing, Natural and Cultural resources, Community Facilities, Land Use, and Intergovernmental Coordination.

Dawson's Comprehensive Plan was updated using a three-step planning process developing each of the seven major planning elements:

Inventory of Existing Conditions: The initial step of the planning process was intended to provide the community with a factual and conceptual basis for making informed decisions about the future of the city and to ensure that an appropriate range of issues and viewpoints were considered.

Assessment of Current and Future Conditions: The second step in the planning process was intended to establish the city's long-range needs, goals and ambitions. It includes: statement of needs for each element except population, summarizing the conclusions reached during the inventory and assessment step and addressing ways in which the needs may affect or be affected by other elements of the Plan.

Development of Goals/Implementation Strategy: The third step of the planning process was undertaken for economic development, natural and cultural resources, community facilities, housing and land use. The implementation strategy established overall strategies for plans implementation that merged and coordinated the goals and policies arising from the separate plan elements. The implementation strategy includes a five year short term work program, which includes major community development initiatives and programs over the next five years, including cost estimates and alternative funding sources, where applicable.

History

Terrell County was created in 1856 from portions of Lee County and Randolph Counties. Terrell County was named for Dr. William Terrell of Sparta, Georgia, a noted statesman and U.S. Congressman. The City of Dawson, the County's largest City and County Seat, incorporated in 1857, was named for Senator William C. Dawson. Major settlement of the area began in the early 1800's. Most of the settlers came from the Carolinas and from other sections of Georgia. The County's land area contains some 210,560 acres.

The War Between the States interrupted Dawson's early business growth; however, by 1869 there were forty-three business houses, four warehouses, nine shops, one grist mill, a tan yard, two livery stables, two hotels, three schools, nine doctors, seven lawyers, and a printing press. Between 1875 and 1898, five large fires destroyed sections of the city, but each time citizens rebuilt with better buildings. In 1890, the first telephone system begun; in 1891 water works were installed; and in 1896 an electric plant was built.

Dawson has grown economically and culturally in its nearly 150 year's existence.

Chapter 1

Population Element

Introduction

The Population Element provides The City of Dawson the opportunity to inventory and assess trends in population growth or decline and in the demographic characteristics of their population. This information, merged with information in the Natural and Cultural Resources Element that identifies constraints and/or opportunities affecting future development, forms a foundation for the Economic Development, Community Facilities, Housing and Land use Elements of the plan. This information will assist the community in determining community services and infrastructure needs, employment opportunities and housing needed to support the existing and future population. In addition, this element may be used as a basis for determining desired growth rate, population densities and development patterns that are consistent with the goals and policies established in other plan elements.

The state minimum planning standards required that the following specifications be addressed under this element: Total Population, Households, Age Distribution, Racial Composition, Educational Attainment and Incomes.

Assessment of Population Need

As noted in Table 1.0, Dawson is projected to have a modest population growth over the twenty-year planning period. The city's population growth is indicated in Table 1.2 as total households increasing; however, the average household size is generally decreasing, as indicated in Table 1.3B. Local developers and the housing authority have noted the projected housing needs, in accordance with the projected population growth, as indicated in Table 3.6.

Trends in age distribution indicate an increase of 17% in children and young adults, from 1990 to 2000, age 15 to 24, as depicted in Table 1.3C. Construction is underway for a new and expanded Terrell Middle School to meet the future needs of this age group. Although strides have been made to meet the recreational needs of this age group, goals are being implemented to develop a plan to meet the future recreational needs of this important age group. An increase of 17.4% in adults age 35 to 54 is also depicted in Table 1.3C. Efforts must continue to bring businesses and industry to the area to provide jobs and improve economic growth.

Although educational achievement levels, within the secondary school level, compare favorably at the regional and state levels, continued efforts must be made to improve the attainment of post secondary education; as depicted in Table 1.6A.

Program planners, policy makers, and administrators will need to undertake the necessary studies to improve program planning or implementation of programs to address current and future needs, as indicated in the population evaluation.

Total Population

Population data for Dawson in comparison to the State of Georgia and United States from 1980 to approximately twenty years into the future are shown in Table 1.0.

Table 1.0
Population Trends and Projections

	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Dawson	5699	5497	5295	5374	5058	5310	5575	5853	6146	6453
GA	5484440	5962720	6506530	7323980	8229820	8560510	9349660	9940380	10550700	11185100
U.S.	227226000	237925000	249464000	266086000	282185000	296135000	310519000	325767000	341658000	358301000

Source: U.S. Census 2000; Staff Projections, City of Dawson Planning, Woods and Poole, Inc.

Between the 1980 and 2000 Census, Dawson showed a slight population loss. However, the City is projected to have modest population growth over the twenty-year planning period based on historic growth accounts. Table No. 1.1 reflects population growth comparisons between Dawson and that of the State.

Table 1.1
Rate of Growth Comparisons

	1970-1975	1975-1980	1980-1985	1985-1990	1990-1995	1995-2000	2000-2005	2005-2010	2010-2015	2015-2020	2020-2025
Dawson	3%	3%	3.5%	3.6%	1.9%	5.5%	5%	5%	5%	5%	5%
GA	N/a	N/a	8%	8.3%	11.2%	11%	3.9%	8.4%	5.9%	5.8%	5.7%
U.S.	N/A	N/A	4.5%	4.6%	6.2%	5.7%	4.7%	4.6%	4.7%	4.7%	4.6%

Source: U.S. Census; Staff Projections, City of Dawson Planning Committee

Households

A review of Dawson's household characteristics was analyzed. A household includes all the persons who occupy a housing unit. A housing unit is a house, an apartment, a group of rooms or a single room that is occupied as separate living quarters. As with national trends, the county and its municipality's total households are increasing while the average household size is generally decreasing (Tables 1.2 & 1.3B).

Table 1.2
Households and Projections

	1970	1975	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Dawson	1667	1776	1886	1873	1860	1908	1791	1881	1975	2074	2178	2287

Woods and Poole Economics, Inc., 1991, U.S. Census 2000

Table 1.3
Average Household Income

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Mean Household Income (Current \$)	NA	NA	\$22,734	\$24,566	\$26,927	\$29,827	\$32,768	\$35,692	\$38,607	\$44,435

Source: Woods & Poole Economics, Inc.

Table 1.4
Household Income Distribution
City of Dawson

Category	1980	1990	2000
TOTAL Households	1944	1904	1798
Income less than \$5000	521	328	NA
Income \$5000 - \$9999	363	332	443
Income \$10000 - \$14999	303	278	160
Income \$15000 - \$19999	206	182	172
Income \$20000 - \$29999	154	271	302
Income \$30000 - \$34999	92	95	168
Income \$35000 - \$39999	86	174	116
Income \$40000 - \$49999	35	102	119
Income \$50000 - \$59999	30	59	110
Income \$60000 - \$74999	8	36	102
Income \$75000 - \$99999	35	41	56
Income \$100000 or more	6	6	50

Source: U.S. Bureau of the Census

Table 1.5
Household Income Distribution
State of Georgia

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

Source: U.S. Bureau of the Census

**Table 1.6
Average Household Sizes
City of Dawson**

	1970	1975	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Dawson	3.2	3.1	3.02	2.96	2.89	2.82	2.83	2.68	2.61	2.54	2.49	2.44

U.S. Census 2000 – Staff Projections, City of Dawson Planning Committee

Age Distribution

An analysis of the City's age distribution is an important tool in population assessment. This gives a rational basis for community planning programs such as day care facilities, playgrounds, and assistance programs for the elderly among others. Historic, current and projected age distributions of the City's residents are depicted in Table 1.3C. Dawson, the County's largest City, recorded population gains in the 15 to 24 and 35 to 54 age groups.

**Table 1.7
Population by Age Distribution
City of Dawson**

Age	1970	1975	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
0-4	533	504	518	489	451	433	459	469	509	539	569	599
5-14	1163	1120	909	479	1003	104	967	968	1008	1038	1068	1098
15-24	798	819	1042	998	714	695	861	871	911	941	971	1001
25-34	546	638	730	730	733	715	476	480	500	520	550	580
35-44	481	450	540	552	597	597	768	778	798	828	858	888
45-54	551	488	424	449	477	488	533	536	556	576	606	636
55-64	738	675	612	525	437	428	445	425	455	515	545	575
65 +	634	753	872	879	883	861	706	738	773	831	914	1011

Source: U.S. Census 2000; Staff Projections - City of Dawson Planning Committee

Racial Composition

Racial composition analysis has importance in the formulation of policies regarding public education, establishing voting districts, human services planning and the like. Therefore, this study analyzed trends in the County's racial makeup.

Dawson, the County's largest city lost 48.1% of the City's white population between 1970 and 2000. On the other hand, the City increased its black population during the same period by 16%. This demographic trend will probably continue for some time.

**Table 1.8
Population by Race and Ethnic Background
City of Dawson**

	1970	1975	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
White	2096	2071	2035	4449	1535	1520	1087	1137	1187	1237	1230	1226
Black	3281	3446	3612	6724	3743	3706	3908	4105	4316	4539	4836	5140
Other	6	0	0	13	17	-	16	18	20	22	20	22
Latino	NA	NA	96	150	22	-	47	50	52	55	60	65

Source: U.S. Census; 1970-2000; Staff Projections, City of Dawson Planning Committee

Educational Attainment

Education assessment is important in population analysis for obvious reasons. Community groups often have an interest in issues concerning education such as after school programs for youth and training opportunities, among others. Historic and current educational attainment levels, drop out rate, standardize achievement etc., have been assessed in this section.

Historic trends note that resident's educational achievement levels in primary, secondary, and post secondary education, have generally shown positive growth over the past decades. The City of Dawson will continue to encourage higher educational attainment levels.

**Table 1.9
Educational Attainment Levels
Terrell County**

Category	1980	1990	2000
TOTAL Adult Population 25 & Over	6529	6538	6741
Less than 9th Grade	2384	1461	795
9th to 12th Grade (No Diploma)	1712	1654	1599
High School Graduate (Includes Equivalency)	1263	1883	2212
Some College (No Degree)	584	723	1171
Associate Degree	NA	215	244
Bachelor's Degree	586	420	411
Graduate or Professional Degree	NA	182	309

Source: U.S. Bureau of the Census

Terrell County residents' educational achievement levels compare favorably with regional and state achievement levels within the secondary school level and unfavorably with State and surrounding counties in the post secondary levels (Tables 1.6A & 1.6B).

Similarly, the County's school drop out rates has been consistently higher than the State's as a whole (Table 1.7A & 1.7B).

Table 1.10
Educational Attainment Comparisons for 1990

	Terrell County	Lee County	Dougherty County	Randolph County	State
Elementary School	22%	10.8%	13.3%	22.1%	10.4%
High School (1-3 yrs)	25%	9.4%	19.2%	28.6%	14.4%
High School (4+ yrs)	28%	32.5%	28.8%	28.8%	30%
College (1-3 yrs)	14%	23.6%	21.7%	14%	24.9%
College (4+ yrs)	9%	13.7%	17.0%	6.0%	20.3%

Source: U.S. Census, 1990

Table 1.11
Educational Attainment Comparisons for 2000

	Terrell County	Lee County	Dougherty County	Randolph County
Elementary School	11.8%	4.1%	8.6%	16.8%
High School (1-3 yrs)	23.7%	14.6%	17.7%	20.8%
High School (4+ yrs)	32.8%	35.9%	28.3%	32.5%
College (1-3 yrs)	17.4%	22.3%	23%	15.7%
College (4+ yrs)	6.1%	11.3%	11.4%	15%

Source: U.S. Census, 2000

Table 1.12
Educational Statistics: Terrell County

Category	1995	1996	1997	1998	1999	2000	2001
H.S. Graduation Test Scores (All Components)	59%	33%	30%	38%	29%	35%	18%
H.S. Dropout Rate	1.7%	0.7%	2.9%	14.1%	9.8%	10.5%	8.3%
Grads Attending Georgia Public Colleges	5.8%	26.5%	20.6%	21.4%	26.7%	NA	NA
Grads Attending Georgia Public Technical Schools	2.9%	9.6%	12.1%	25.0%	12.2%	20.0%	NA

Source: Georgia Department of Education

Table 1.13
Educational Statistics: State of Georgia

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

Source: Georgia Department of Education

Income

Perhaps the main indicators of a community's economic well-being are income measures. An analysis of the County's historic and current average per capita and average household income levels were undertaken. Additionally, the County's income measures were compared with State income figures to reflect relative status.

Per capital income and average household income within the County as a whole, although increasing in real dollar terms, are significantly below State income figures (Tables 1.8A & 1.8B).

**Table 1.14
Income Levels: Terrell County**

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Income per Capita (1996 \$)	\$8,642	\$11,225	\$13,415	\$14,820	\$15,937	\$16,776	\$17,673	\$18,820	\$20,024	\$21,359
Mean Household Income (Current \$)	NA	NA	\$22,734	\$24,566	\$26,927	\$29,827	\$32,768	\$35,692	\$38,607	\$44,435

Source: Woods & Poole Economics, Inc.

**Table 1.15
State of Georgia Income Levels**

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Income per Capita (1996 \$)	\$15,353	\$18,512	\$20,715	\$22,287	\$25,433	\$26,975	\$28,549	\$30,141	\$31,767	\$33,413
Mean Household Income (Current \$)	NA	NA	\$33,259	\$35,692	\$42,158	\$44,169	\$52,533	\$54,203	\$63,964	\$59,049

Source: Woods & Pool Economics, Inc.

Chapter 2

Economic Development Element

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

Perspective

Continuing efforts will have to be made to influence the local economy in order to provide jobs for Dawson residents, increase per capita income and to expand the local tax base. Additionally, identified future public investments will need to continue to be made in the areas of public infrastructure improvements, recreation and housing. Economic activities are essentially inter-jurisdictional within the County and therefore, the study of the economic base inventory will focus on the County as a whole, with some exceptions.

Terrell County's local economy is diversified with agriculture and industry providing a healthy industrial mix; however, the labor force in Terrell County is shifting from farming and manufacturing to services and retail trade.

Assessment of Current and Future Conditions

To compliment or diversify the existing economic base of the community, local government should encourage the development of more African American cultural events, along with African American businesses; not just ownership, but businesses that enhance the African American life style and culture.

Currently, there are very few jobs available in the community; however, the jobs that are available meet the skill and education levels of the community. Wages paid in Terrell County are comparable to surrounding counties of equal size.

Local economic development programs and community attributes need to be improved in order to foster economic development. Terrell County is a Tier One community and therefore does not have and cannot afford to borrow funds to help with incentives which would encourage businesses to locate in our community. Our community is not on an equal playing field with Lee and Dougherty County, in relation to economic incentives.

To support the retention and/or expansion of existing businesses, the governmental body of the city and county must regularly visit local businesses to show support and find out if there is anything they can do to help.

Businesses and industries to be encouraged to locate in the community should be those that require low technical skills, such as distribution centers and manufacturing; which reflects the educational and skill level of the present work force. An incentive that can be offered to encourage the development of these types of opportunities would be

“Free Port” status to new industry. Presently, Terrell County offers the Quick Start free training program to new and expanding industry and the highest state tax credit available per new employee. Other incentives are offered according to the size of the company and the number of employees. Efforts are being made to improve the education level and job training of the work force; free GED classes are available, both day and night classes, and Quick Start training programs are available if needed.

The City of Dawson supplies water to the Terrell County Industrial Park and the city’s waste water treatment facility is of such capacity to service any new industry which could be encouraged to locate at the Industrial Park.

Economic Development Agencies

TERRELL COUNTY CHAMBER OF COMMERCE AND DEVELOPMENT AUTHORITY

The Terrell County Development Authority and the Terrell County Chamber of Commerce are the two entities to promote economic development in the county. The Development Authority provides financial incentives like tax revenues bonds or property tax abatements for companies to relocate or to expand in Terrell County. The Chamber helps to market the communities to attract new business and promote the needs of existing businesses. Both organizations work very closely in developing and implementing economic development strategy for the county. President of the Terrell County Chamber of Commerce serves as the executive secretary for the Development Authority. Furthermore, Terrell County is a member of the Joint Development Authority of Baker, Dougherty, Lee and Terrell Counties to develop and finance regional economic development projects. The Joint Development Authority was awarded a One Georgia Grant in 2003 to conduct a feasibility study on nature-based tourism.

SOUTHWEST GEORGIA REGIONAL DEVELOPMENT CENTER

The Southwest Georgia Regional Development Center serves 14 counties and 46 cities in Southwest Georgia. The non-profit agency provides technical assistance to municipalities. Some of the functions of the RDC include: Community/Economic Development, General Government Services, Historic Preservation, Mapping and Geographical Information Services, Planning and Zoning, Grant Writing and Administration, and Loans.

GEORGIA TECH ECONOMIC DEVELOPMENT INSTITUTE

Georgia Tech’s Economic Development Institute (EDI) provides assistance that improves the productivity, quality, and management practices of manufacturing firms in Georgia. They work with small to large companies in a collaborative manner to solve problems or investigate opportunities in a manner that is customer-and quality-driven for their clients

UGA SMALL BUSINESS DEVELOPMENT CENTER

UGA Small Business Development Center is funded by a grant from the U.S. Small Business Administration to consult, and to train, small business owners.

GEORGIA DEPARTMENT OF INDUSTRY, TRADE & TOURISM

GDITT is the state's official economic development agency that encourages business investments, the expansion of existing industries, and securing new markets for Georgia's products. Additionally, it markets Georgia as an ideal location for the tourism and motion picture industries.

BETTER HOMETOWN PROGRAM

The Better Hometown Program is a self-help community development program for small cities with a population under 10,000 to improve the quality of life through sound planning and implementation by the community stakeholders. Better Hometown Program develops local visions and leaderships to actively facilitate economic development for downtown areas by using the following approach: Organization, Design, Economic Restructuring and Promotion. Each designated city receives technical assistance, manager/board training, regional networking sessions and resources to assist the community in revitalizing the downtown area. .

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS: BUSINESS & FINANCE ASSISTANCE DIVISION

This division administers various community and economic development grant and loan programs and provides financial packaging assistance to small businesses. The division also oversees and monitors local Revolving Loan Funds (RLF) throughout Georgia created through the Employment Incentive Program. The division manages the Appalachian Regional Commission (ARC) Grant Program and the ARC Revolving Loan Fund. It also administers the Empowerment Zone/Enterprise Community (EZ/EC) Program, the Regional Economic Business Assistance (REBA) grant program, and the Regional Assistance Program (RAP).

ECONOMIC DEVELOPMENT ADMINISTRATION

The Economic Development Administration (EDA) provides grants for infrastructure development, local capacity building, and business development to help communities alleviate conditions of substantial and persistent unemployment and underemployment in economically distressed areas and regions.

USDA RURAL DEVELOPMENT

Rural Development achieves its mission by helping rural individuals, communities and businesses obtain the financial and technical assistance needed to address their diverse and unique needs. Rural Development works to make sure that rural citizens can participate fully in the global economy by supporting essential public facilities and services as water and sewer systems, promoting economic development with loans to businesses through banks and community-managed lending pools, providing technical assistance to help communities undertake community empowerment programs.

Economic Development Programs

BUSINESS TAX CREDITS

Georgia Job Tax Credit Program provides tax credits on Georgia income taxes for any qualifying business or headquarters that is engaged in tourism, manufacturing, warehouse and distribution, and research and development. It does not include retail businesses. The Tax Credits are based on counties' census tracts in the state that are ranked annually and placed in economic tiers using the following factors:

- highest unemployment rate for the most recent 36 month period;
 - lowest per capita income for the most recent 36 month period;
 - highest percentage of residents whose incomes are below the poverty level according to the most recent data available;
 - average weekly manufacturing wage according to the most recent data available.
- Tier 1 counties are ranked 1st through 53rd and represent the state's least developed counties. Companies creating five or more new jobs in a Tier 1 county may receive a \$2500 tax credit. Tier 2 counties are ranked 54th through 106th. Companies creating 15 or more new jobs in a Tier 2 county may receive a \$1500 tax credit. Tier 3 counties are ranked 107th through 159th. Companies creating 25 or more new jobs in a Tier 3 county may receive a \$500 tax credit.

Investment Tax Credit is based on the tiers used in the Job Tax Credit Program. This program allows a corporation or person that has operated an existing manufacturing facility in the state for the previous three years to obtain a credit against the state income tax liability for any new capital investments. Companies expanding in Tier 2 counties must invest \$3 million to receive a three percent credit. This credit increases to five percent for recycling, pollution control and defense conversion activities.

Freeport Tax Exemption is a method whereby a community can exempt certain types of industrial inventories from ad valorem taxes. The exemption used in phase of 20 percent increments for five years. There are three types of inventory that are eligible for exemption.

- Raw materials or goods-in-process
- Finished goods held by manufacturer
- Finished goods destined for out-of-state shipment

Retraining Tax Credit is for employers who provide retraining for employees. Employers are eligible for a tax credit equal to 25 percent or up to \$500 for the costs of retraining per full time student. The training must:

- a. enhance the functional skills of the production line;
- b. be approved by the Department of Technical and Adult Education;
- c. be provided at no cost to the employee.

Child Care Tax Credit is for employers who provide or sponsor child care for employees. Employers are eligible for a tax credit of up to 50 percent of the operating cost for the center.

Manufacturing Machinery Sales Tax Exemption provides for exemption from sales tax for manufacturing equipment based on the following conditions:

- Machinery used directly in the manufacturing of tangible personal property when the machinery is bought to replace or upgrade machinery in a manufacturing plant presently existing in the state.
- Machinery used directly in the manufacturing of tangible personal property when the machinery is incorporated as additional machinery for the first time into a manufacturing plant presently existing in this state.

Primary Material Handling Sales Tax Exemption provides for exemption from sales tax on purchases of primary material handling equipment which is used directly for the handling and movement of tangible personal property in a new or expanding warehouse or distribution facility that has a value of \$10 million or more.

Job Tax Credit for Joint Development Authorities allows an additional \$500 job tax credit for a business locating within the jurisdiction of a joint authority of two or more contiguous counties.

REVOLVING LOAN PROGRAM

The Revolving Loan Fund (RLF) provides gap financing to encourage private investments in a project. The maximum amount from the RLF is \$125,000 and the minimum amount is \$40,000. Projects are expected to have a minimum of \$2.00 private investment for each \$3.00 RLF. The term for the loan is up to 10 years. The interest rate with the RLF is the fixed prime rate. The financing amount is up to 90 percent of the eligible cost and at least a ten percent cash/equity injection. Funding is available for fixed assets (land, building, and equipment) and working capital. Typical financing structure is 56.7 percent bank, 33.3 percent RFL and 10 percent small business. The bank has first mortgage on 100 percent collateral, while RDC has the second mortgage position.

UTILITY RATE BREAKS

A utility rate break tool is offered by Georgia Power Company in a joint effort with the Public Service Commission to encourage business growth in Georgia's most economically distressed communities. Existing firms must increase energy use to be eligible for the rate break. These price incentives include a two-year, 10 percent discount on base rates for companies creating one to nine jobs and a 15 percent discount for companies that create ten to nineteen jobs. A 20 percent discount is offered to those companies creating twenty or more jobs. There is also an additional five percent discount for expanding in an already served facility vacant for six months, or one of the eighty distressed counties as defined by the state.

EMPLOYMENT INCENTIVE PROGRAM

The EIP is a financing program that may be used in conjunction with traditional private financing to carry out economic development projects which will result in employment of low and moderate income persons. EIP Funds can be used for the following:

1. Public water and sewer systems, distribution and/or collection lines, wastewater treatment projects, rail spurs, and various other types of public facilities.
2. Financing for fixed assets including: land, new facilities, rehabilitation of existing facilities, machinery, equipment, etc.

ONE GEORGIA AUTHORITY

OneGeorgia Equity Fund Program is to provide financial assistance that includes grants, loans and any other forms of assistance that will assist applicants in promoting the health, welfare, safety, and economic security of the citizens of the state through the development and retention of employment opportunities in areas of greater need as defined by the Georgia Business Expansion and Support Act of 1994, as amended

OneGeorgia Edge Fund Program is to provide financial assistance to eligible applicants that are being considered as a relocation or expansion site and are competing with another state for location of a project; and, where the EDGE Fund is used when the health, welfare, safety and economic security of the citizens of the state are promoted through the development and/or retention of employment opportunities.

CDBG SECTION 108 PROGRAM

The CDBG Loan Guarantee Program (Section 108 Program) is an economic and community development financing tool authorized under Section 108 of Title I of the Housing and Community Development Act of 1974, as amended. The program is a method of assisting non-entitlement local governments with certain unique and large-scale economic development projects that cannot proceed without the loan guarantee. In order to be eligible, a project must result in significant employment of benefit for low and moderate income persons.

REDEVELOPMENT FUND PROGRAM

The Redevelopment Fund provides flexible financial assistance to local governments to assist them in implementing challenging economic and community development projects that cannot be undertaken with existing public sector grant and loan programs. The Redevelopment Fund will reward locally initiated public/private partnerships by providing financing to leverage private sector investments in commercial, downtown and industrial redevelopment and revitalization projects that need Redevelopment Fund investment to proceed. While all CDBG funded projects that create jobs must meet applicable low and moderate-income criteria, the Redevelopment Fund will allow projects to be approved using a "eliminating slums or blight" national objective. The "slum and blight" emphasis will allow many smaller scale projects (in downtowns, blighted industrial areas, etc.) to be competitive for Redevelopment Fund financing. The Redevelopment Fund may support and extend DCA's existing CDBG

programs in order to allow redevelopment projects with "challenging economics" to be made competitive for DCA, private and other public funding investments.

Economic Development Training Programs

QUICK START

Georgia's Quick Start program is nationally recognized for providing high-quality training services at no cost to new or expanding businesses in Georgia.

Albany Technical College

Albany Technical College provides technical education and training support for evolving workforce development needs of Southwest Georgia. The college utilizes traditional, online and distance learning methods. The following purposes of Albany Tech are based on the concept that education benefits individuals, businesses and the community:

- To provide quality competency-based associate degree, diploma and technical certificates of credit programs that prepare students for employment in business, technical sciences, allied health, personal services and industrial careers.
- To provide basic adult education and development programs to help adults improve life skills and prepare for continued education and training.
- To contribute to the technological advancement of area businesses and industry through education and training.
- To offer comprehensive continuing education courses and programs for the advancement of skills, knowledge and personal growth.

Albany State University

The primary mission of Albany State University is to educate students by offering Bachelor's, Master's and Education Specialist degrees and a variety of non-degree educational programs. The University emphasizes the liberal arts as the foundation for all learning by exposing students to the humanities, fine arts, social sciences and the sciences. Global learning is fostered through a broad-based curriculum, diverse University activities and the expanding use of technology. The University offers six advanced degrees: a master of science in criminal justice, a master of public administration, a master of business administration, a master of science in nursing, a master of education in 11 majors, and an education specialist degree. The University offers a Board of Regent's engineering transfer program and a dual degree program in engineering with Georgia Tech.

Darton College

Darton College is a two-year college and offers 55 transfer degree majors, 20 two-year career degree programs and certificate programs. Darton is the nursing and allied health education center for southwest Georgia. Eight allied health programs are offered to serve the needs of the health-care industry in the region. These include dental hygiene, emergency medical service, health information technology, human services technology, medical laboratory technology, occupational therapy assistant, physical therapy assistant

and respiratory care. Graduates from the nursing program consistently have among the highest first- time pass rate on the licensing exam.

Economic Base

Labor Force

Terrell County's three largest employers are Tyson Foods Inc., Golden Peanut Inc., and Yale-Dawson Rubber (fabricated rubber products). Regional employment contributes significantly to the local economy. The ten largest regional employers are depicted in Table 2.0 below.

**Table 2.0
Ten Largest Regional Employers**

Employer Name	Industry	County
Merck	Chemical Production	Dougherty
Cooper Tire	Rubber Tire Production	Dougherty
Proctor and Gamble	Converted Paper Products	Dougherty
Miller Brewing	Beverages	Dougherty
Masterfoods Inc.	Food Products	Dougherty
Bob's Candy	Candy Products	Dougherty
HCA Palmyra Medical	Hospital	Dougherty
Phoebe Putney Hosp.	Hospital	Dougherty
Davidson Exteriors	Motor vehicle parts production	Sumter
Cooper Lighting	Electrical Lighting Production	Sumter

Source: Terrell County Economic Data Report

Terrell County's industrial park has three major manufacturing and processing plants.

**Table 2.1
Terrell County Industrial Park 2000**

Name	Industry
Dawson/Yale Rubber	Auto/Rubber Products
Tyson Foods Inc.	Chicken Processing
Massey Wholesale	Wholesale Distribution

Source: Dawson-Terrell Co. Chamber of Commerce

Comparatively low wages and salaries and unemployment must be addressed by increased economic development efforts. Moreover, local educational opportunities and job skills will need to be improved to provide for a quality and more competitive labor force.

Employment and Earnings

A survey of recent (2000) Census reports note that Terrell County has a total labor force of 3,721 persons. Table No. 2.1 below depicts the county's employment by sector and projected employment. Manufacturing, services, retailing, farming and State and local governmental services are high employment sectors of the local economy. The farming section is projected to decline in the future and manufacturing is projected to increase. Comparative data reflect that the County's farming employment (8.8%) is much higher than the State rate of 1.39%. Manufacturing employment (17.2%) within the County is higher than the State average of 12.63%. Services employment in the State as a whole is 28.63%, which is higher than the County's rate of 21.39%.

Data on employment projections within the County indicate declining farm employment rate, increases in manufacturing, and a decrease in the services sector through the planning period. State data also projects a slight decline in farming and manufacturing rates and a slight increase in services.

As depicted in Table 2.2A and 2.3A, there seems to be a shift in the labor force for the nation as well as the state from agricultural and manufacturing to services and retail trade. In the United States, services account for 31.75% of the jobs in 2000 from 21.89% in 1980 and 27.76% in 1990. Retail was 16.37% of the jobs in 2000 from 15.66% in 1980 and 16.44% in 1990. Manufacturing decreased from 18.9% in 1980 and 14.13% in 1990 to 11.61% in 2000. Farming was 1.91% of the jobs in 2000 from 3.32% in 1980 and 2.26% in 1990. Retail accounted for 16.80% of the jobs in 2000 from 14.84% in 1980 and 16.44% in 1990. Manufacturing was 12.63% of the jobs in 2000 down from 19.25% in 1980 and 15.51% in 1990. Farming comprised 1.39% of the jobs in 2000 from 3.51% in 1980 and 2.01% in 1990.

Table 2.2
Employment by Sector
Terrell County

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total	4,487	4,128	4,143	3,792	3,721	3,740	3,802	3,898	4,024	4,184
Farm	749	589	509	389	330	303	282	265	253	244
Agricultural Services, Other	80	55	59	71	84	87	92	96	102	107
Mining	0	0	0	0	0	0	0	0	0	0
Construction	98	86	54	81	74	75	76	77	77	78
Manufacturing	937	1,028	1,169	730	640	576	532	502	485	481
Trans, Comm, & Public Utilities	92	77	90	82	86	86	88	90	92	95
Wholesale Trade	557	378	359	310	282	262	245	234	226	223
Retail Trade	532	488	502	578	605	640	673	703	731	758
Finance, Insurance, & Real Estate	149	141	117	136	141	137	134	134	135	138
Services	663	729	631	761	796	862	937	1,017	1,100	1,186
Federal Civilian Government	65	66	76	61	77	77	78	78	78	78
Federal Military Government	49	54	47	45	42	43	43	44	44	44
State & Local Government	516	437	530	548	564	592	622	658	701	752

Source: Woods & Poole Economics, Inc.

Table 2.3
Employment by Sector
State of Georgia

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

Source: Woods & Pool Economics, Inc.

**Table 2.4
Employment by Sector
United States**

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total	114,231,000	124,512,000	139,427,000	149,359,000	166,168,000	176,602,000	187,343,000	198,813,000	211,062,000	224,148,000
Farm	3,798,000	3,466,000	3,153,000	3,106,000	3,175,210	3,140,230	3,082,700	3,022,620	2,960,180	2,895,580
Agricultural Services, Other	908,981	1,152,320	1,452,950	1,789,100	2,091,200	2,226,860	2,357,990	2,493,920	2,634,560	2,779,880
Mining	1,277,600	1,385,000	1,044,090	883,860	789,502	827,217	865,976	905,691	946,461	988,196
Construction	5,654,200	6,465,520	7,260,790	7,731,500	9,435,370	10,017,500	10,522,800	11,039,300	11,566,000	12,102,300
Manufacturing	20,781,100	19,778,600	19,697,200	19,186,300	19,293,300	19,454,200	19,650,900	19,854,900	20,066,600	20,286,100
Trans, Comm, & Public Utilities	5,672,110	5,894,890	6,568,620	7,076,200	8,103,400	8,540,080	8,952,030	9,376,140	9,812,210	10,260,100
Wholesale Trade	5,741,680	6,136,100	6,711,510	6,930,520	7,607,260	8,140,740	8,618,440	9,111,380	9,618,920	10,140,300
Retail Trade	17,883,900	20,261,800	22,920,500	25,204,200	27,206,600	28,629,500	30,131,600	31,706,500	33,357,400	35,087,700
Finance, Insurance, & Real Estate	8,756,010	9,491,990	10,712,600	11,037,800	13,194,100	13,937,200	14,673,000	15,442,200	16,245,900	17,085,500
Services	24,999,600	31,241,500	38,709,600	44,768,300	52,754,000	57,868,500	63,417,200	69,489,800	76,134,900	83,405,800
Federal Civilian Government	2,993,990	3,008,000	3,233,000	2,946,000	2,790,270	2,821,890	2,851,960	2,882,070	2,912,160	2,942,240
Federal Military Government	2,501,010	2,746,000	2,718,000	2,293,000	2,074,010	2,106,070	2,131,770	2,150,020	2,160,680	2,163,540
State & Local Government	13,263,000	13,484,000	15,245,000	16,406,000	17,654,100	18,891,600	20,087,100	21,338,100	22,645,800	24,011,000

Source: Woods & Pool Economics, Inc.

Table 2.5
Employment by Sector (%)
Terrell County

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	16.69%	14.27%	12.29%	10.26%	8.87%	8.10%	7.42%	6.80%	6.29%	5.83%
Agricultural Services, Other	1.78%	1.33%	1.42%	1.87%	2.26%	2.33%	2.42%	2.46%	2.53%	2.56%
Mining	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Construction	2.18%	2.08%	1.30%	2.14%	1.99%	2.01%	2.00%	1.98%	1.91%	1.86%
Manufacturing	20.88%	24.90%	28.22%	19.25%	17.20%	15.40%	13.99%	12.88%	12.05%	11.50%
Trans, Comm, & Public Utilities	2.05%	1.87%	2.17%	2.16%	2.31%	2.30%	2.31%	2.31%	2.29%	2.27%
Wholesale Trade	12.41%	9.16%	8.67%	8.18%	7.58%	7.01%	6.44%	6.00%	5.62%	5.33%
Retail Trade	11.86%	11.82%	12.12%	15.24%	16.26%	17.11%	17.70%	18.03%	18.17%	18.12%
Finance, Insurance, & Real Estate	3.32%	3.42%	2.82%	3.59%	3.79%	3.66%	3.52%	3.44%	3.35%	3.30%
Services	14.78%	17.66%	15.23%	20.07%	21.39%	23.05%	24.64%	26.09%	27.34%	28.35%
Federal Civilian Government	1.45%	1.60%	1.83%	1.61%	2.07%	2.06%	2.05%	2.00%	1.94%	1.86%
Federal Military Government	1.09%	1.31%	1.13%	1.19%	1.13%	1.15%	1.13%	1.13%	1.09%	1.05%
State & Local Government	11.50%	10.59%	12.79%	14.45%	15.16%	15.83%	16.36%	16.88%	17.42%	17.97%

Source: Woods & Poole Economics, Inc.

Table 2.6
Employment by Sector (%)
State of Georgia

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

Source: Woods & Pool Economics, Inc.

Table 2.7
Employment by Sector (%)
United States

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	3.32%	2.78%	2.26%	2.08%	1.91%	1.78%	1.65%	1.52%	1.40%	1.29%
Agricultural Services, Other	0.80%	0.93%	1.04%	1.20%	1.26%	1.26%	1.26%	1.25%	1.25%	1.24%
Mining	1.12%	1.11%	0.75%	0.59%	0.48%	0.47%	0.46%	0.46%	0.45%	0.44%
Construction	4.95%	5.19%	5.21%	5.18%	5.68%	5.67%	5.62%	5.55%	5.48%	5.40%
Manufacturing	18.19%	15.88%	14.13%	12.85%	11.61%	11.02%	10.49%	9.99%	9.51%	9.05%
Trans, Comm, & Public Utilities	4.97%	4.73%	4.71%	4.74%	4.88%	4.84%	4.78%	4.72%	4.65%	4.58%
Wholesale Trade	5.03%	4.93%	4.81%	4.64%	4.58%	4.61%	4.60%	4.58%	4.56%	4.52%
Retail Trade	15.66%	16.27%	16.44%	16.87%	16.37%	16.21%	16.08%	15.95%	15.80%	15.65%
Finance, Insurance, & Real Estate	7.67%	7.62%	7.68%	7.39%	7.94%	7.89%	7.83%	7.77%	7.70%	7.62%
Services	21.89%	25.09%	27.76%	29.97%	31.75%	32.77%	33.85%	34.95%	36.07%	37.21%
Federal Civilian Government	2.62%	2.42%	2.32%	1.97%	1.68%	1.60%	1.52%	1.45%	1.38%	1.31%
Federal Military Government	2.19%	2.21%	1.95%	1.54%	1.25%	1.19%	1.14%	1.08%	1.02%	0.97%
State & Local Government	11.61%	10.83%	10.93%	10.98%	10.62%	10.70%	10.72%	10.73%	10.73%	10.71%

Source: Woods & Pool Economics, Inc.

Wages and Earning Inventory

Wage levels are another indicator of economic strength. While job growth is a leading indicator, wage levels qualify the significance of economic growth. The City of Dawson's economy is tied very closely to economic development and opportunities within Terrell County and the County's economic trends should be reflective of the City of Dawson as well. Despite the decline in population, there has been growth in weekly wages for Terrell County. Table 2.4 shows a consistent increase overall for wages in Terrell County except for Wholesale from 1996 to 1997. Inflation may account for some of the wage increase. The weekly wages in Table 2.5 for all the categories in Georgia are higher than Terrell County. Agriculture and manufacturing are major employers in Terrell County and employees are usually paid minimum wage or slightly higher than minimum wage. Southwest Georgia has marketed itself to companies as an area for cheap labor and land for the past twenty years; therefore, Terrell County's weekly wage will not be able to compete with the entire state.

Table 2.8
Weekly Wages by Sector (Actual dollars)
Terrell County

Category	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
All Industries	\$258	\$264	\$278	\$294	\$310	\$331	\$358	\$363	\$382	\$397	\$397
Agri, Forestry, Fishing	NA	138	186	224	262	308	223	260	273	322	366
Mining	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Construction	NA	NA	NA	NA	NA	286	337	416	408	401	452
Manufacturing	NA	224	223	252	299	323	369	343	384	404	389
Transportation, Comm, Util	NA	400	505	516	486	514	541	555	555	585	633
Wholesale	NA	361	403	446	415	465	513	559	529	551	567
Retail	NA	187	192	187	181	199	205	209	218	227	245
Financial, Insurance, Real Estate	NA	401	405	431	450	469	474	495	539	570	536
Services	NA	220	239	258	264	270	283	294	299	299	311
Federal Gov	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
State Gov	NA	NA	NA	NA	NA	NA	NA	NA	538	572	576
Local Gov	NA	NA	NA	NA	NA	NA	319	332	361	344	337

Source: U.S. Bureau of Labor Statistics

Table 2.9
State of Georgia (Actual dollars)
Weekly Wages by Sector

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

Source: U.S. Bureau of Labor Statistics

Table 2.6A and 2.6B reveal that wage/salaries in Terrell County are lower as a percentage of total personal income than the State of Georgia. Wage/Salaries in the county are not keeping pace with the state, which may be a reflection of people leaving the City of Dawson and Terrell County for higher wages in surrounding communities such as Albany, Americus and Leesburg, Georgia.

Table 2.10
Personal Income by Type
Terrell County

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total (1996 \$)	\$103,676,000	\$129,244,000	\$142,627,000	\$161,983,000	\$174,940,000	\$185,074,000	\$196,934,000	\$210,781,000	\$226,749,000	\$245,047,000
Wages & Salaries (1996 \$)	\$52,128,000	\$49,977,000	\$52,951,000	\$55,374,000	\$56,894,000	\$59,786,000	\$63,311,000	\$67,680,000	\$72,944,000	\$79,193,000
Other Labor Income (1996 \$)	\$5,653,000	\$6,330,000	\$7,766,000	\$8,116,000	\$5,900,000	\$6,105,000	\$6,366,000	\$6,701,000	\$7,112,000	\$7,603,000
Proprietors Income (1996 \$)	(\$5,613,000)	\$14,117,000	\$11,245,000	\$16,567,000	\$20,192,000	\$20,947,000	\$22,032,000	\$23,407,000	\$25,079,000	\$27,077,000
Dividends, Interest, & Rent (1996 \$)	\$22,322,000	\$26,195,000	\$32,026,000	\$30,519,000	\$36,242,000	\$38,612,000	\$41,061,000	\$43,577,000	\$46,148,000	\$48,758,000
Transfer Payments to Persons (1996 \$)	\$24,234,000	\$26,619,000	\$32,774,000	\$43,086,000	\$45,586,000	\$49,500,000	\$53,948,000	\$58,971,000	\$64,648,000	\$71,067,000
Less: Social Ins. Contributions (1996 \$)	\$2,985,000	\$3,417,000	\$3,812,000	\$4,502,000	\$4,306,000	\$4,705,000	\$5,186,000	\$5,744,000	\$6,383,000	\$7,112,000
Residence Adjustment (1996 \$)	\$7,937,000	\$9,423,000	\$9,677,000	\$12,823,000	\$14,432,000	\$14,829,000	\$15,402,000	\$16,189,000	\$17,201,000	\$18,461,000

Source: Woods & Poole Economics, Inc.

Table 2.11
Personal Income by Type
State of Georgia

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total (1996 \$)	\$84,202.1	\$110,382	\$134,782	\$163,230	\$209,309	\$236,962	\$266,921	\$299,617	\$335,164	\$373,728
Wages & Salaries (1996 \$)	\$53,972.9	\$68,598.8	\$81,355.6	\$96,422.8	\$128,049	\$144,760	\$162,812	\$182,588	\$204,172	\$227,684
Other Labor Income (1996 \$)	\$7,079.35	\$9,626.2	\$11,702.3	\$14,092	\$14,308	\$15,909.5	\$17,605.1	\$19,429.5	\$21,384.6	\$23,476.2
Proprietors Income (1996 \$)	\$5,484.85	\$7,694.69	\$9,584.28	\$12,998.9	\$18,105.4	\$20,196.6	\$22,501.7	\$25,001.5	\$27,696.8	\$30,597.4
Dividends, Interest, & Rent (1996 \$)	\$10,987	\$17,428.3	\$23,366.9	\$26,625	\$35,169	\$39,713	\$44,582.2	\$49,772.6	\$55,274.6	\$61,073.9
Transfer Payments to Persons (1996 \$)	\$9,867.38	\$11,841.3	\$14,749.8	\$20,606.7	\$23,300.9	\$26,662	\$30,514.5	\$34,921.9	\$39,972.8	\$45,770.2
Less: Social Ins. Contributions (1996 \$)	\$2,978.19	\$4,527.88	\$5,839.73	\$7,270.25	\$9,397.99	\$11,070.6	\$12,973.8	\$15,086.6	\$17,406.5	\$19,929.4
Residence Adjustment (1996 \$)	(\$211.163)	(\$279.79)	(\$136.775)	(\$245.276)	(\$224.74)	\$791.423	\$1,879.2	\$2,989.75	\$4,070.24	\$5,055.28

Source: Woods & Pool Economics, Inc.

Table 2.12
Personal Income by Type (%)
State of Georgia

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

Source: Woods & Pool Economics, Inc.

Tables 2.7A, B, C, and D compare the earnings by sector of Terrell County with the State of Georgia and the United States.

Table 2.13
Earnings by Sector (Percentages)
Terrell County

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total (1996 \$)	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Farm (1996 \$)	-18.64%	14.73%	11.60%	15.29%	14.11%	14.03%	13.95%	13.87%	13.81%	13.79%
Agricultural Services, Other (1996 \$)	1.60%	0.85%	0.81%	0.73%	1.30%	1.36%	1.43%	1.48%	1.52%	1.55%
Mining (1996 \$)	0.00%	0.14%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Construction (1996 \$)	3.02%	1.48%	1.15%	1.89%	1.38%	1.36%	1.33%	1.29%	1.24%	1.18%
Manufacturing (1996 \$)	30.03%	23.50%	25.34%	20.87%	18.02%	16.54%	15.36%	14.40%	13.67%	13.17%
Trans, Comm, & Public Utilities (1996 \$)	4.79%	3.39%	3.10%	3.27%	3.36%	3.35%	3.34%	3.31%	3.28%	3.23%
Wholesale Trade (1996 \$)	21.67%	10.93%	12.78%	12.11%	10.79%	9.81%	8.92%	8.17%	7.54%	7.02%
Retail Trade (1996 \$)	13.17%	9.85%	8.33%	8.15%	9.48%	9.82%	10.00%	10.03%	9.93%	9.73%
Finance, Insurance, & Real Estate (1996 \$)	4.44%	3.01%	3.16%	3.19%	3.01%	2.97%	2.91%	2.87%	2.83%	2.81%
Services (1996 \$)	16.59%	13.51%	10.83%	13.27%	14.98%	16.57%	18.17%	19.67%	21.02%	22.20%
Federal Civilian Government (1996 \$)	5.19%	4.22%	4.52%	3.95%	5.00%	4.99%	4.92%	4.81%	4.64%	4.45%
Federal Military Government (1996 \$)	0.66%	0.90%	0.72%	0.64%	0.65%	0.66%	0.67%	0.66%	0.64%	0.62%
State & Local Government (1996 \$)	17.46%	13.49%	17.67%	16.64%	17.92%	18.53%	19.00%	19.44%	19.86%	20.26%

Source: Woods & Poole Economics, Inc.

Earnings from farming in Terrell County are higher compared to the State of Georgia and the nation. Farming in Terrell County comprised 14.11% of the earnings in 2000 which is up from -18.64% in 1980. For the State of Georgia, it was 0.98% in 2000 and accounted 0.78% in the United States. Earnings from manufacturing are steady declining in Terrell County from 30.03% in 1980 to 18.02%, the State of Georgia from 22.54% in 1980 to 14.86% in 2000, and the nation from 24.22% in 1980 to 15.93% in 2000. It is highly predictable this downward trend in manufacturing will continue into 2025. Services are the second largest source of earnings in Terrell County for 2000, but it is the largest source of income for the state and nation. State and Local Government service are higher in Terrell County from 16.59% in 1980 to 17.92% in 2000, compared to the State of Georgia with 11.67% in 1980 to 10.18% in 2000 and the nation with 11.47% in 1980 to 11.29% in 2000.

Table 2.14
Earnings by Sector (1996 \$)
Terrell County

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total	\$52,168,000	\$70,424,000	\$71,962,000	\$80,057,000	\$82,986,000	\$86,838,000	\$91,709,000	\$97,788,000	\$105,135,000	\$113,873,000
Farm	(\$9,723,000)	\$10,376,000	\$8,344,000	\$12,243,000	\$11,711,000	\$12,182,000	\$12,793,000	\$13,567,000	\$14,524,000	\$15,698,000
Agricultural Services, Other	\$837,000	\$597,000	\$580,000	\$583,000	\$1,075,000	\$1,182,000	\$1,309,000	\$1,449,000	\$1,602,000	\$1,769,000
Mining	\$0	\$96,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Construction	\$1,574,000	\$1,040,000	\$829,000	\$1,515,000	\$1,142,000	\$1,182,000	\$1,222,000	\$1,263,000	\$1,304,000	\$1,347,000
Manufacturing	\$15,667,000	\$16,548,000	\$18,232,000	\$16,708,000	\$14,955,000	\$14,365,000	\$14,083,000	\$14,083,000	\$14,377,000	\$14,993,000
Trans, Comm, & Public Utilities	\$2,500,000	\$2,386,000	\$2,229,000	\$2,615,000	\$2,792,000	\$2,909,000	\$3,063,000	\$3,241,000	\$3,444,000	\$3,673,000
Wholesale Trade	\$11,306,000	\$7,699,000	\$9,194,000	\$9,697,000	\$8,958,000	\$8,518,000	\$8,181,000	\$7,991,000	\$7,929,000	\$7,989,000
Retail Trade	\$6,870,000	\$6,936,000	\$5,997,000	\$6,527,000	\$7,863,000	\$8,530,000	\$9,174,000	\$9,805,000	\$10,436,000	\$11,077,000
Finance, Insurance, & Real Estate	\$2,318,000	\$2,123,000	\$2,276,000	\$2,550,000	\$2,497,000	\$2,577,000	\$2,670,000	\$2,802,000	\$2,977,000	\$3,202,000
Services	\$8,656,000	\$9,516,000	\$7,796,000	\$10,622,000	\$12,435,000	\$14,392,000	\$16,662,000	\$19,232,000	\$22,102,000	\$25,277,000
Federal Civilian Government	\$2,708,000	\$2,973,000	\$3,252,000	\$3,164,000	\$4,148,000	\$4,331,000	\$4,516,000	\$4,700,000	\$4,883,000	\$5,064,000
Federal Military Government	\$346,000	\$635,000	\$517,000	\$512,000	\$543,000	\$576,000	\$610,000	\$643,000	\$676,000	\$708,000
State & Local Government	\$9,109,000	\$9,499,000	\$12,716,000	\$13,321,000	\$14,867,000	\$16,094,000	\$17,426,000	\$19,012,000	\$20,881,000	\$23,076,000

Source: Woods & Poole Economics, Inc.

Table 2.15
Earnings by Sector (%)
State of Georgia

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

Source: Woods & Pool Economics, Inc.

Table 2.16
Earnings by Sector (1996 \$)
State of Georgia

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total	\$66,537.1	\$85,919.7	\$102,642	\$123,514	\$160,462	\$180,866	\$202,919	\$227,019	\$253,253	\$281,758
Farm	\$106.153	\$1,087.67	\$1,391.28	\$1,733.67	\$1,565.76	\$1,682.76	\$1,802.91	\$1,933.34	\$2,075.97	\$2,233.02
Agricultural Services, Other	\$244.855	\$350.797	\$475.908	\$660.059	\$943.559	\$1,086.06	\$1,239.33	\$1,400.73	\$1,566.55	\$1,733.32
Mining	\$429.934	\$413.933	\$373.738	\$359.779	\$438.244	\$445.441	\$456.347	\$471.301	\$489.686	\$510.946
Construction	\$3,765.5	\$5,647.56	\$5,975.27	\$6,661.07	\$9,630.13	\$10,606.8	\$11,506	\$12,401.4	\$13,309	\$14,242.9
Manufacturing	\$14,997.8	\$17,211.7	\$17,973.7	\$20,801.4	\$23,849.5	\$26,143.5	\$28,510.6	\$30,854.7	\$33,129.1	\$35,298.6
Trans, Comm, & Public Utilities	\$6,208.77	\$7,604.7	\$8,981.39	\$11,643.9	\$15,867.7	\$18,059.6	\$20,304.9	\$22,610.4	\$24,909	\$27,140
Wholesale Trade	\$5,900.69	\$7,766.5	\$9,090.69	\$10,085.4	\$13,549.2	\$15,124.9	\$16,662.4	\$18,269.6	\$19,955.5	\$21,729.7
Retail Trade	\$6,870.37	\$9,141.23	\$9,413.85	\$11,216.7	\$14,426	\$16,215.3	\$18,126.5	\$20,144.9	\$22,276.7	\$24,530.8
Finance, Insurance, & Real Estate	\$3,617.31	\$4,803.43	\$6,600.85	\$8,476.15	\$12,153.7	\$13,862.8	\$15,688.5	\$17,666	\$19,784.2	\$22,033.1
Services	\$10,401.9	\$14,915.7	\$22,532.2	\$30,044.9	\$42,959.7	\$50,244	\$58,890.8	\$69,107.3	\$81,084.5	\$95,046.2
Federal Civilian Government	\$3,751.39	\$4,391.1	\$4,780.64	\$5,147.37	\$5,442.79	\$5,621.59	\$5,826.3	\$6,051.6	\$6,295.2	\$6,556.75
Federal Military Government	\$2,475.23	\$3,160.12	\$2,765.14	\$3,080.3	\$3,297.82	\$3,501.76	\$3,705.55	\$3,907.32	\$4,105.5	\$4,298.44
State & Local Government	\$7,767.21	\$9,425.3	\$12,287.5	\$13,602.9	\$16,338.3	\$18,271.3	\$20,198.7	\$22,200.7	\$24,272.2	\$26,403.7

Source: Woods & Pool Economics, Inc.

Table 2.17
Earnings by Sector (%)
United States

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total (1996 \$)	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Farm (1996 \$)	1.23%	1.23%	1.25%	0.83%	0.79%	0.78%	0.76%	0.75%	0.72%	0.70%
Agricultural Services, Other (1996 \$)	0.44%	0.51%	0.63%	0.63%	0.69%	0.69%	0.69%	0.68%	0.68%	0.67%
Mining (1996 \$)	2.10%	1.66%	1.04%	0.89%	0.83%	0.79%	0.76%	0.73%	0.69%	0.66%
Construction (1996 \$)	6.18%	6.19%	5.90%	5.40%	5.85%	5.75%	5.60%	5.44%	5.28%	5.11%
Manufacturing (1996 \$)	24.21%	21.45%	18.97%	17.92%	15.93%	15.23%	14.59%	13.95%	13.32%	12.69%
Trans, Comm, & Public Utilities (1996 \$)	7.43%	6.97%	6.50%	6.73%	6.75%	6.66%	6.54%	6.43%	6.30%	6.17%
Wholesale Trade (1996 \$)	6.57%	6.22%	6.30%	6.12%	6.20%	6.11%	5.98%	5.84%	5.70%	5.55%
Retail Trade (1996 \$)	9.78%	10.14%	9.16%	9.00%	8.87%	8.61%	8.37%	8.14%	7.92%	7.70%
Finance, Insurance, & Real Estate (1996 \$)	5.83%	6.03%	6.95%	7.96%	9.18%	9.34%	9.47%	9.57%	9.64%	9.69%
Services (1996 \$)	18.31%	21.35%	25.34%	27.08%	29.16%	30.59%	32.11%	33.67%	35.28%	36.92%
Federal Civilian Government (1996 \$)	4.47%	4.18%	3.91%	3.71%	3.14%	2.96%	2.80%	2.65%	2.50%	2.37%
Federal Military Government (1996 \$)	1.96%	2.43%	1.94%	1.55%	1.25%	1.20%	1.14%	1.09%	1.03%	0.97%
State & Local Government (1996 \$)	11.47%	11.64%	12.10%	12.18%	11.35%	11.29%	11.18%	11.06%	10.93%	10.79%

Source: Woods & Pool Economics, Inc.

Labor Force

Table 2.8 depicts the total labor force, employed and unemployed, and the unemployment rate for Terrell County. Table 2.9 and 2.10 depict the labor force and employment status of the state and nation, respectively. The relatively high unemployment rate in Terrell County, 8.5% in 1990 and 8.4% in 2000, may be contributed to the closing of Oxford Industries and Angel Mills, which were the two largest apparel employers in Terrell County. Due to cheap labor from other countries, they had to close and lay-off hundreds of workers. Since apparel industries required very little training, many of the workers lacked the skills to retain a similar job with the same wages. The options available to these workers consist of going back to school for retraining or getting jobs which the pay is less than their previous job.

Table 2.18
Terrell County Labor Statistics
1990-2000

Category	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
Labor Force	4,602	4,561	4,732	4,616	4,585	4,195	3,994	4,008	3,957	3,988	4,169
Employed	4,209	4,276	4,280	4,186	4,060	3,534	3,474	3,517	3,443	3,596	3,817
Unemployed	393	285	452	430	525	661	520	491	514	392	352
Unemployment Rate	8.5%	6.2%	9.6%	9.3%	11.5%	15.8%	13.0%	12.3%	13.0%	9.8%	8.4%

Source: Georgia Department of Labor

Table 2.19
Regional Unemployment Comparison 1990-2000

County	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
Terrell	8.5%	6.2%	9.6%	9.3%	11.5%	15.8%	13.0%	12.3%	13.0%	9.8%	8.4%
Lee	5.6%	4.5%	7.0%	5.8%	5.3%	4.4%	3.9%	4.0%	4.9%	4.5%	4.0%
Dougherty	7.8%	6.6%	10.4%	9.2%	9.6%	6.6%	6.5%	7.2%	8.8%	8.3%	6.9%
Randolph	8.2%	7.1%	9.3%	8.4%	7.6%	8.7%	10.3%	8.9%	14.1%	8.8%	7.4%

Source: Georgia Department of Labor

Table 2.20
State of Georgia
Labor Statistics 1990 – 2000

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

Source: Georgia Department of Labor

Table 2.21
U.S. Labor Statistics 1990 – 2001

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

Source: Georgia Department of Labor

Place of Work (Commuting Patterns)

An assessment of the County's labor force by place of work data indicate the percentage of county residents working outside of Terrell County has raised from 27 % in 1990, to 45% in 2000, (Table 2.11). The Albany metropolitan region is only a short commute for the County.

Table 2.22
Commuting Patterns(Place of Work)
Terrell County

Category	1990	2000
Worked in County of Residence	2926	2203
Worked outside county of Residence	1082	1852

Source: U.S. Bureau of the Census

**Table 2.23
Terrell County
Employment by Occupation**

Category	1990	2000
TOTAL All Occupations	4143	4183
Executive, Administrative and Managerial (not Farm)	256	474
Professional and Technical Specialty	335	514
Technicians & Related Support	123	NA
Sales	296	398
Clerical and Administrative Support	456	453
Private Household Services	55	NA
Protective Services	169	NA
Service Occupations (not Protective & Household)	559	546
Farming, Fishing and Forestry	292	73
Precision Production, Craft, and Repair	397	833
Machine Operators, Assemblers & Inspectors	622	436
Transportation & Material Moving	313	357
Handlers, Equipment Cleaners, helpers & Laborers	270	NA

Source: U.S. Bureau of the Census

**Table 2.24
City of Dawson
Employment by Occupation**

Category	1990	2000
TOTAL All Occupations	1987	1683
Executive, Administrative and Managerial (not Farm)	129	169
Professional and Technical Specialty	167	170
Technicians & Related Support	62	NA
Sales	165	138
Clerical and Administrative Support	210	119
Private Household Services	22	NA
Protective Services	68	NA
Service Occupations (not Protective & Household)	341	226
Farming, Fishing and Forestry	66	29
Precision Production, Craft, and Repair	117	411
Machine Operators, Assemblers & Inspectors	351	177
Transportation & Material Moving	160	136
Handlers, Equipment Cleaners, helpers & Laborers	129	NA

Source: U.S. Bureau of the Census

**Table 2.25
Terrell County
Employment by Occupation (%)**

Category	1990	2000
TOTAL All Occupations	100.0 0%	100.0 0%
Executive, Administrative and Managerial (not Farm)	6.18 %	11.33 %
Professional and Technical Specialty	8.09 %	12.29 %
Technicians & Related Support	2.97 %	NA
Sales	7.14 %	9.51 %
Clerical and Administrative Support	11.01 %	10.83 %
Private Household Services	1.33 %	NA
Protective Services	4.08 %	NA
Service Occupations (not Protective & Household)	13.49 %	13.05 %
Farming, Fishing and Forestry	7.05 %	1.75 %
Precision Production, Craft, and Repair	9.58 %	19.91 %
Machine Operators, Assemblers & Inspectors	15.01 %	10.42 %
Transportation & Material Moving	7.55 %	8.53 %
Handlers, Equipment Cleaners, helpers & Laborers	6.52 %	NA

Source: U.S. Bureau of the Census

Table 2.26
City of Dawson
Employment by Occupation(%)

Category	1990	2000
TOTAL All Occupations	100.00%	100.00%
Executive, Administrative and Managerial (not Farm)	6.49%	10.04%
Professional and Technical Specialty	8.40%	10.10%
Technicians & Related Support	3.12%	NA
Sales	8.30%	8.20%
Clerical and Administrative Support	10.57%	7.07%
Private Household Services	1.11%	NA
Protective Services	3.42%	NA
Service Occupations (not Protective & Household)	17.16%	13.43%
Farming, Fishing and Forestry	3.32%	1.72%
Precision Production, Craft, and Repair	5.89%	24.42%
Machine Operators, Assemblers & Inspectors	17.66%	10.52%
Transportation & Material Moving	8.05%	8.08%
Handlers, Equipment Cleaners, helpers & Laborers	6.49%	NA

Source: U.S. Bureau of the Census

Table 2.27
State of Georgia
Employment by Occupation (%)

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

Source: U.S. Bureau of the Census

**Table 2.28
Terrell County
Employment Status**

Terrell County: Labor Force Participation		
Category	1990	2000
TOTAL Males and Females	7824	8180
In Labor Force	4616	4573
Civilian Labor Force	4609	4571
Civilian Employed	4143	4183
Civilian Unemployed	466	388
In Armed Forces	7	2
Not in Labor Force	3208	3607
TOTAL Males	3447	3746
Male In Labor Force	2387	2334
Male Civilian Labor Force	2380	2332
Male Civilian Employed	2223	2196
Male Civilian Unemployed	157	136
Male In Armed Forces	7	2
Male Not in Labor Force	1060	1412
TOTAL Females	4377	4434
Female In Labor Force	2229	2239
Female Civilian Labor Force	2229	2239
Female Civilian Employed	1920	1987
Female Civilian Unemployed	309	252

Source: U.S. Bureau of the Census

**Table 2.29
City of Dawson
Employment Status**

Dawson city: Labor Force Participation		
Category	1990	2000
TOTAL Males and Females	3748	3718
In Labor Force	2276	1906
Civilian Labor Force	2269	1906
Civilian Employed	1987	1683
Civilian Unemployed	282	223
In Armed Forces	7	0
Not in Labor Force	1472	1812
TOTAL Males	1506	1615
Male In Labor Force	1062	947
Male Civilian Labor Force	1055	947
Male Civilian Employed	979	869
Male Civilian Unemployed	76	78
Male In Armed Forces	7	0
Male Not in Labor Force	444	668
TOTAL Females	2242	2103
Female In Labor Force	1214	959
Female Civilian Labor Force	1214	959
Female Civilian Employed	1008	814
Female Civilian Unemployed	206	145
Female In Armed Forces	0	0
Female Not in Labor Force	1028	1144

Source: U.S. Bureau of the Census

Table 2.30
U.S. Employment by Occupation (%)

All of United States: US Employment by Occupation (%)		
Category	1990	2000
TOTAL All Occupations	100.0 0%	100.0 0%
Executive, Administrative and Managerial (not Farm)	12.32 %	13.45 %
Professional and Technical Specialty	14.11 %	20.20 %
Technicians & Related Support	3.68 %	NA
Sales	11.79 %	11.25 %
Clerical and Administrative Support	16.26 %	15.44 %
Private Household Services	0.45 %	NA
Protective Services	1.72 %	NA
Service Occupations (not Protective & Household)	11.04 %	12.01 %
Farming, Fishing and Forestry	2.46 %	0.73 %
Precision Production, Craft, and Repair	11.33 %	8.49 %
Machine Operators, Assemblers & Inspectors	6.83 %	9.45 %
Transportation & Material Moving	4.08 %	6.14 %
Handlers, Equipment Cleaners, helpers & Laborers	3.94 %	NA

Source: U.S. Bureau of the Census

**Table 2.31
Ga. Labor Force Participation (%)**

Georgia: GA Labor Force Participation (%)		
Category	1990	2000
TOTAL Males and Females	100.00%	100.00%
In Labor Force	67.89%	66.07%
Civilian Labor Force	66.41%	65.00%
Civilian Employed	62.60%	61.43%
Civilian Unemployed	3.80%	3.57%
In Armed Forces	1.48%	1.07%
Not in Labor Force	32.11%	33.93%
TOTAL Males	100.00%	100.00%
Male In Labor Force	76.65%	73.11%
Male Civilian Labor Force	73.87%	71.20%
Male Civilian Employed	70.07%	67.65%
Male Civilian Unemployed	3.80%	3.55%
Male In Armed Forces	2.78%	1.91%
Male Not in Labor Force	23.35%	26.89%
TOTAL Females	100.00%	100.00%
Female In Labor Force	59.88%	59.43%
Female Civilian Labor Force	59.59%	59.15%
Female Civilian Employed	55.78%	55.57%
Female Civilian Unemployed	3.81%	3.59%
Female In Armed Forces	0.29%	0.28%
Female Not in Labor Force	40.12%	40.57%

Source: U.S. Bureau of the Census

**Table 2.32
U.S. Labor Force Participation (%)**

All of United States: US Labor Force Participation (%)		
Category	1990	2000
TOTAL Males and Females	100.00%	100.00%
In Labor Force	65.28%	63.92%
Civilian Labor Force	64.39%	63.39%
Civilian Employed	60.34%	59.73%
Civilian Unemployed	4.05%	3.66%
In Armed Forces	0.89%	0.53%
Not in Labor Force	34.72%	36.08%
TOTAL Males	100.00%	100.00%
Male In Labor Force	74.48%	70.75%
Male Civilian Labor Force	72.82%	69.81%
Male Civilian Employed	68.18%	65.81%
Male Civilian Unemployed	4.63%	3.99%
Male In Armed Forces	1.66%	0.94%
Male Not in Labor Force	25.52%	29.25%
TOTAL Females	100.00%	100.00%
Female In Labor Force	56.79%	57.54%
Female Civilian Labor Force	56.60%	57.39%
Female Civilian Employed	53.10%	54.04%
Female Civilian Unemployed	3.51%	3.35%
Female In Armed Forces	0.19%	0.15%
Female Not in Labor Force	43.21%	42.46%

Source: U.S. Bureau of the Census

Chapter 3

Housing Element

The Housing Element provides the City of Dawson with the opportunity to inventory the existing housing stock; to assess its adequacy and suitability for serving current and future population and economic development needs; to determine future housing needs and articulate goals; and to formulate a strategy for the adequate provision of housing for all sectors of the population. Care should be taken interpreting housing statistics from the Census Bureau in 1980 regarding types of housing because the reporting standards for 1980 are different from those in 1990. The Census Bureau counted all houses in 1990 as opposed to only year-round housing units in 1980. In 1990 and 2000 seasonal/migratory housing units were not reported separately.

Type of Housing Units

Local windshield surveys as well as Census reports were used to determine existing housing and housing conditions within the city. Recent Census reports indicate that the City of Dawson had a total housing stock of 1,967 dwellings in 2000. Single family units represented 75% and multi-family dwellings represented 25%.

Table 3.0
Types of Housing
City of Dawson

Category	1980	1990	2000
TOTAL Housing Units	2059	2011	2002
Single Units (detached)	1540	1482	1409
Single Units (attached)	36	51	85
Double Units	139	161	152
3 to 9 Units	231	179	150
10 to 19 Units	17	19	20
20 to 49 Units	8	0	9
50 or more Units	0	0	6
Mobile Home or Trailer	83	91	163
All Other	5	28	8

Source: U.S. Bureau of the Census 1980, 1990, 2000

**Table 3.1
Types of Housing
State of Georgia**

Category	1980	1990	2000
TOTAL Housing Units	NA	2638418	3281737
Single Units (detached)	NA	1638847	2107317
Single Units (attached)	NA	73412	94150
Double Units	NA	89368	90370
3 to 9 Units	NA	276220	305920
10 to 19 Units	NA	138876	129276
20 to 49 Units	NA	55704	57825
50 or more Units	NA	38103	97628
Mobile Home or Trailer	NA	305055	394938
All Other	NA	22833	4313

Source: U.S. Bureau of the Census 1980, 1990, 2000

**Table 3.2
Types of Housing
Terrell County**

Category	1980	1990	2000
TOTAL Housing Units	4144	4069	4460
Single Units (detached)	3348	3061	3041
Single Units (attached)	38	61	106
Double Units	205	188	173
3 to 9 Units	284	187	245
10 to 19 Units	24	19	20
20 to 49 Units	8	0	18
50 or more Units	0	0	12
Mobile Home or Trailer	232	512	837
All Other	5	41	8

Source: U.S. Census Bureau 1980, 1990, 2000

Table 3.3
Types of Housing
SWG RDC Region, 14 Counties

Category	1980	1990	2000
TOTAL Housing Units	113375	125392	145588
Single Units (detached)	80521	80859	88145
Single Units (attached)	3448	2372	3290
Double Units	6680	7499	7206
3 to 9 Units	6845	9218	10231
10 to 19 Units	2042	1799	1536
20 to 49 Units	806	591	882
50 or more Units	1758	202	1654
Mobile Home or Trailer	11236	21766	32423
All Other	39	1086	221

Source: U.S. Census Bureau 1980, 1990, 2000

Age and Condition of Housing

Recent housing surveys note that the City's overall housing quality is fair. However, pockets of substandard housing units are noted, which will need to be addressed.

Table 3.1 depicts in 1990, 23% of the housing stock was built before 1939. In 2000, the percentage is shown to have decreased to 17% of the houses built before 1939.

Although many of these pre-1939 homes comprise the City's Historic District and is a testament to preservation, a number have been neglected and have become part of the substandard rental inventory that needs to be addressed.

Table 3.4
Houses Built Before 1939
City of Dawson

Dawson city: Houses Built Before 1939			
Category	1980	1990	2000
1939 or Earlier	NA	458	339

Source: U.S. Bureau of the Census 1980, 1990, 2000

Table 3.5
Houses Built Before 1939
State of Georgia

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

Source: U.S. Bureau of the Census 1980, 1990, 2000

Table 3.6
Houses Built Before 1939
SWG RDC Region

SWG RDC Region, 14 Counties Houses Built Before 1939			
Category	1980	1990	2000
1939 or Earlier	19127	12393	10193

Source: U.S. Bureau of the Census 1980, 1990, 2000

The City of Dawson has a substantial amount of substandard housing noted in the western section and the northern sections of the community. A concentration of substandard housing is also seen in the City's south central section. Table 3.4 depicts the condition of housing from 1980 to 2000.

Table 3.7
Condition of Housing
City of Dawson

Category	1980	1990	2000
Complete Plumbing Facilities	NA	1919	1945
Lacking Plumbing Facilities	NA	92	22

Source: U.S. Bureau of the Census

Table 3.8
Condition of Housing
Southwest Georgia Region

Category	1980	1990	2000
Complete Plumbing Facilities	107247	123036	143361
Lacking Plumbing Facilities	6240	2356	2227

Source: U.S. Bureau of the Census

Table 3.9
Condition of Housing
State of Georgia

Category	1980	1990	2000
Complete Plumbing Facilities	NA	2609956	3252197
Lacking Plumbing Facilities	35769	28462	29540

Source: U.S. Census Bureau 1980, 1990, 2000

**Table 3.10
Condition of Housing
United States**

Category	1 980	1990	2000
Complete Plumbing Facilities	N A	101161984	114569474
Lacking Plumbing Facilities	N A	1101696	1335167

Source: U.S. Census Bureau 1980, 1990, 2000

Owner and Rental Occupied Units

Occupancy Characteristics within Dawson, as reported by the U.S. Census, note that 54% residential dwelling units are owner-occupied. Rental occupied units made up 46%. Dawson's home ownership ratio (Table No. 3.5) is lower than the State's ratio (Table 3.6).

The communities' owner vacancy rate at 2.7% is somewhat more than the State rate of 2.24%. However, the City's renter vacancy rate (8.1%) is slightly lower than that of the State (8.46%).

**Table 3.11
Occupancy Characteristics
City of Dawson**

Category	1980	1990	2000
TOTAL Households	1839	1904	1791
Housing Units Vacant	NA	151	176
Housing Units Owner Occupied	1106	1022	959
Housing Units Renter Occupied	733	838	832
Owner to Renter Ratio of Vacancy	NA	NA	0.12
Owner Vacancy Rate	NA	NA	2.7
Renter Vacancy Rate	NA	NA	8.1

Source: U.S. Bureau of the Census 1980, 1990, 2000

**Table 3.12
Occupancy Characteristics
State of Georgia**

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

Source: U.S. Bureau of the Census 1980, 1990, 2000

**Table 3.13
Occupancy Characteristics
SWG RDC Region**

Category	1980	1990	2000
TOTAL Housing Units Built	NA	125392	145588
Housing Units Vacant	NA	12150	16424
Housing Units Owner Occupied	68395	74027	86583
Housing Units Renter Occupied	37695	39215	42581
Owner to Renter Ratio of Vacancy	NA	NA	1.22785714285714
Owner Vacancy Rate	NA	NA	2.37142857142857
Renter Vacancy Rate	NA	NA	9.29857142857143

Source: U.S. Bureau of the Census 1980, 1990, 2000

Housing Costs

Median values for owner occupied housing and median rents for rented units within the City reported in the 1980-2000 Census are depicted in Table 3.8. Housing costs have increased over the past decades fairly significantly; however, housing cost has not risen or increased as that of the State as a whole.

The City's per capita and household incomes, with 52% of households falling below \$25,000, would suggest that affordable housing, both single and family home ownership and rental, will continue to be in strong demand.

**Table 3.14
Housing Costs: City of Dawson**

Category	1980	1990	2000
Median Property Value	NA	39400	50700
Median Rent	NA	242	182

Source: U.S. Bureau of the Census 1980, 1990, 2000

**Table 3.15
Housing Costs: SWG RDC Region and State**

SWG RDC Region, 14 Counties Regional Housing Costs			
Category	1990		2000
Median Property Value	\$47,871		\$63,708
Median Rent	\$212		\$292
Georgia: GA Housing Costs			
Category	1980	1990	2000
Median Property Value	23100	71278	100600
Median Rent	153	365	505

Source: U.S. Bureau of the Census

Manufactured Housing

The 2000 Census Report shows that over 8% of the City of Dawson’s housing units are mobile homes. This includes both owner occupied and rental units. Though not as great a percentage as in other areas of Southwest Georgia, mainly due to zoning restrictions, the choice of low cost manufactured housing is reflective of income levels and the need for affordable housing in the area.

Assessment of Current and Future Conditions

As both the housing stock and area population continue to age, the need for not just more housing but more diverse housing increases. Many elderly elect to move from owner occupied housing to maintained rental units or assisted living facilities; both types are in short supply in Dawson as reflected by the low vacancy rate of quality rental housing.

In addition, with the median cost of housing increasing faster than the median income over the past decade, many young families are unable to move on to homeownership as quickly as in previous generations. Many of these families will never achieve the income or cash savings necessary to become homeowners and will remain renters for their entire lives. Both of these segments of the population, at either end of the family cycle, need available quality housing in the city. Community efforts, both public and private, should be directed at affordability and diversity.

Projected Housing Needs

The city's projected housing needs over the planning period are depicted in Table 3.10 below. Although the latest figures show a slight decline in population, the affordable housing market should show continued demand over the next twenty years. Due to the State's continued population growth, spill over from surrounding counties and improved transportation in the area, there will continue to be a strong market need for affordable housing. Greater housing diversity and improved housing choices would support economic development efforts and need to be strongly encouraged.

Table 3.16
Projected Housing Needs: Dawson, Georgia

	5 Years in Future	10 Years in Future	15 Years in Future	20 Years in Future
Total Housing Units Needed (= proj. # hshlds)	2,065	2,168	2,279	2,393
Owner-Occupied Single Family Units	1,007	1,057	1,110	1,165
Renter-Occupied Single Family Units	874	918	968	1016
Owner-Occupied Multi-Family Units	174	183	191	199
Renter-Occupied Multi-Family Units	143	150	157	163

Source: City of Dawson Planning Committee projections, 2004.

Housing Element

Goal Statement: To encourage the provision of adequate, sanitary and affordable housing for all residents within The City of Dawson.

Objective 2.1: To support all zoning ordinances which act as a tool to preserve neighborhood character and help protect property values.

Objective 2.2: To implement housing rehabilitation programs in all jurisdictions.

Objective 2.3: To adopt and enforce minimum housing codes in all jurisdictions.

Objective 2.4: To raze all dilapidated housing units within the City.

Objective 2.5: To encourage the conversion of non-residential buildings for housing.

Objective 2.6: To encourage maximum use of existing infrastructure (water and sewer) through use of denser development and in-fill construction, where appropriate.

Objective 2.7: To make needed local regulatory reforms to ensure adequate but not burdensome zoning and subdivision regulations, and steady code enforcement.

Objective 2.8: To actively seek grant assistance to address housing rehabilitation needs.

Objective 2.9: To encourage the use of the local labor force in housing rehabilitation projects.

Chapter 4

Natural and Cultural Resources

Where applicable, the natural resources and environmentally sensitive areas listed below were inventoried. Assessments were conducted to consider how the community's natural resources can most wisely and responsibly be utilized, developed, managed or preserved in order to yield maximum long-range benefits. The assessments also considered the potential vulnerability of the community's natural resources to land development and other human activities, and evaluated whether protecting them was important to the future health and economic well-being of the community. Levels of community supports for conservation of the various natural resources were also considered.

The results of these assessments were considered in the development of community needs and goals and the associated implementation strategies that set forth special treatment or protection to be provided these resources over the planning period. Strategies developed by the community for the protection of the resources specifically reference the Department of Natural Resources' Rules for Environmental Planning Criteria developed pursuant to O.C.G.A. 12-2-8.

Specific items to be addressed, where applicable, were as follows:

Water Supply Watersheds

Water supply and watersheds are defined by DNR as the areas of land upstream of a governmentally owned public drinking water intake. All potable water supplies within Terrell County and its local governments are derived from the ground water aquifer system and no public drinking water intakes are located downstream.

Aquifers/Ground Water Recharge Areas

One major determinant in land use and development of land in Terrell County is the existence of an important underground aquifer and or associated ground water recharge areas. The County's ground water is susceptible to pollution from a number of sources; septic tanks, landfills, agricultural and industrial chemicals, feed lots, and a number of other sources. In order for important ground water recharge areas to be properly protected, the County and its respective governments will adopt the relevant sections of the "Criteria for Protection of Ground Water Recharge Areas" 391-3-15-02. The "Criteria for Protection of significant Ground Water Recharge Areas" is contained in the appendix.

Wetlands

The federal government, as well as the State of Georgia, has determined that wetlands serve a vital role in maintaining water quality as well as providing habitat for a great variety of plants and animals. Wetlands include various types of marshes, swamps, bogs, and bottom lands periodically or continually inundated by water. Threats to these wetlands include conversion for urban development, agriculture and forestry; as well as point and non point source pollution. In consideration of the protection of wetlands within the County, the communities' wetlands were generally identified using the U.S. Department of the Interior (National Wetland Inventory) Maps. These maps are a general

guide for wetlands determination. Terrell County and its governments further consider "Criteria for Wetlands Protections" 391-3-15-03 to establish definitions, minimum area for identification, special attention areas and acceptable and unacceptable usage of wetlands. It has been determined that sufficient wetlands protection measures are already in place at the present time pursuant to the U.S. Army Corps of Engineers and 404 permitting program to protect the community's jurisdictional wetlands. The U.S. Environmental Protection Agency is carrying out an advance identification of wetlands project for the Central Dougherty Plain Region. The study area encompasses approximately 400,000 acres within a five-county area and approximately 25% of Terrell County (southeastern) is within the wetland study area.

Terrell County has a total of 8,971 acres of wetlands, which are located throughout the County, including the City of Dawson.

Flood Plains

Flood plains, revering wetlands, serve several useful purposes. The most important being that of serving to contain storm water and allow for natural infiltration of excess surface water. The 100 years flood plain is the land adjacent to streams which has a one percent chance of flooding in any given year according to statistical calculations. Establishing flood zones and flood damage prevention programs are essential in protecting the local community against periodic flooding.

Dawson is the County's only municipality which has identifiable flood plains. Terrell County and the City of Dawson participate in the national flood insurance program which provides for minimum standards of flood plain management.

Soil Types

The City of Dawson will discourage incompatible development in areas having poor soils. Land disturbance associated with residential, industrial and commercial developments and supporting activities contributes to serious problems of soil erosion and sediment damage. Eroded soil finds its way into swamps, ponds, rivers and streams. These then have less room to store storm water and flood hazards are increased.

Soil surveys provide developers information on the location and extent of the different kinds of soil in an area and show the limitations for selected uses. Developers can then plan their projects on selected soils that are dry, stable, and generally free of problems.

Greenville Sandy Loam, 2-5 percent slopes: This is a well-drained, very gently sloping soil on uplands. The Greenville sandy loam soils are noted in localized areas throughout the City and only have slight limitation for dwellings and light industry.

Sunsweet Sandy Loam, 2-8 percent slopes eroded: This is a well-drained pebbly soil. The sunsweet soils are also noted in localized areas throughout the city. These soils have severe limitations for septic systems and moderate limitations for dwellings and light industry use.

Herod and Muckalee Soils: These are poorly drained soils on flood plains or bottom lands. These areas can range in width from 100 yards to one mile. Slope ranges from 0-2 percent.

Flooding is frequent and last for a few days to two months, mainly during the wet seasons in winter and the first part of spring. These soils are mainly seen along the Brantley Creek in the western section of the City.

Tifton Sandy Loam, 2-5 percent slopes, eroded: This soil is one described as representative of the Tifton series. The soils have moderate limitations for septic tank use and slight limitations for dwellings and light industrial use.

Grady Soils: These are level very poorly drained soils that are mainly in depressions on uplands. Slope ranges from 0-2 percent. The water table is near the surface for six to eight months annually and water ponds for one to six months during wet weather. Many areas do not have natural drainage outlets and drain only through underground channels or by evaporation. These soils have severe limitations for septic tanks and dwelling's usage as well as severe limitations for other land uses.

Irvington Loamy Sand, 0-2 percent slopes: This soil occurs in small areas that are adjacent to but slightly higher than wetter soils. Water ponds on the surface for very brief periods in some areas during wet weather.

These soils have severe limitations for septic tank use and moderate limitations for dwellings and light industry.

Tifton Loamy Sand , 0-2 Percent Slopes: This is a well drained, pebbly soil. This soil has moderate limitations for septic tanks and slight limitations for dwellings and light industry.

Henderson Cherty Sandy Loam , 2-8 Percent Slopes: This soil is well drained, very gently and gently sloping and contains numerous chert fragments throughout the profile. These soils have severe limitations for septic tank use and moderate limitations for dwellings and light industrial use.

Prime Agricultural and Forest Land

All of the land in the City of Dawson is designated 50% or greater prime agricultural and forest land. Although much of the city is developed, a considerable portion of the western edge is utilized for agricultural purposes.

Steep Slopes

These areas include lands where the slope of land is steep enough to warrant special management practices. There are no steep slopes within Terrell County and none within the City of Dawson. Land slopes within the County are generally 3%. As a result there is no need to address DNR's "Criteria for Protected Mountains.

Plant and Animal Habitats

These areas include lands that support rare or endangered plants and/or animals. A number of rare, endangered and threatened plants (17) and animal species (4) are found in the Southwest Georgia Region. However, the Georgia Natural Heritage Inventory notes no rare or endangered plants or animal species within Terrell County and its respective jurisdictions.

Protected Rivers and Coastal Resources

There are no rivers in the City of Dawson that qualify under DNR's criteria for Protected Rivers. In addition, Dawson has no coastal resources.

Major Park, Recreation and Conservation Areas.

The historic, scientific, inspirational and wilderness values of the State's regional parks are usually of sufficient significance to attract visitors from many sections of the State and perhaps outside the State.

There are no major federal, state or regional parks, recreation areas or conservation areas within Terrell County.

Scenic Views and Sites

Terrell County, including the City of Dawson, does not possess any significant visual landmarks or vistas, which would warrant any special management practices.

Cultural Resources

A recorded survey of Terrell County resources centering on the City of Dawson has been conducted. The survey included districts, sites and individual structures having potential for historic designation.

The City of Dawson has two properties individually listed on the National Register of Historic Places: The Terrell County Courthouse and the Garden Club House. Most of "old Dawson" including the downtown business district plus most of the residential area which date prior to the 1940's is included in a historic district recognized on the National Register of Historic Places. The majority of the downtown business district including sidewalks, curbs and gutters, has been restored or renovated using private and ISETEA funds. Each year a "Tour of Historic Homes" is conducted by the Terrell County Historic Preservation Society. A driving tour guide brochure had been developed. The tour shows and gives a brief history of some 65 homes on the annual tour of homes. The former Carnegie Library building has been restored or renovated and is now available for civic and other functions. The Terrell County Chamber of Commerce is now located in a restored farm implement/hardware store located beside Highway 520, the main thoroughfare through Dawson. The Dawson Better Home Task Force is in the process of restoring and converting a now vacant store building into a multi-use structure which will have an art center theater and possible restaurant.

The City of Dawson recognizes the potential threats to the City's historic resources and city officials have expressed a willingness to implement protective measures for the community's historic assets.

Important Historic and Cultural Resources

Terrell County Courthouse 1892

Dawson Fire Station - 1905

Carnegie Library - 1914

Garden Club House - 1912

Source: Local Surveys, 2004.

Chapter 5

Community Facilities and Services

This element provides The City of Dawson the opportunity to inventory public facilities and services; to assess the adequacy for serving present and future population and economic needs; to determine future needs and identify goals; and to outline a strategy for providing the desired level of public facilities and services throughout the twenty year planning period.

Transportation Network

The transportation system is the framework upon which the county and its municipal jurisdictions are built. The purposes of transportation are to enable people to move among various sections of the community for many purposes, and to move goods.

The Dawson Transit Authority was established in 2003 which operates four (4) passenger vans as a taxi service for the residents of Terrell County.

The City of Dawson's municipal roads and street system is generally of good design and adequate capacity. Additionally, most of the streets are paved and of good repair; the unpaved streets within the City are relatively undeveloped street sections. However, there is a lack of pedestrian sidewalk capacity along city streets and major highways that traverse the city. The bridges located within the city limits are all in good condition.

The City of Dawson is served by State Route 520 (South Georgia Parkway-Four-laned), a generally north, south corridor through the City and State Routes 32, 45, 55 and 118. U.S. Route 82 is also a major thoroughfare.

Trucking services are provided by five interstate and 19 inter/intra State motor freight carriers.

Local rail service is provided by the Georgia-Alabama Railroad and Georgia Great Southern Railroad. The Georgia-Alabama Railroad runs west from the City of Dawson and the Georgia Great Southern Railroad runs from north Dawson to the City of Albany where interchanges are made.

Water Supply/Sewage System and Waste Water Treatment

The City of Dawson operates the only municipal waste treatment facility within the County and the system is assessed to be adequate over the next twenty (20) years.

Fire and Rescue

The City of Dawson Fire Department is a progressively proactive fire department. The fire department operates out of one fire station, which was constructed in 1905. The department is in need of a new facility, which is reflected in the five-year work program.

The fire department has 16 paid firefighters; all of which are certified at National Professional Qualifications, at each perspective level.

The City of Dawson has an ISO Fire Protection Classification Rating of Class 5.

The department operates with two E-One 1250 GPM Pumpers (1998 & 1993) and one 1000 GPM reserve pumper (1978).

The City of Dawson provides the budgeting for capital expenditures; however, the Dawson Fire Department has been awarded competitive grants through FEMA in FY

2001-02 and 2003-04. With these funds the department established a Wellness and Fitness Program and purchased firefighting equipment.

Law Enforcement

The Dawson Police is currently located in the same building as the Dawson Fire Department. The department operates out of a portion of the facility and utilizes approximately 850 square feet. The department currently is in need of a new facility which would allow for the expansion of needed areas for investigative purposes, and officer work space.

The Department is committed to a comprehensive work plan developed to provide increased visibility of the department. This plan also involves the implementation of programs which will better equip the department with facilities that will enhance the abilities of the department in the area of criminal prosecution.

There are 18 full time officers employed by the department under the direction of the Chief of Police. There are five civilian employees within the department. All employees are certified through the State of Georgia, meeting all qualifications and certifications required for their present positions. The department consists of the following specialized units, K-9 Drug Detection, Dawson Anti-Crime Response Team, Communications Section, Patrol Division and Investigative Divisions. The department's fleet of vehicles consists of nine vehicles, all of which are three to five years old. Vehicles are equipped with Decatur RADAR Units as well as Mobile Vision in-car video cameras.

The Dawson Police Department has in the past and is currently receiving monies in the form of CJCC and LLEBG grants. Currently a grant is in place for the implementation of needed office space and Lab for the processing of evidence. These grants have been used to upgrade department records' management systems, weapons and communications equipment.

Emergency Medical Services

Emergency Medical Services for the City of Dawson is provided by the Terrell County EMS which operates a county-wide program. Emergency Medical Services within the County is generally adequate. Enhanced 911 Emergency services have been implemented for Dawson and all of Terrell County.

Hospital and Other Public Health Facilities

The health care needs in the City of Dawson are being adequately met through the professional services of six physicians, three dentists, one optometrist and a local nursing home. The Terrell County Health Department also provides public health services. Although the County's hospital has been closed, three hospitals are within a 25 mile radius: Phoebe Putney Hospital, HCA Palmyra Medical Center of Albany and Sumter Regional Hospital.

General Government

General Government services are housed at City Hall, located in the downtown district. The governmental facilities are generally adequate and planned improvements are noted in the applicable five-year work programs.

Solid Waste Management

The City of Dawson's solid waste management program and plans are included in Terrell County's Joint Solid Waste Management Plans. Privatization of the City's waste collection and disposal operations has been implemented.

Educational Facilities

The Terrell County School System provides general primary and secondary educational services for Terrell County residents. The County's public school system enrollment is 1718 students (2003-04). Total enrollment has slightly declined over the past few decades. Construction of a new Terrell Middle High School facility began in 2003. The 178,000 square foot facility will house students in grades sixth through twelfth at its new location off Old Mill Road. The facility is expected to be ready to house students at the beginning of the 2005-06 school terms.

Libraries and Other Cultural Facilities

The Kinchafoonee Regional Library houses approximately 150,000 volumes and serves Terrell County and six area counties. The library facility was constructed in 1996 in the southern area of the city, off Highway 520. The "Carnegie Room", located within the Library, has a meeting room, restrooms, and a small kitchen, which is utilized for book signings, receptions, poetry readings and general meetings.

The former library building, a 1914 Andrew Carnegie Building, is leased to the Dawson Historical Society. The Carnegie Library has been restored to its original condition and is located in the historic district of downtown Dawson. The Carnegie Building is utilized for receptions, proms, dances, meetings, aerobic classes and more.

The Terrell County 4H Pavilion, located off of south Highway 520, is utilized for all 4H activities and various other community events.

The Robert L. Albritten Neighborhood Service Center, located on Rountree Drive in Dawson, is utilized as a senior center and houses off campus classes from various colleges in the area; GED classes are offered as well as other community services.

The Terrell County Senior Center, located at the Village Shopping Center in Dawson, serves hot lunches and provides the senior citizens with activities, arts and crafts, exercise classes, and blood pressure monitoring.

The Boys and Girls Club, located on Oak Street in an historic district of Dawson, is a newly constructed facility that houses the local area Boys and Girls Club, as well as Girls, Inc. Various after school programs and activities are provided to area children, as well as a mentoring service.

A Terrell County meeting room is housed in the Terrell County Commission Building and is utilized for local meetings and receptions. This facility offers a full kitchen and restroom facilities.

The “Main Street Theater and Cultural Center”, presently under renovation, is a two-story building located in the historic district of downtown Dawson, was purchased to house a dinner theater, a regular seated theater, and a cultural/business center. The facility will seat up to 200 people and when complete will offer a wide array of artistic activities for the community, as well as a meeting facility. Time frame for completion depends on available funding sources (2005-2013). Proposed grant funding, the use of volunteer labor and county inmate labor, will speed the construction phases of the facility. This anticipated facility will bring new businesses and create jobs for Dawson and Terrell County.

Assessment of Current and Future Needs

The community needs to relocate the current recreation facility and expand it to include a safe park area for small children to play, include a walking/jogging track, football and soccer fields, baseball and softball fields, and basketball goals. This area should have ample outdoor lighting and include a nice concession area and restrooms. This envisioned facility would enable Dawson and Terrell County to host numerous recreational events.

As a part of the Service Delivery Strategy and so noted in the Intergovernmental Coordination Element, funding for recreation is the responsibility of Terrell County.

The Dawson Fire Station, built in 1905, houses the Dawson Fire Department and the Dawson Police Department. As noted in the STWP, a Public Safety Complex is needed for future growth of the city. Both departments are overcrowded and do not have the needed space for current and future need.

Chapter 6

Land Use Element

The intent of the land use element is to provide an opportunity for local officials to gather information on existing land use patterns and trends. Once gathered, the data can be used to identify community needs. Local officials can then create goals and translate them into policies and procedures needed to address the community needs identified. These goal driven policies and procedures are then used to guide growth in a manner consistent with the economic development, housing, natural and historic resources and community facilities elements of this plan.

A. Introduction

The land use section is made up of three components: an inventory of the existing conditions; an assessment of current and future needs; and an articulation of community goals and associated implementation program designed to meet the perceived needs.

Inventory of Existing Conditions

The inventory of existing conditions is an estimation of the amount of land currently in use in one of eight standard land use categories. These categories include the following:

- (A) Residential. The predominant use of land within the residential category is for single-family and multi-family dwelling unit organized into general categories of net densities;
- (B) Commercial. This category is for land dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities, organized into general categories of intensities. Commercial uses may be located as a single use in one building or grouped together in a shopping center or office building. Local governments may elect to separate office uses from other commercial uses, such as retail, service or entertainment facilities;
- (C) Industrial. This category is for land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses, organized into general categories of intensity;
- (D) Public/Institutional. This category includes certain state, federal or local government uses, and institutional land uses. Government uses include city halls and government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc. Examples of institutional land uses include colleges, churches, cemeteries, hospitals, etc. Facilities that are publicly owned, but would be classified more accurately in another land use category, should not be included in this category. For example, publicly owned parks and/or recreational facilities should be placed in the Park/Recreation/Conservation category; landfills should fall under the Industrial category; and general office buildings containing government offices should be placed in the Commercial category;

- (E) Transportation/Communication/Utilities. This category includes such uses as major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, port facilities or other similar uses;
- (F) Park/Recreation/Conservation. This category is for land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers or similar uses;
- (G) Agriculture. This category is for land dedicated to agriculture, farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.) or other similar rural uses such as pasture land not in commercial use;
- (H) Forestry. This category is for land dedicated to commercial timber or pulpwood harvesting or other similar rural uses such as woodlands not in commercial use.

Estimates for the amount of acreage used in each of the eight (8) standard land use categories were made by the methods described in each existing land use section. Estimates for the future amount of land needed in each of these categories, for each city and the county, were made by the per capita method of land use estimation and bolstered by local estimates.

The per capita method was easily calculated. Today, in the City of Dawson, there is ample land available in each standard land use category for the existing population. Therefore, the existing ratio of land use in each of the standard categories, to individual persons in the city, can be used to project the future land use acreage needed per person for each category. To establish the amount of future city acreage needed per person, the total amount of existing land in each standard category was divided by the total existing population of the city. This process allowed the computation of a per capita use rate for each of the standard land use categories. The per capita use rate for each standard land use categories was then multiplied by the expected change in city population over the planning period giving an estimate of the future amount of land needed for each of the standard land use categories.

The City of Dawson expects modest growth throughout the planning period; therefore, as mentioned above, local estimates are given where appropriate. These estimates are an expression of the best guesses of future land use made by local government staff and elected officials and may prove more accurate.

Assessment of Current and Future Needs

The assessment of current and future needs is the assessment of existing patterns of land use to uncover any problems with them. This assessment will allow city stakeholders to target areas that need special attention in the future planning period.

Articulation of Community Goals and Implementation

The articulation of community goals and an implementation program designed to meet the perceived needs involves the preparation of a future land use map based on the city's identified needs and goals from all of the planning elements. It is based on an estimation of the amount of land needed in each of the standard land use categories.

A brief overview of the historical development of Terrell County and the City of Dawson is provided after this introduction to provide perspective on the development of existing land uses. It is a starting point in the development of the components mentioned above.

B. Overview of Terrell County Historical Development Patterns

Terrell County

Terrell County was created in 1856 from portions of Lee County and Randolph Counties. The county was named for Dr. William Terrell of Sparta, Georgia, a noted statesman and U.S. Congressman. The City of Dawson, the County's largest City and County Seat, was chartered in 1898. It was named for William C. Dawson, a U.S. Senator. Although the county itself was created in 1856, major settlement of the area began in the early 1800's. Most of the settlement can be attributed to settlers from the Cardinas and from other sections of Georgia. From the early 1800's until today, Terrell County's major economic engine has been agriculture. Most of the county's income has come from cultivated crops, mainly peanuts, corn, cotton and soybeans. More recently truck crops, livestock and forestry products have become major sources of income.

Terrell County's major urban areas developed at various strategic areas such as the intersection of major roads, the intersection of major roads and railroad crossings, as well as loading points along the rail line. The City of Dawson is the largest of the urban areas within the county. Today, various highways such as U.S. HWY 82 and Georgia State Highways 45, 55, 32, 118, and 520 lie within the city.

City of Dawson

The city features a compact downtown area that developed to serve the agricultural industry. Its centerpiece is the historic Terrell County Courthouse. Some industrial land is situated just north of the downtown commercial area. Small lot single-family residences surround the compact commercial district, and these areas are peppered with the occasional public/institutional use. Strip commercial development is found in the southern section of the city along major road frontages.

C. Inventory of Existing Conditions; Assessment of Current and Future Needs; Articulation of Community Goals and Implementation

Inventory of Existing Conditions

Data for the inventory of existing conditions was collected by means of windshield survey. It was then combined with tax office resources (consolidated tax digests), the Georgia County Guide, and Geographic Information System (GIS) data. Under the GIS Method, data is compiled by using existing GIS databases that contain parcel-based data on all land within the city. Existing land use maps based on this data are included at the end of the land use element.

Agriculture

According to the GIS Method of land use calculation, the total land area of the City of Dawson amounts to 2,801 acres. At present, 420 acres or 15% of the city's total acreage is in agricultural use. Most of the land in agricultural production is found in both the southern and western portions of the city beyond HWY 520.

Forestry

Land in forestry production accounts for 462 acres or 16.5% of the city's total acreage. Most of the land in forestry use can be found west of HWY 520, south of U.S. HWY 82. This area is low, flood prone and contains significant amounts of wetlands.

In the previous planning period, agriculture and forestry were combined as one category. In 1994, this combined category accounted for 280 acres or 12% of the city's total acreage. This figure is well below the current figure of 31.5%. This discrepancy can be attributed to the erroneous classification of agriculture and/or forestry land in the undeveloped land use category. The undeveloped category has since been eliminated as a land use classification category.

Residential

Residential land use comprises 1036 acres or 37% of the city's total acreage. Due to unusually wet soil conditions in the western portion of the city, most of the residential development can be found in the eastern portion of the city. The vast majority of residential use in the city is single-family (low-density) residential.

In 1994, residential land accounted for 24% of the city's total acreage. Therefore, land dedicated to residential use over the planning period has increased by 8%. Most of this increase is can be attributed to residential development in the southeastern portion of the city.

Commercial

Commercial development accounts for 140 acres or 5% of the city's total acreage. Most of the city's commercial land is concentrated in the downtown central business district. The majority of these businesses can be found along Main Street and Lee Street. Additional sections of commercial development have developed along the road frontage of U.S. HWY 82 and Georgia HWY 520. The commercial areas inside the downtown central business district are significantly more dense than the commercial development along the highway road frontage.

In 1994, commercial development accounted for 3% of the city's total land use. The 2% increase over the planning period can be attributed to the previously mentioned commercial strip development along the highway.

Industrial

Industrial land accounts for 84 acres or 3% of the city's total acreage. The majority of land in industrial use can be found in the city's northwest quadrant along HWY 520. Industrial land in this area is dedicated to agricultural processing rather than any type of light or heavy manufacturing.

In 1994, it was estimated that land in industrial use accounted for .95% of the city's total acreage. The discrepancy between the 2004 figure and the 1994 figure is most

likely due to faulty estimation methods rather than any significant increase in land dedicated to industrial use.

Public/Institutional

Public/institutional uses of land currently consist of 224 acres or 8% of the city's total acreage. Large blocks of land dedicated to this use, such as the cemetery in the southern portion of the city, can be found within the municipal limits. The city's central business district contains significant amounts of acreage dedicated to this use as well. Significant public/institutional resources in these areas are as follows: City Hall; the Fire and Police Station; the Library; the Post Office; the EMS Building and the Courthouse.

There is also a smattering of land dedicated to public/institutional use outside the central business district. It can be found widely dispersed throughout the city. Most of these areas are churches or schools. The most notable of these areas is located in the southeast quadrant of the city. This area is the site of the new high school that was built in 2003.

Park/Recreation/Conservation

Currently, 84 acres or 3% of the city's total acreage is in park/recreation/conservation use. Most of the land dedicated to this type of use can be found in the northeastern and southeastern sections of the City of Dawson.

A public basketball area with multiple courts, on 3rd Avenue, and a public playground area on 4th Street comprise the majority of the acreage dedicated to this use. The remaining acreage in this category, found in the southeastern quadrant of the city, is undeveloped land in conservation.

In 1994, it was estimated that 16% of the acreage in the City of Dawson was dedicated to this use. The discrepancy between this figure and the current figure can be attributed to faulty estimation methods rather than a significant reduction in land dedicated to this type of use.

Transportation/Communication/Utilities

Land dedicated to transportation/communication/utilities use consists of 336 acres or 12% of the city's total acreage. Much of this acreage can be attributed to the city's roadways and the railroad right-of-way in the city. Other scattered areas of land dedicated to this use are attributable to Georgia Power Electrical Substations.

In 1994, it was estimated that 293 acres or 11% of the city's total acreage was in transportation/communication/utilities use. Therefore, this category has changed little over the planning period.

Assessment of Current and Future Needs

i. Existing Land Use Assessment

The City of Dawson serves as the "hub city" of Terrell County: it is the largest and most intensively developed of all the cities within the county. As noted earlier, Dawson owes its existence to its central location and travel routes. Its location and easy access facilitated commercial and industrial agricultural pursuits and made it an attractive

location to conduct county business. Accordingly, the city's layout is a reflection of the city's history. Commercial and industrial uses sprang up around major transportation routes as well as the county courthouse. Jobs and the development of city services such as the provision of city water and sewer attracted residential development surrounding the central business district. The resulting development took the shape of small lot single-family residences.

Over the years, fueled by the extension of water and sewer service, the residential development has continued to spread outward. Today there are still areas of expansion. However, these areas are already served with water and sewer. Most of the newly constructed residential developments are in subdivisions that have been platted for some time. Slowly but surely the subdivisions are being built out. Since the infrastructure is already in place it is unlikely that infrastructure will be extended in the near future.

Future infrastructure extensions are contingent on future annexations. Annexation is most likely to occur on land around the periphery of the city limits. The city has an interest in insuring that appropriate amounts and types land are annexed into the city in an orderly fashion. Therefore, the city intends to create an annexation plan to facilitate this process.

At present, there are no concrete proposals for annexation in the works. However, the city's desire to control the development conflicting land uses around the city fringes, and to expand the tax base, makes annexation likely in the future.

The entire city limits of Dawson are served by water and sewer infrastructure, and the older components that needed repair were identified and replaced through the Community Development Block Grant Program (CDBG). Due to this record of success in obtaining CDBG funds, the city plans to continue to apply for funding through this program should similar problems arise again in a low and moderate income neighborhood.

As for parks and recreation, more emphasis needs to be placed on providing such areas. There is scarcely any land dedicated to park and recreational use in the city. At present there are only two such recreational areas. Unfortunately, these recreational areas are located relatively close to one another and are inconvenient for some members of the community to access.

Not all of the development within the city can be attributed to economics or happenstance. The city has adopted enforces a subdivision and zoning ordinance as well as a nuisance ordinance. These three powerful tools have been used to shape and mold the city into what it is today.

Concentrated areas of blight are non-existent within the city. Only small "pockets" of blight remain. Most are one or two structures in need of minor repair.

The western portion of the city is experiencing some transition from agricultural to residential use. Single-family residential housing is the dwelling of choice in this area, and most of the houses are placed on lots larger than those surrounding the central business district. This transition has been facilitated by existing water and sewer service in this area.

As for commercial development, the city's central business district has only a limited amount of vacancies. The vacancies are common to these areas and the Better Hometown Dawson Task Force is working to address them.

Industrial land use within the city is limited. The majority of these areas devoted to industrial use are currently being utilized. A significant amount of industrial land is located just outside the city's southeast border. Future industrial use is likely to locate in this area rather than within the city limits.

Environmentally sensitive lands exist primarily on the western section of the City of Dawson. Much of these lands are low-lying making development difficult. Private ownership and Federal Regulations protect these lands from unwise development.

ii. Projection of Future Land Use Needs

There continues to be adequate land in the City of Dawson to serve the current and future population's land acreage needs for all land use classifications throughout the upcoming planning horizon. Most of the future development within the city is expected to come in the form of infill development of lands now devoted to agriculture and areas where existing subdivisions are slowly being filled.

Residential

The City of Dawson's population is expected to increase modestly over the planning period. According to the per capita method of local land use estimation, the city will need to add an additional 25 acres of residential land. The addition will bring the total land dedicated to residential use throughout the planning period to 1061 acres or 38% of the city's acreage. At present, the density of people to acreage in the city is one person per .17 acres of land. It is estimated that at the end of the planning period the density of people to acreage will be one person per .20 acres of land.

Commercial

Commercial land use within the city currently accounts for 140 acres or 5% of the city's existing acreage. Land in commercial use is not expected to grow exponentially, but it is expected to increase by 10 acres throughout the planning period. This 10 acre increase would bring the total land dedicated to commercial use to 150 acres and remain virtually unchanged as a percentage of the total amount of land.

Census employment data for the City of Dawson can be combined with land use estimates, employment data and economic data to yield additional information as to the sufficiency of the amount of land dedicated to commercial use. One such measurement that can be made using this data is the calculation of the average amount of acreage per employee. Today, there are .23 acres of commercial land per employee, and it is expected that by the end of the planning period there will be .22 acres of commercial land per employee. Despite the slight decrease, areas of commercial use exist to accommodate the modest population increase expected in the city.

Industrial

Industrial land represents 84 acres or 3% of the city's existing land use. It is estimated that no additional industrial land will be needed in the city throughout the planning period due to the close proximity of the county's industrial park that borders the southeast quadrant of the city.

The average acres per employee will remain the same at .05 acres per employee. This figure is not expected to change due to conditions expounded upon above.

Public/Institutional

At present land in the public/institutional land use category accounts for 224 acres or 8% of the city's total land use. Land in public/institutional use is more than adequate for the existing and projected population. Therefore, no more land is expected to be dedicated to this use. Currently, each citizen is afforded .04 acres of public/institutional land, and this ratio is expected to remain unchanged throughout the planning period.

Parks/Recreation/Conservation

Land in park/recreation/conservation use currently accounts for 84 acres or 3% of the city's existing land use. Only a small portion of this total, around 20 acres is dedicated to actual park land. Future population increases are projected to be moderate; however, the city would like to see acreage dedicated to parkland at least doubled throughout the planning period

Transportation/Communication/ Utilities

Land in transportation/communication/utilities use currently accounts for 336 acres or 12% of the city's existing land use. The land currently dedicated to this use is more than adequate to meet existing and future land use needs even with the moderate increase expected in population, so no more land for transportation/conservation/utilities use will be needed throughout the planning period.

Agriculture

Agricultural land use accounts for 420 acres or 15% of the existing land use. Land in agricultural use is expected to decline modestly throughout the planning period. The city forecasts that 25 acres will be needed to be converted from agricultural use to another use, probably residential, throughout the planning period. The majority of this land will be donated from land in agricultural use.

Forestry

Land in forestry use accounts for 462 acres or 16.5% of the city's existing acreage. Forestry is expected to decline modestly throughout the planning period. As with agricultural land, some land now in forestry use will be converted to residential use.

1. Articulation of Community Goals and Associated Implementation Program

Future Land Use Narrative Statement

There are two areas within the city that have the potential for further development within the planning period. The first is an area in conservation use located in the southeastern portion of the city. This area is expected to be converted to residential use by the end of the planning period.

The second area that has potential for further development is the road frontage along HWY 520. Due to the high traffic volume in this section of the city, this land will likely be converted to commercial use and is depicted as such on the City of Dawson Future Land Use Map.

Annexation is unlikely during the planning period. There has been discussion on the merits of annexing a small community to the city's northeast that surrounds Lillie Cooper Primary School. This area of residential development was fueled by the extension of water and sewer lines to the neighborhood years ago. Despite discussion, residents of the area strongly opposed to annexation.

Utility infrastructure is uniformly spread throughout the city limits. Therefore, no new extensions are expected. The city will instead focus on maintenance issues.

Most of the critical environmental areas found in the city are located in the western section of Dawson. Most are in private ownership and their development is regulated by federal laws. Additionally, the low-lying, wet nature of these lands makes them undesirable for development.

The historic structures and neighborhoods in the City of Dawson are more prevalent in the areas inside and surrounding the city's central business district. The central business district itself is composed largely of historic homes, stores and governmental buildings such as the Terrell County Courthouse. These areas are protected by the city's zoning ordinance, historic district regulations as well as a vigorously enforced city nuisance ordinance.

Chapter 7

Intergovernmental Coordination

Purpose: The Intergovernmental Coordination Element provides local governments an opportunity to inventory existing intergovernmental coordination mechanisms and processes with other local governments and governmental entities that can have profound impacts on the success of implementing the local government's comprehensive plan. The purpose of this element is to assess the adequacy and suitability of existing coordination mechanisms to serve the current and future needs of the community and articulate goals and formulate a strategy for effective implementation of community policies and objectives that, in many cases, involve multiple governmental entities.(DCA PlanBuilder, 2004)

Introduction

This element provides an opportunity not only for the City of Dawson to inventory coordination mechanisms that are already in place, but also to identify new mechanisms that may be needed to insure the successful implementation of our community's comprehensive plan. In addition to Terrell County's local government, there are many other entities whose plans and programs may affect the implementation of Dawson's comprehensive plan. The Intergovernmental Coordination element is intended to help Dawson identify points where additional coordination may be needed in order to plan for more orderly development that is consistent with the desires of the community. Special interest groups have had a significant role, throughout the planning process. Members of the Dawson Planning Committee include representatives of the Terrell County School System, Dawson-Terrell County Historical Society, Dawson Downtown Development Authority, Dawson Housing Authority, and Terrell County Chamber of Commerce.

Inventory of Existing Conditions

Public officials should periodically analyze programs and services and consider alternative approaches to improve effectiveness and efficiency of services offered. Local governments should take a careful look at the services they provide in order to identify overlap or gaps in service provision and develop a more rational approach to allocating delivery and funding of services between the various local governments and authorities. The intergovernmental coordination between the City of Dawson and Terrell County can benefit the citizens in many ways.

Benefits include:

- Cost Savings
- Free flow of information
- Enhanced community awareness
- Greater business/public participation
- Greater accountability of elected officials
- Greater collaborative efforts amongst neighboring governments
- Enhanced quality of life through greater availability of services

Intergovernmental Coordination efforts within Terrell County include the following services: Airport, Animal Control, Building Inspection, Cemetery, County Correctional Institute, Courts, Economic Development, Emergency Management Services, Fire Protection, Jail, Law Enforcement, Library, Parks & Recreation, Planning & Zoning, Public Health Services, Public Works, Road/Bridge Construction & Maintenance, Sewage Collection/Disposal, Social Services, Solid Waste Management, Utilities (Gas), Water Supply/Distribution.

The local governments maintain and update as needed an approved Service Delivery Strategy (SDS) and a corresponding dispute resolution process that conform to the provisions of the Comprehensive Plan/Short Term Work Program. The SDS was updated concurrently with the comprehensive plan and outlines the services provided by each government.

The majority of the coordination efforts between the City of Dawson and Terrell County are based on contracts for service provision. See **Table 7.0** for a list of Terrell County/City of Dawson intergovernmental coordination efforts, the nature of the relationships and the governments/entities/authorities involved. Current intergovernmental coordination efforts serve a multitude of purposes, including, but not limited to:

Local Coordination:

As discussed above, the services of the local governments are coordinated by the Terrell County Service Delivery Strategy. Every service outlined below is included in the Strategy which insures that the local governments, the City of Dawson and Terrell County, have agreed upon the preferred method of service provision.

- Airport: Service will be provided countywide (i.e., including the City of Dawson and unincorporated areas) by Terrell County as the single service provider.
- Animal Control: Service will be provided countywide (i.e., including the City of Dawson and unincorporated areas) by Terrell County as the single service provider.
- Building Inspection: The City of Dawson will provide this service only within its incorporated boundary, and the service will not be provided in unincorporated areas.
- Courts: The City of Dawson will provide this service within its incorporated boundary by City Court; Terrell County will provide the service county wide by Terrell County Courts.
- Economic Development: Service will be provided countywide (i.e., including the City of Dawson and unincorporated areas) by Terrell County as the single service provider.
- Fire Protection: The City of Dawson will provide this service only within its incorporated boundary; Terrell County will provide this service county wide. The City of Dawson and Terrell County has a mutual aid agreement to support each other in times of crisis in which additional manpower is needed.
- Jail: Service will be provided countywide (i.e., including the City of Dawson and unincorporated areas) by Terrell County as the single service provider.
- Law Enforcement: Service is provided county-wide by the Sheriff’s Department; the City of Dawson provides this service for its jurisdiction only.

- Library: Service will be provided countywide (i.e., including the City of Dawson and unincorporated areas) by Terrell County as the single service provider.
- Parks and Recreation: Service will be provided countywide (i.e., including the City of Dawson and unincorporated areas) by Terrell County as the single service provider.
- Planning & Zoning: The City of Dawson will provide this service only within its incorporated boundary; Terrell County will provide this service county wide.
- Public Health Services: Service will be provided countywide (i.e., including the City of Dawson and unincorporated areas) by Terrell County as the single service provider.
- Public Works: The City of Dawson will provide this service only within its incorporated boundary; Terrell County will provide this service county wide.
- Road/Bridges Construction & Maintenance: The City of Dawson will provide this service only within its incorporated boundary; Terrell County will provide this service county wide.
- Sewage Collection Disposal: The City of Dawson will provide this service only within its incorporated boundary and designated unincorporated boundaries bordering the city limits.
- Solid Waste Management: The City of Dawson will provide this service only within its incorporated boundary; Terrell County will provide this service in unincorporated areas.
- Social Services: Service will be provided countywide (i.e., including the City of Dawson and unincorporated areas) by Terrell County as the single service provider.
- Utilities (Gas): The City of Dawson will provide this service only within its incorporated boundary and designated unincorporated boundaries bordering the city limits.
- Water Supply/Distribution: The City of Dawson will provide this service only within its incorporated boundary and designated unincorporated boundaries bordering the city limits.
- Terrell County School System: the purpose of this coordination effort is through funding from the county tax digest.
- Terrell County Family Connection: the purpose of this affiliation is to keep the city and county governments abreast of the various resource referrals Family Connection offers.

Regional Coordination:

- Southwest Georgia Regional Development Center (RDC): the purpose of the coordination efforts with the RDC and the City of Dawson is to provide technical assistance on various planning-related projects. The RDC assists the City of Dawson government with the Regional Transit Program, the City of Dawson Comprehensive Plan, the Service Delivery Strategy, Zoning, Subdivision Regulations, Environmental Protection Ordinances and Requirements, and Grant Writing. In essence, the RDC serves as a liaison between the City of Dawson government and state and federal agencies.

State Coordination:

- Georgia Environmental Protection Division: the purpose of this coordination effort is to ensure that all environmentally sensitive resources are protected and maintained. In addition, the Environmental Protection Division is responsible for permitting.
- Georgia Department of Community Affairs: the purpose of this coordination effort is to ensure that the Local Minimum Planning Standards are used in the development of the consolidated comprehensive plan, the Service Delivery Strategy and zoning issues. In addition, the Georgia Department of Community Affairs offers a variety of grant opportunities for local governments.
- Georgia Department of Industry, Tourism, and Trade: the purpose of this coordination effort is to keep the City of Dawson abreast of economic development opportunities within the region and the state.
- Georgia Department of Transportation: the purpose of this coordination effort is to maintain state roads and highways and to inform the City of Dawson of various transportation-related funding projects.
- Georgia Department of Family and Children Services: the purpose of this coordination effort is to keep the City of Dawson abreast of the needs of the residents in regards to social services.
- Georgia State Prison Authority: the purpose of this coordination effort is to keep the City of Dawson abreast of the workings of the Terrell Probation Detention Center.

Table 7.0
City of Dawson/Terrell County Intergovernmental Coordination Efforts

Intergovernmental Coordination Efforts	Governments/Entities Authorities/Business Involved	Nature of the Relationship to Comprehensive Plan	Coordination Mechanism	Primary Responsibility
Service Delivery Strategy	Terrell County, City of Dawson	Separate Document Minimizes conflicts over service provision described in Comprehensive Plan. Overall guidance and process for coordinating local governmental services Formal process, dictated by state law.	Adopted by local governments. Includes dispute resolution processes.	Local governments.
Fire Protection	City of Dawson, Terrell County	Described in Community Facilities element. Long term goals devised during planning process	Formal Mutual Aid Agreement Sharing of Information	City of Dawson Terrell County
Law Enforcement	City of Dawson Terrell County	Described in Community Facilities element. Long term goals devised during planning process	Informal Agreement Sharing of Information	City of Dawson Terrell County
Terrell County School System	Terrell County Tax Assessor, Terrell County School Board	Comprehensive Plan Identifies and addresses community needs	Support state wide initiatives Sharing of Information	Terrell County School Board
Parks and Recreation	Terrell County Recreational Board	Comprehensive Plan Identifies and addresses community needs	Contract agreement Sharing of Information	Terrell County
Regional Development Center	City of Dawson, Southwest Georgia Regional Development Center	Assists with the identification and implementation of objectives from the Comprehensive Plan	Contract for Services: Regional Transit Program, Comprehensive Plan, Updates/Amendments, Strategy, Zoning/Mapping services. Subdivision Regulations Environmental Protection Ordinances/Requirements Grant Writing, etc. Sharing of information	Local Governments
State Agencies	City of Dawson, DCA, DHR, DFACS, DOT, DOL, Terrell Probation Detention Center	Assists with the identification and implementation of objectives from the Comprehensive Plan	Contracts for Services, Sharing of Information	Local governments

Source: City of Dawson Planning Committee, SWG RDC

Assessment

The governments of the City of Dawson and Terrell County would like to maintain current intergovernmental coordination efforts to guarantee the best possible provision of services for the residents. Furthermore, it is imperative that government officials continue to enhance intergovernmental coordination efforts in order to continue to improve the quality of life for all residents. When necessary or required, the local governments will assess and amend their Service Delivery Strategy to conform to existing service provisions.

Goals and an Associated Implementation Program

The residents of Terrell County and the City of Dawson are content with current intergovernmental coordination efforts. Therefore, the governments would like to maintain current intergovernmental coordination relationships in the best manner possible. The main intergovernmental coordination goal for the City of Dawson and Terrell County is to:

Goal: To promote maximum local government effectiveness, efficiency and coordination through the identification and provision of mechanisms for resolving incompatible or conflicting statements within the local government comprehensive plan.

Each of the policies and objectives that the City of Dawson has set are feasible and can be accomplished through diligence and effective implementation strategies.

Chapter 8

Implementation

This important chapter establishes the long-range needs, goals and ambitions of the City of Dawson. It includes statement of needs for each element except population, summarizing the general conclusions reached during the community's inventory and assessment phases; goal statements expressing the community's common ideas, desires and vision for the future growth and development of the city. Lastly, a short term work program is presented for the purpose of scheduling specific actions The City of Dawson intends to undertake during each of the next five years to address the needs and goals identified in the comprehensive plan.

Economic Development Element

Goal Statement: To foster economic development activities so as to help create a higher quality of life for all residents within the County.

Objective 1.1: To continue to support the Terrell County Chamber of Commerce.

Objective 1.2: To continue to support regional economic development efforts coordinated the Regional Development Center and other regional economic efforts.

Objective 1.3: To encourage and or assist in local educational improvements and training opportunities which are available through vocational schools and job training programs.

Objective 1.4: To continue to maintain quality community facilities.

Objective 1.5: To encourage and support downtown revitalization efforts and the Downtown Development Authority.

Objective 1.6: To continue to maintain and upkeep city streets.

Objective 1.7: To encourage the development of new housing units as well as greater housing mix for the different market segments.

Objective 1.8: To provide for added downtown off-street parking facilities.

Objective 1.9: To support and maintain the Dawson Transit Authority.

Housing Element

Goal Statement: To encourage the provision of adequate, sanitary and affordable housing for all residents within The City of Dawson.

Objective 2.1: To support all zoning ordinances which act as a tool to preserve neighborhood character and help protect property values.

Objective 2.2: To implement housing rehabilitation programs in all jurisdictions.

Objective 2.3: To adopt and enforce minimum housing codes in all jurisdictions.

Objective 2.4: To raze all dilapidated housing units within the City.

Objective 2.5: To encourage the conversion of non-residential buildings for housing.

Objective 2.6: To encourage the maximum use of existing infrastructure (water and sewer) through the encouragement of denser development and in-fill construction, where appropriate.

Objective 2.7: To make needed local regulatory reforms to ensure adequate but not burdensome zoning and subdivision regulations, and steady code enforcement.

Objective 2.8: To actively seek grant assistance to address housing rehabilitation needs.

Objective 2.9: To encourage the use of the local labor force in housing rehabilitation projects.

Natural and Cultural Resources Element

Goal Statement: To foster the protection of the City's natural, historic and environmentally sensitive resources.

Objective 3.1: To support existing Zoning Ordinance and Subdivision Regulations which act as mechanisms for natural resource protection.

Objective 3.2: To support and enforce well head protection regulations to help protect the municipalities drinking water supply.

Objective 3.3: To support the adopted local tree ordinance of the City of Dawson.

Objective 3.4: To provide for better community education regarding historic resources.

Community Facilities Element

Goal Statement: To provide for quality and adequacy in community facilities and services for all residents within the City of Dawson.

Objective 4.1: To develop long range capital facilities improvement programs.

Objective 4.2: To begin implementation of the five-year short termed work programs for community facilities improvements.

Objective 4.3.: To continue to encourage inter-governmental cooperation in the provision of capital facilities within the City.

Objective 4.4: To improve medical facilities access.

Objective 4.5: To provide for expanded recreational opportunities.

Objective 4.6: To make needed improvements to the City's transportation network.

Objective 4.7: To provide for handicap access to all public facilities and services.

Land Use Element

Goal Statement: To provide protection of residential neighborhoods, commercial, industrial and environmentally sensitive areas from encroachment by non-compatible land uses, and to achieve a desirable arrangement of land uses to affect efficient delivery of public services.

Objective 5.1: To support and maintain adopted zoning ordinances and subdivision regulations which act as land management tools for the protection of neighborhood character, property values and natural resources.

Objective 5.2: To discourage development in areas of the City which have physical development liabilities such as wetland areas and areas having slope problems.

Objective 5.3: To develop annexations plan (Dawson).

Objective 5.4: To periodically update land development codes.

Objective 5.5: To control soil erosion and sedimentation.

City of Dawson: Short Term Work Program Update

Community Facilities				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Develop a Pedestrian Sidewalk and Bike Pathway Plan	2004, 2005	City of Dawson	N/A	Local Funds
Street Paving Project	2004, 2005, 2006, 2007, 2008	City of Dawson	\$500,000.00	D.O.T./ CDBG Grant/ Local Funds
Natural Gas Pipe - Replacement/Improvement Project	2004, 2005, 2006, 2007, 2008	City of Dawson	\$1,000,000.00	CDBG Grant/ Local Funds
Parks/Playground Improvements	2004, 2005, 2006	City of Dawson	\$100,000.00	Grants/Local Funds
Water and Sewer Improvements	2004, 2005, 2006, 2007, 2008	City of Dawson	\$750,000.00	Grants/Local Funds
Construct a new Public Safety Complex and equipment	2004, 2005, 2006	City of Dawson	\$3,500,000.00	Grants/Local Funds
Develop Off-street Parking Plan	2004, 2005	City of Dawson	N/A	Local Funds
Renovation Project` Main Street Theater and Cultural Center` Phase 2	2004, 2005, 2006, 2007, 2008	Dawson/Downtown Development Authority	\$1,000,000.00	One Georgia /USDA/Local Funds
Housing				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Continue Housing Rehabilitation Program	2004, 2005, 2006, 2007, 2008	City of Dawson	\$2,000,000.00	CDBG Grant/ Local Funds
Raze Dilapidated Structures	2004, 2005, 2006	City of Dawson	\$5,000.00	CDBG Grant/ Local Funds
Implement Housing Counseling Program	2005	City of Dawson/Housing Authority	N/A	Local Funds
Land Use				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Update Zoning Ordinance and Zoning Map	2005	City of Dawson	N/A	Local Funds
Develop Annexation Plan	2005	City of Dawson/Housing Authority	N/A	Local Funds
Economic Development				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Place a Cellular Tower at the Terrell County Industrial Park	2005	Terrell County Chamber of Commerce	N/A	N/A
Promote Industry to locate in the Vacant Building (Angels Mills Building)	2004, 2005	Terrell County Chamber of Commerce	N/A	N/A
Natural and Historic Resources				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Complete renovation of Terrell County Chamber Building to house the Terrell County Museum and Welcome Center	2004, 2005	Terrell County Chamber of Commerce	\$500,000.00	Grants/Local Funds
Establish a web site and 1-800 number to help support and promote hunting, fishing, and other Eco/Agri Tourism.	2005	Terrell County Chamber of Commerce	N/A	Local Funds

City of Dawson: Report of Accomplishments 1999-2003

Community Facilities		
Activity	Status	Explanation
"Main Street Theater and Cultural Center" Phase 1: Purchase Building, Repair roof, clean out existing facility.	Completed	
"Main Street Theater and Cultural Center" Phase 2: Completion of First Floor to include Dinner Theater and Main Theater.	Underway	
Housing		
Activity	Status	Explanation
Adopted Local Housing Codes	Completed	
Land Use		
Activity	Status	Explanation
Updated Zoning Ordinance and Zoning Map	Completed	
Adopted Subdivision Ordinance	Completed	
Natural and Historic Resources		
Activity	Status	Explanation
Established an Historic District	Completed	
Implemented Wellhead Protection Ordinance	Completed	
Prepared Wetland and Unsuitable Soil Maps	Completed	
Implementation of Historic Preservation Ordinance	Completed	
Renovated an Historic building off Hwy 520 to house the Terrell County Chamber of Commerce	Completed	
Economic Development		
Activity	Status	Explanation
City of Dawson designated as a USDA Champion Community	Completed	
Organized Participate in a Joint Development Authority which includes Baker, Dougherty, Lee, and Terrell Counties.	Completed	
Established the South Georgia Parkway Association and receive funding from Department of Transportation to promote and market HWY. 520.	Completed	
Marketed Davis Vitamins, a vitamin manufacturer, to locate in Terrell County.	Completed	
Built a Resource Center in an Historic District of Dawson which houses the Boys and Girls Club, Girls Inc., Girls Scouts, and Family Connections.	Completed	
Established a Certified Literate Community Program	Completed	
Established a Georgia Department of Labor Satellite Office in Downtown Dawson	Completed	