



# **GLASCOCK COUNTY JOINT COMPREHENSIVE PLAN (2010-2020)**

Prepared by:  
CSRA Regional Commission  
For:  
Glascock County and the Cities of Gibson,  
Mitchell, and Edgehill, Georgia

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June, 2010

**Prepared by:**

**CSRA Regional Commission**

**For:**

**Glascok County**

**June 2010**

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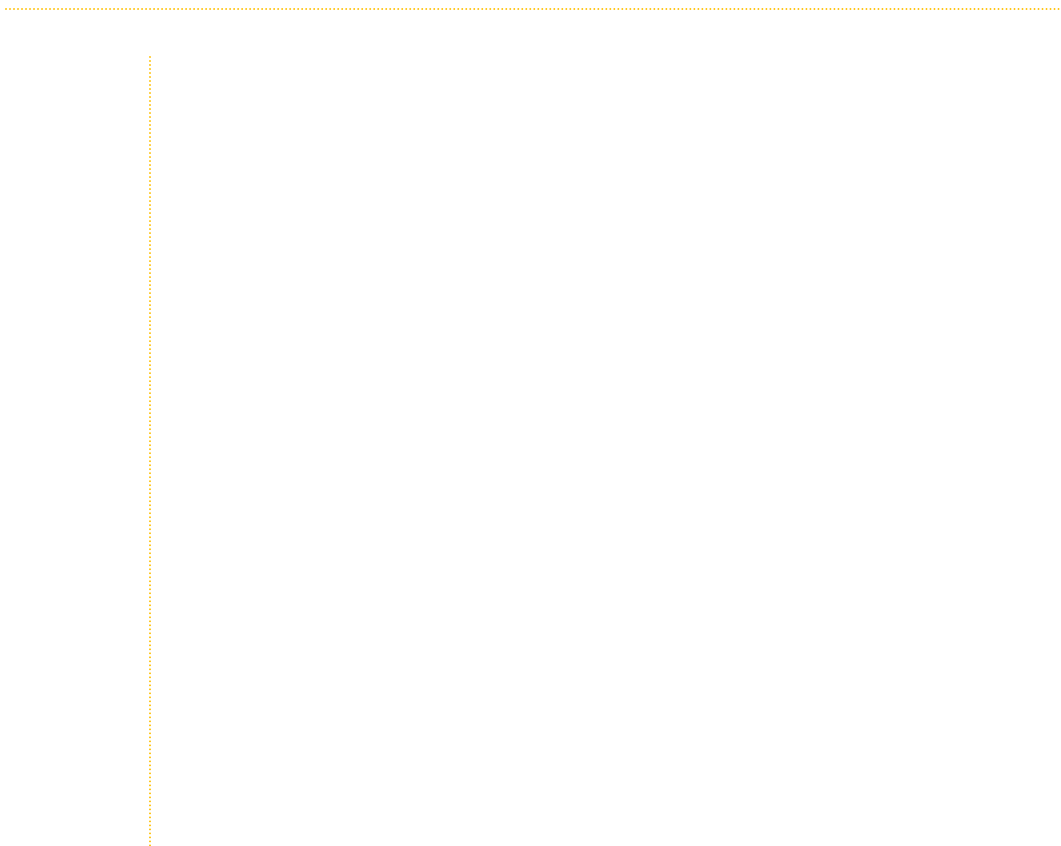
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- Appendix B: *Community Agenda*



# INTRODUCTION



# INTRODUCTION

## INTRODUCTION

Glascok County and the Cities of Gibson, Mitchell and Edgehill are located in East-Central Georgia, approximately 35 miles west of Augusta and 115 miles east of Atlanta. The county and municipalities are members of the Central Savannah River Area Regional Commission (CSRA RC) located in Augusta. Formed in 1870 from parts of Warren and Jefferson Counties as Georgia's 122<sup>nd</sup> county, Glascock County's traditional importance to the state is evidence by the significant historic sites and structures throughout the community - ranging from pre-Revolutionary times through Reconstruction.

While recent growth in Glascock County has been moderate, the conditions exist to attract additional investment. Residential growth is spilling over from the west into Glascock County from Warrenton and rapidly growing Sandersville. In addition, there exist adequate community facilities and expanding infrastructure that provide the basis for reviving not only manufacturing, but a number of other employment opportunities in the County. In preparing this plan, Glascock County recognizes that there are a number of assets that can be marketed to attract growth; but, there also exists the opportunity to develop mechanisms that will channel future development in a manner that does not compromise the communities historic identity or rural quality of life.

The purpose of the Glascock County Comprehensive Plan is to provide the local elected officials of Glascock County with a tool to manage and guide the future growth of the County through the year 2020. The plan also represents Glascock County participation in the statewide coordinated planning program created by the Georgia Planning Act of 1989. The plan, which meets the Minimum Planning Standards and Procedures established by the Act, is intended to provide guidelines which the County and its three cities can follow when providing future public facilities and services. Further, the plan should guide local government decision making regarding economic development, environmental protection, and future land use.

## WHY PLAN?

Successful communities don't just happen - they must be continually shaped and guided. A community must actively manage its land use, infrastructure and resources, and respond to changing circumstances if it is to continue to meet the needs of its residents. Glascock County residents value the character and diversity of their communities, the strong sense of identity, and the casual pace and lifestyle associated with rural communities. Concern about promoting economic development, providing for adequate infrastructure and ensuring adequate recreational and educational opportunities for its old and new citizens are issues that all three communities are continuously trying to address. Comprehensive planning, based on good data and public consultation, will assist Gibson, Mitchell, Edgehill, and Glascock County to address these, and many other concerns.

## WHAT IS THE COMPREHENSIVE PLAN?

The comprehensive plan is the official guiding document for the future of Glascock County and the cities of Gibson, Mitchell, and Edgehill. It is designed to formulate a coordinated, long-term planning program for all communities. The plan lays out a desired future and guides how that future is to be achieved. It serves as a guide to both the public and private sector by providing a picture of how land will develop, how housing will be made available, how jobs will be attracted and retained, how open space and the environment will be protected, how public services and facilities will be provided, and how transportation facilities will be improved. Further, the plan guides elected and appointed officials as they deliberate community development issues and convey policy and intended programs

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of action to residents. In short, the comprehensive plan is a unified document providing a consistent policy direction.

The comprehensive plan is structured to be a dynamic document, subject to amendment when conditions within the county or a community change significantly. Periodic updates are needed to ensure that it continues to meet the needs of the citizens of all Glascock County communities. The previous comprehensive plan for Glascock County, Gibson, Mitchell, and Edgehill was prepared between 1992 and 1995. Over the years, many of the items recommended for implementation in the plans were completed or became irrelevant due to changing circumstances. The current unified planning effort addresses the significant changes in Glascock County since the last comprehensive plan; and, ensures a greater level of coordination and consistency that reflects the communities' shared heritage and linked future.

## HOW TO USE THE COMPREHENSIVE PLAN

The comprehensive plan is not, in itself, an implementation tool - but rather a guide to action. It is intended to serve as a reference point for potential users. For example, a commission or council may use the plan's policies to decide whether to approve a proposed rezoning of land. The Board of Education may use the plan to determine future student enrollment and corresponding facilities expansion. The Tax Assessors' Office may use the plan to estimate future digests.

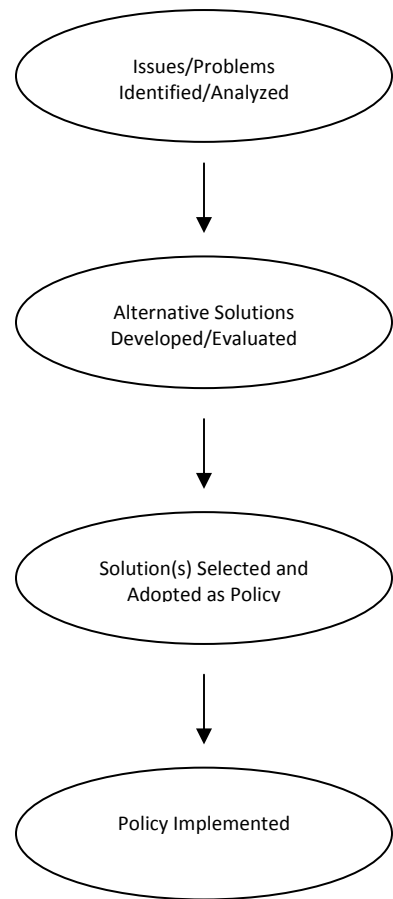
A number of companion planning documents should be used in conjunction with this comprehensive plan. These include the *Glascock County Joint Solid Waste Management Plan*, the comprehensive and solid waste plans of surrounding jurisdictions, and other local and state regulatory documents.

Unlike sector or single issue planning documents, which only generally refer to issues such as transportation, economic development, parks and recreation, annexation, and community services, the comprehensive plan addresses these issues in a coordinated manner.

## PLANNING DEVELOPMENT PROCESS

As illustrated in **Figure I-1**, the comprehensive plan is the product of extensive local government and citizen involvement through structured workshops and unstructured discussion sessions.

Figure I-1: Plan Development Process





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## Planning/Advisory Committee

Preparations for the comprehensive plan began with the creation of the Glascock County Joint Comprehensive Plan Advisory Committee. The primary purpose of the committee was to oversee and assist in the process of drafting the comprehensive plan. The committee was composed of elected officials, government employees, and residents. The committee's roles included communicating the concerns of interested groups regarding the development of the community; providing a forum for discussion of differing views; developing statements of the community's vision and goals; and recommending goals, policies, and implementation measures.

During 2009, staff from the CSRA RC collected background information about the planning area through historical research, site visits, and information gathered from local officials. The Advisory Committee then provided direction and guidance by discussing the various issues raised at committee meetings and public events. Specific plan chapters were then prepared for the various functional elements of the plan. Additional activities of the Advisory Committee are highlighted in the *Community Participation Program* portion of the *Glascock County Joint Comprehensive Plan*.

## Public Consultation

The plan's development is subject to a comprehensive public involvement process. Public involvement serves to educate community leaders about planning issues and to build constituency support - both necessary ingredients for any successful comprehensive plan. Each person at the table represents many others and offers insight on something overlooked by planners. By involving the public as a partner throughout the planning process, the message sent is that people's ideas matter. When the citizenry sees the quantifiable effect they can have on the plan, it gives them a sense of ownership over the plan; it is not just a plan document mandated by a government agency. When there is real public consultation, the citizens are likely to become advocates for its implementation.

## Comprehensive Plan Components

The process of updating the *Glascock County Joint Comprehensive Plan* conforms to the requirements established by the Georgia Department of Community Affairs' "Standards and Procedures for Local Comprehensive Planning." *Glascock County Joint Comprehensive Plan* document includes 3 principal components: *Community Assessment*, *Community Participation Program* and *Community Agenda*. The *Community Assessment* portion of the plan includes Chapters 1 through 11. The *Community Assessment* analyzes existing conditions throughout Glascock County and defines issues and opportunities which may be addressed later in the planning process. The information provided in the *Community Assessment*, combined with public input, provides the basis for the goals, objectives and actions established during the final *Community Agenda* portion of the *Plan (Appendix B)*. The *Community Participation Program* is accompanying this document.

## Mapping Specifications

The "Standards and Procedures for Local Comprehensive Planning" require that a number of maps be submitted with the *Glascock County Joint Comprehensive Plan* - most relating to the "Natural and Cultural Resources" and "Land Use" components. Required digital maps must illustrate boundaries according to the U.S. Census Bureau's TIGER boundary files. Unfortunately, TIGER boundaries can sometimes vary from the actual corporate limits. Many of these variations are the direct result of

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annexation activity – annexations that are not reflected in TIGER files as being within the municipal limits. In the near future, efforts to update the boundaries of Glascock County’s two cities during participation in the U.S. Census Bureau’s LUCA program will likely eliminate most boundary discrepancies.

Until TIGER files are revised during the ongoing Local Update of Census Addresses and Boundary Annexation Survey projects, many of the maps contained in this *Plan* – particularly land use and character area maps will utilize the municipal limits provided to the CSRA RC through the records of participating communities.

<b>Figure I-2: Preliminary Glascock County Issues &amp; Opportunities</b>		
	<b>Issues</b>	<b>Opportunities</b>
<b>Population</b>	Rural small community	Increase population through housing and economic development efforts
<b>Economic Development</b>	There is no small business	Reactivation of Development Authority
	Lack of opportunity for growth	Received grant for Industrial Park Encourage quality employment
<b>Housing</b>	Needs land use planning/zoning/building codes for proper growth	Increase housing quality and affordability through code enforcement
	Rural family atmosphere	Encourage low density housing to retain rural character
<b>Natural &amp; Cultural Resources</b>	Beautiful landscape	Preserve historic homes
	Clean air/environment	Promote conservation program
<b>Community Facilities</b>	Low crime rates	Improve school and sports facility
<b>Transportation</b>	Improve the roads	Develop transportation alternatives
<b>Intergovernmental Coordination</b>	No unified leadership	Continue to work together
	Government needs to work together	Extend joint decision making between cities and county
<b>Land Use</b>	Lack infrastructure	
	Don't want to be a big city	Land Use Regulations

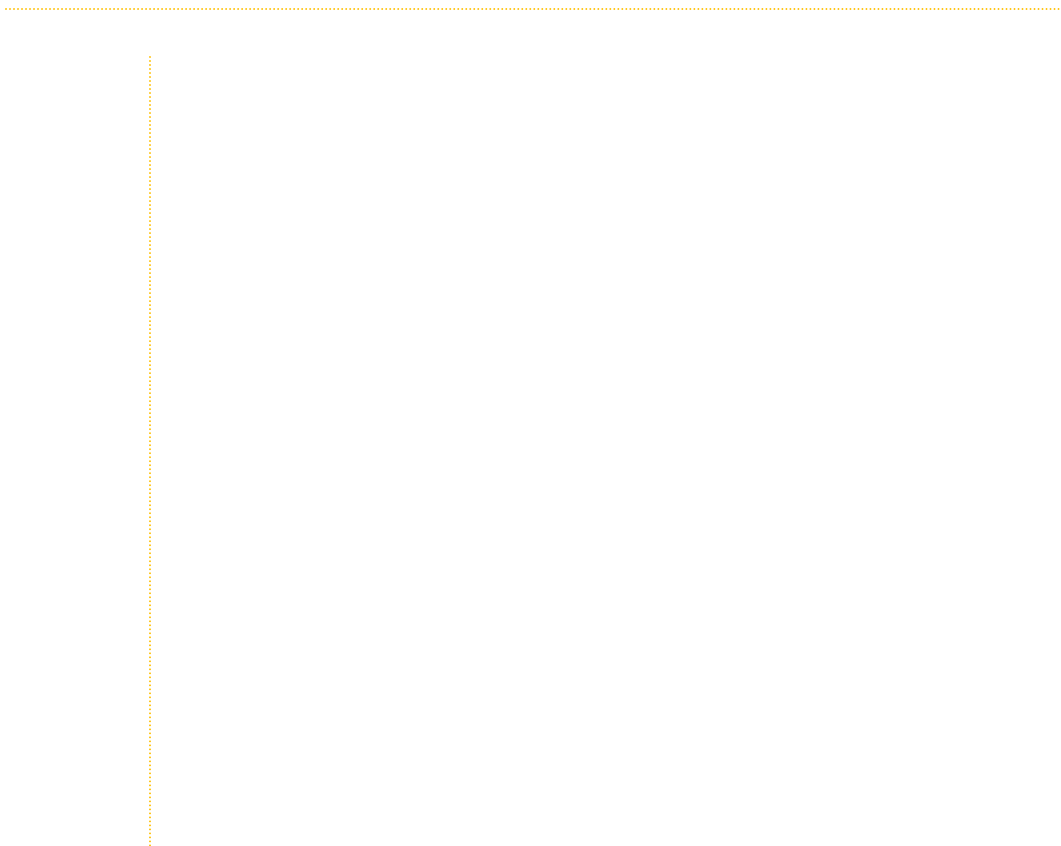
Source: Glascock County Comprehensive Plan Workshop 11-2-09

## ISSUES AND OPPORTUNITIES

The *Glascock County Joint Comprehensive Plan* considers issues and opportunities that are applicable to Glascock County and have been identified through data compilation and community input. Discussion with the Advisory Committee early in the planning process yielded the preliminary list of issues and opportunities found in Figure I-2.

The issues and opportunities listed in this section were discussed in greater detail during the preparation of the *Community Assessment* portion of the *Plan* and were revised slightly over the course of this process. A more thorough discussion of community issues and opportunities can be found in the “Assessment” section of each chapter. The recommendations contained within Chapters 2 through 10 of the *Community Assessment* are preliminary and were expanded upon further during preparation of the *Community Agenda* subject to additional community-wide input.

# POPULATION



# POPULATION

## INTRODUCTION

Defining a community's population characteristics is an essential part of any comprehensive planning process. A variety of factors, including housing, economic development, community facilities and future land use are directly influenced by population data. A thorough understanding of population projections helps to ensure that goals and policies established in other parts of the comprehensive plan are truly consistent with the community's future needs.

When planning for Glascock County's future, it is important to recognize the community's relationship with the surrounding region. Glascock County is located closely to the Augusta-Aiken Metropolitan Statistical Area (MSA) which ties the community's prosperity directly to the health of the greater metropolitan area. The MSA includes Columbia, McDuffie, Burke, and Richmond Counties in Georgia, and Aiken and Edgefield Counties in South Carolina. As a result, this plan often compares the statistics of Glascock County with the regional population center of the Augusta-Aiken MSA. Additionally, in order to provide the most complete picture of population growth in Glascock County comparisons to jurisdictions that share certain attributes with Glascock County are necessary. With this in mind population trends in adjacent Warren and Jefferson Counties are considered. These two counties were chosen not only for their geographic proximity to Glascock County but also for a number of shared characteristics. Warren County shares a rural character with much of Glascock County; conversely Jefferson County with its rapidly urbanizing and growing population provides a window into what could very well be the future development pattern of Glascock County as the Augusta metro area sprawls westward.

The principal sources of information for this chapter are the United States Census Bureau, Woods and Poole Economics Inc., the Georgia Department of Education and the Glascock County Planning Commission.

## HISTORICAL POPULATION TRENDS

**Figure P-1** illustrates the healthy population growth in Glascock County (9.2 percent) and population decline in the municipalities (-6.2 percent in Gibson and -23.8 percent in Mitchell, (-54.7 percent in Edgehill) since 1980. During that same period, the statewide population increased by 66.2 percent respectively.

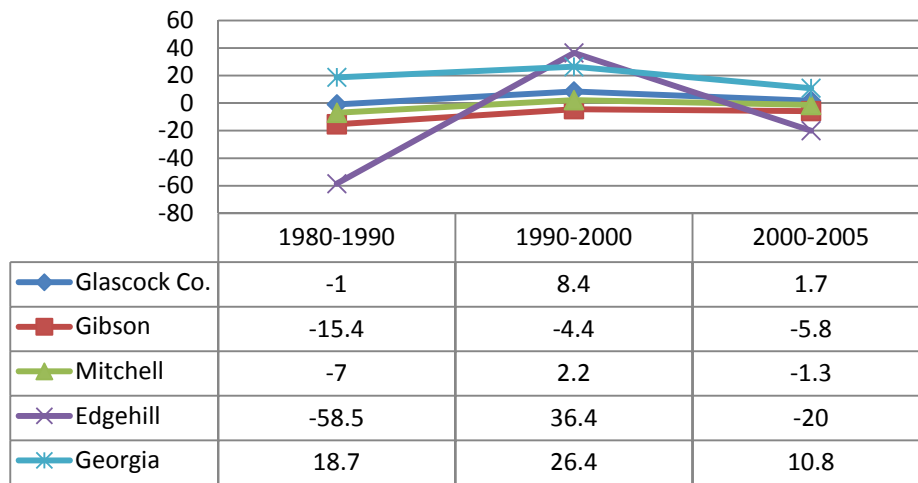
<b>Figure P-1: Historical Population for Selected Jurisdictions, 1980-2005</b>					
	<b>1980</b>	<b>1990</b>	<b>2000</b>	<b>2005</b>	<b>1980-2005 % Change</b>
Glascock County	2,382	2,357	2,556	2,600	9.2
Gibson	730	679	694	685	-6.2
Mitchell	214	181	173	163	-23.8
Edgehill	53	22	30	24	-54.7
Georgia	5,457,566	6,478,216	8,186,453	9,072,576	66.2

*Source: U.S. Census Bureau, 1980, 1990, 2000 (SF1); U.S. Census Bureau Population Estimates (2005); Calculation by CSRA RC*

**Figure P-2** shows that Glascock County began experiencing a growth in population beginning in 1990. Unlike the County and the State, all three municipalities within Glascock County experienced a decline in population growth rates. This change in population growth could be due to more people residing in the unincorporated areas of the county.

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**Figure P-2: Historical Population Growth Rates 1980-2005**



Source: U.S. Census Bureau, 1980, 1990, 2000 (SF1); U.S. Census Bureau Population Estimates (2005); Calculations by CSRA RC

## POPULATION PROJECTIONS

Glascock County’s population is projected to increase to 2,774 (8.5 percent) through 2025 (**Figure P-3**). While the County’s growth rate will remain significantly above its municipalities, it will continue to stay in line with the state (41.7 percent). The rate differential will continue to narrow compared to the two previous decades. The municipalities (Gibson, Mitchell, Edgehill) within Glascock County are projected to lose population over the planning period. Data provided to the CSRA Regional Commission (RC) by the County on residential building permits issued over the past 6 years, number of residential lots whose final plats have been approved, and numbers of water and sewer customers over the past five years provided the RC with more accurate measures of Glascock County’s population growth since the 2000 decennial census.

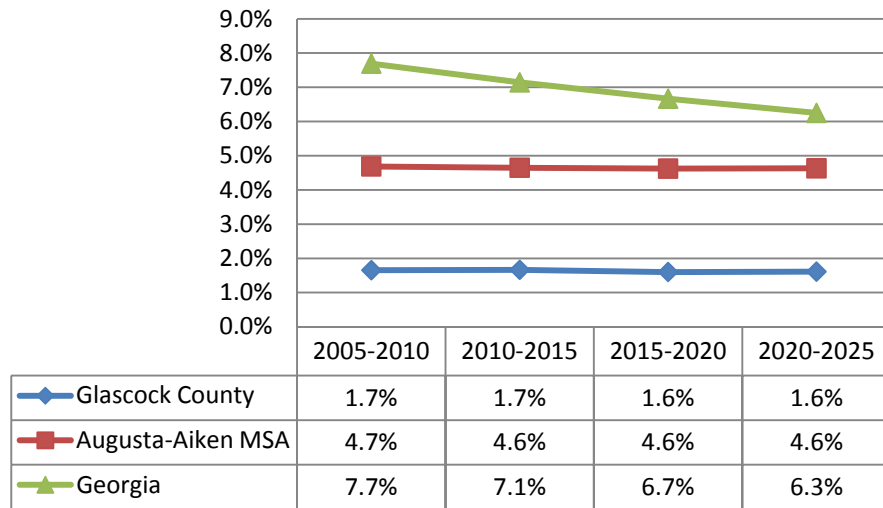
**Figure P-3: Population Projections for Selected Jurisdictions, 2000-2025**

	2000	2005	2010	2015	2020	2025	% Change 2000-2025
Glascock County	2,556	2,600	2,643	2,687	2,730	2774	8.5%
Gibson	694	685	676	667	658	649	-6.5%
Mitchell	173	163	153	142	132	122	-29.5%
Edgehill	30	24	19	13	7	1	-96.7%
Georgia	8,186,453	8,868,675	9,550,897	10,233,118	10,915,340	11,597,562	41.7%

Source: U.S. Bureau of the Census 2000 (SF1); U.S. Bureau of the Census Population Estimate (2005); Calculations by CSRA RC

As shown in **Figure P-4**, Glascock County’s projected 5-year growth rates illustrate an average increase of 8.5 percent through 2025, after an initial growth rate of 1.7 percent from 2005-2010. The decline in Gibson, Mitchell, and Edgehill’s populations during this same period can be attributed to the expansion of City-County infrastructure where it has not existed before. This expansion will drive residential as well as commercial development out from the existing municipalities assuming current development patterns continue to be promoted. As it stands now all municipalities could be considered “built out” where all land suitable for residential development is currently in use.

**Figure P-4: Five-Year Population Growth Rates for Selected Jurisdictions, 2005-2025**



Source: U.S. Census Bureau Population Estimates (2005); Calculations by CSRA RC

**Households**

Typically, an increase of population will result in an increase of the total number of households within the community; although, the reverse is not necessarily true. As exhibited in **Figure P-5**, Edgell experienced a 22.2 percent increase in the number of households between 1990 and 2000 while its overall population declined. During this same time frame, the number of households in Glascocock County rose by 15.8 percent, while households in Gibson declined by 13.6 percent – a rate similar to the Town’s overall population decline. While the municipality of Mitchell remained the same in the number of households during 1990 and 2000, both municipalities of Edgell and Gibson enjoyed household growth rates.

Average household size in Mitchell (2.34) is roughly consistent with Glascocock County (2.37) (**Figure P-6**). All jurisdictions except for Edgell illustrate a steady decline in average household size.

**Figure P-5: Number of Households for Selected Jurisdictions, 1980-2000**

	1980	1990	2000	1990-2000 % Change
Glascocock County	836	867	1,004	15.8%
Gibson	254	235	267	13.6%
Mitchell	81	72	72	0.0%
Edgell	20	9	11	22.2%

Source: U.S. Bureau of the Census, 1980, 1990, 2000 (SF1)

**Figure P-6: Average Household Size for Selected Jurisdictions, 1980-2005**

	1980	1990	2000	2005
Glascocock County	2.72	2.59	2.44	2.37
Gibson	2.46	2.4	2.21	2.15
Mitchell	2.64	2.51	2.4	2.34
Edgell	2.65	2.44	2.73	2.75

Source: U.S. Bureau of the Census, 1980, 1990, 2000 (SF1); U. S. Bureau of the Census Population Estimate 2005 (SF1)

**Figure P-7: Average Household Size for Surrounding Counties, 1980-2005**

	1980	1990	2000	2005
Glascocock County	2.72	2.59	2.44	2.37
Warren County	3.07	2.8	2.55	2.42
Jefferson County	3.05	2.79	2.65	2.55

Source: U.S. Bureau of the Census, 1980, 1990, 2000 (SF1); U. S. Bureau of the Census Population Estimate 2005 (SF1)





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Figure P-7 shows that surrounding counties also have an average household size ranging from 2.37 to 2.55. Since 1980, all counties have experienced a decline in average household size. The reasons for the decline may be due to population decline in the rural area.

## Age

Figure P-8 illustrates historical trends and population projections of Glascock County categorized by age group. Since 1980, all 25+ age groups within Glascock County have experienced a significant increase in overall numbers except for the 55-64 year old group.

Collectively, these age groups accounted for almost 100 new residents between 1980 and 2000. With the exception of the 0-4 year old, 5-13 year old, and 55-64 year old groups, all other age groups declined in numbers in the past two decades. Growth rates among different age groupings are projected to continue to decline through 2025 as Glascock County becomes more rural.

Gibson's age distribution patterns have undergone even more change, with decline among most age groupings. The 35-44 year old and 65 and over groups posted the highest growth since 1980, at 32.2 percent and 15.6 percent respectively (Figure P-9). The number of 14-17 year old (-53.1 percent) and 18-20 year old (-43.3 percent) posted the highest levels of decline.

**Figure P-8: Glascock County Age Distribution, 1980-2025**

Age	1980	2000	Rate (%) of Change 1980-2000	2025	Rate (%) of Change 2000-2025
0 – 4 Years Old	162	173	6.8%	187	8.1%
5 – 13 Years Old	302	319	5.6%	340	6.6%
14 – 17 Years Old	182	117	-35.7%	36	-69.2%
18 – 20 Years Old	122	84	-31.1%	37	-56.0%
21 – 24 Years Old	144	112	-22.2%	72	-35.7%
25 – 34 Years Old	291	310	6.5%	334	7.7%
35 – 44 Years Old	259	375	44.8%	520	38.7%
45 – 54 Years Old	234	331	41.5%	452	36.6%
55 – 64 Years Old	281	269	-4.3%	254	-5.6%
65 and over	405	466	15.1%	542	16.3%
<b>Total</b>	<b>2382</b>	<b>2556</b>	<b>7.3%</b>	<b>2774</b>	<b>8.5%</b>

Source: U.S. Bureau of the Census (SFI)

**Figure P-9: Gibson Age Distribution, 1980-2025**

Age	1980	2000	Rate (%) of Change 1980-2000	2025	Rate (%) of Change 2000-2025
0 – 4 Years Old	49	35	-28.6%	18	-48.6%
5 – 13 Years Old	73	71	-2.7%	69	-2.8%
14 – 17 Years Old	49	23	-53.1%	0	-100.0%
18 – 20 Years Old	30	17	-43.3%	1	-94.1%
21 – 24 Years Old	41	28	-31.7%	12	-57.1%
25 – 34 Years Old	72	77	6.9%	83	7.8%
35 – 44 Years Old	59	78	32.2%	102	30.8%
45 – 54 Years Old	69	70	1.4%	71	1.4%
55 – 64 Years Old	102	80	-21.6%	53	-33.8%
65 and over	186	215	15.6%	251	16.7%
<b>Total</b>	<b>730</b>	<b>694</b>	<b>-4.9%</b>	<b>660</b>	<b>-4.9%</b>

Source: U.S. Bureau of the Census (SFI)

**Figure P-10: Mitchell Age Distribution, 1980-2025**

Age	1980	2000	Rate (%) of Change 1980-2000	2025	Rate (%) of Change 2000-2025
0 – 4 Years Old	17	11	-35.3%	4	-63.6%
5 – 13 Years Old	30	17	-43.3%	1	-94.1%
14 – 17 Years Old	18	5	-72.2%	0	-100.0%
18 – 20 Years Old	12	5	-58.3%	0	-100.0%
21 – 24 Years Old	11	7	-36.4%	2	-71.4%
25 – 34 Years Old	24	21	-12.5%	17	-19.0%
35 – 44 Years Old	27	23	-14.8%	18	-21.7%
45 – 54 Years Old	21	31	47.6%	44	41.9%
55 – 64 Years Old	22	17	-22.7%	11	-35.3%
65 and over	32	36	12.5%	41	13.9%
<b>Total</b>	<b>214</b>	<b>173</b>	<b>-19.2%</b>	<b>138</b>	<b>-20.2%</b>

Source: U.S. Bureau of the Census (SFI)

# POPULATION

Mitchell has posted population declines across all age groups since 1980 except for 45-54 year olds and 65 and over. The number of 14-17 year olds declines 72.2 percent while the number of 18-20 year olds declined 58.3 percent in the past two decades (**Figure P-10**). There is no information available that would suggest a change in these trends.

**Figure P-11** presents a percentage breakdown of age groups in Glascock County, Gibson, Mitchell, and Edgehill. Gibson has the oldest population of all jurisdictions. Approximately 31 percent of the City's population is aged 65 years and over, compared with 18.2 percent in Glascock County, 20.8 percent in Mitchell, and 23.3 percent in Edgehill. The youngest population jurisdiction is the county with 6.8 percent being 0-4 year olds.

**Figure P-11: Percent of Total Population for Selected Jurisdictions, 2000**

Age	Glascock County	Gibson	Mitchell	Edgehill
<b>0 – 4 Years Old</b>	6.8%	5.0%	6.4%	0.0%
<b>5 – 13 Years Old</b>	12.5%	10.2%	9.8%	13.3%
<b>14 – 17 Years Old</b>	4.6%	3.3%	2.9%	13.3%
<b>18 – 20 Years Old</b>	3.3%	2.4%	2.9%	3.3%
<b>21 – 24 Years Old</b>	4.4%	4.0%	4.0%	0.0%
<b>25 – 34 Years Old</b>	12.1%	11.1%	12.1%	6.7%
<b>35 – 44 Years Old</b>	14.7%	11.2%	13.3%	16.7%
<b>45 – 54 Years Old</b>	12.9%	10.1%	17.9%	6.7%
<b>55 – 64 Years Old</b>	10.5%	11.5%	9.8%	16.7%
<b>65 and over</b>	18.2%	31.0%	20.8%	23.3%
<b>Total</b>	100.0%	100.0%	100.0%	100.0%

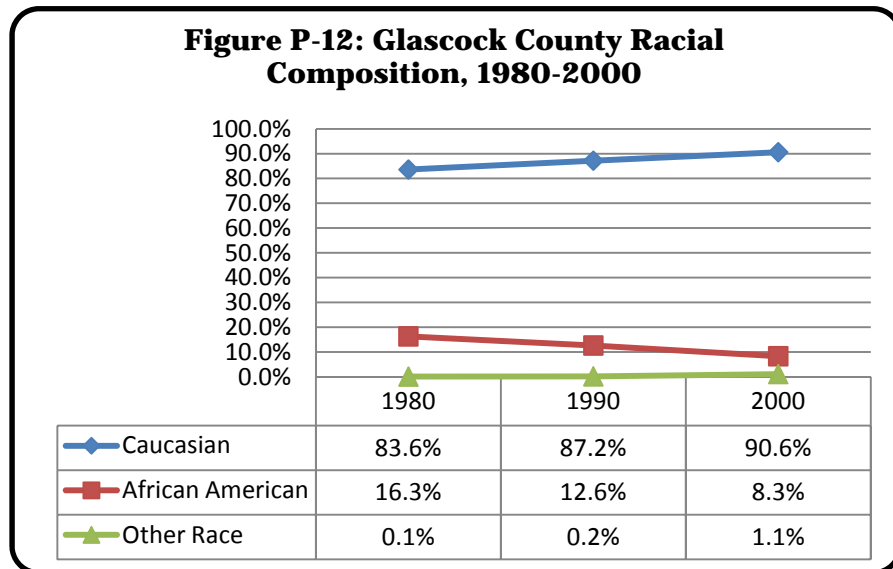
Source: U.S. Bureau of the Census (SFI)

## Racial and Ethnic Composition

**Figure P-12** shows that in 2000, Glascock County's population was approximately 90.6 percent Caucasian, 8.3 percent African American and 1.1 percent listed as "other race."

For purposes of this plan, the category of "other race" includes those groups listed by the United States Census as: American Indian and

**Figure P-12: Glascock County Racial Composition, 1980-2000**

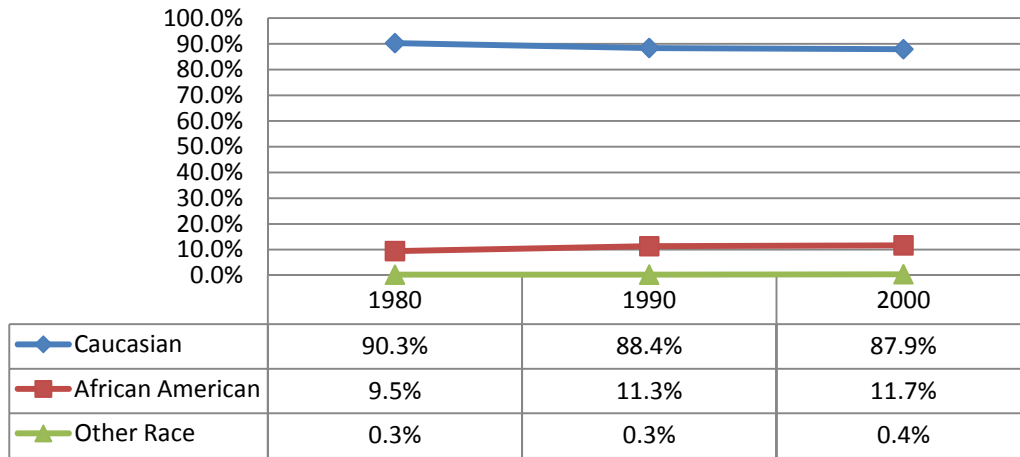


Source: U.S. Census Bureau, 1980, 1990, 2000 (SF3); Calculations by CSRA RC

Alaska Native, Asian, Native Hawaiian and Other Pacific Islander, and "Some other race" (meaning a survey respondent was unable to identify with any one of the primary racial categories). Since 1980, the racial composition of county residents has not experienced any significant fluctuation.

# POPULATION

**Figure P-13: Gibson Racial Composition, 1980-2000**

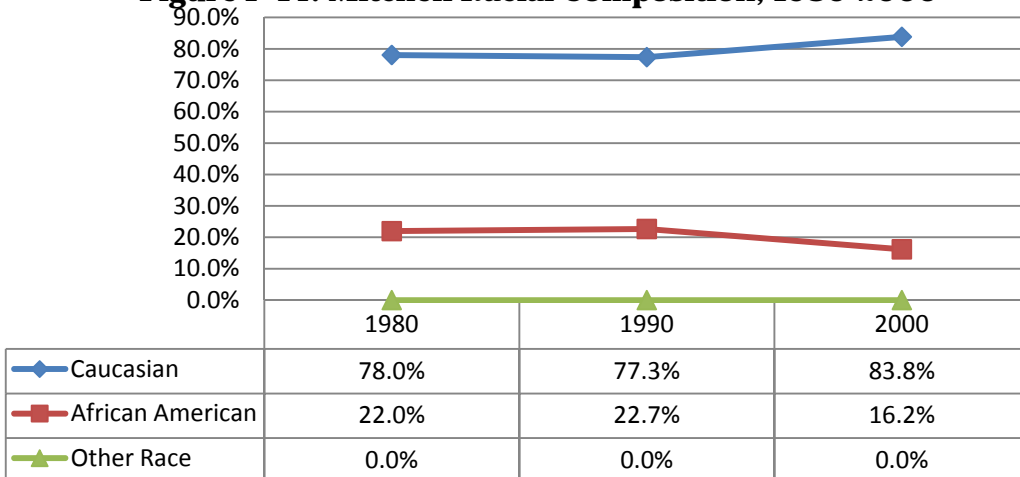


Source: U.S. Census Bureau, 1980, 1990, 2000 (SF3); Calculations by CSRA RC

Figure P-13 highlights racial composition in Gibson. In 2000, Gibson’s population was approximately 87.9 percent Caucasian, 11.7 percent African American and 0.4 percent listed as “other race.” Since 1980, Gibson’s Caucasian population has declined approximately 2.5 percent while the city’s African American population has increased from 9.5 percent to 11.7 percent.

Figure P-14 highlights racial composition in Mitchell. In 2000, Mitchell’s population was 83.8 percent Caucasian and 16.2 percent African American. There was not a percentage represented for the “other race” category. Since 1980, the racial composition of city residents has fluctuated slightly.

**Figure P-14: Mitchell Racial Composition, 1980-2000**

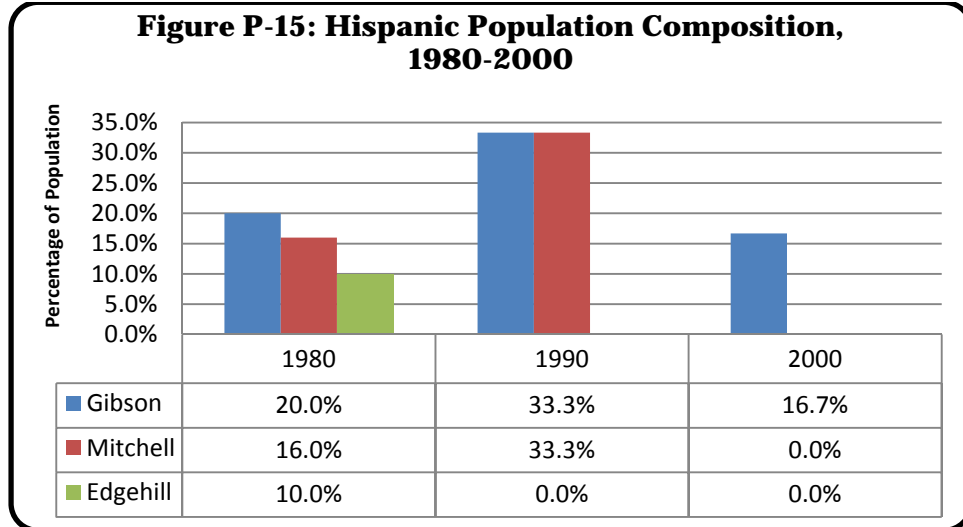


Source: U.S. Census Bureau, 1980, 1990, 2000 (SF3); Calculations by CSRA RC

It is important to note that according to the U.S. Census Bureau’s “Overview of Race and Hispanic Origin: Census 2000 Brief” (March, 2001), race and Hispanic origin are two distinct concepts. People of Hispanic ethnic origin may identify with one or more different racial groups including white, African American, American Indian, etc.

# POPULATION

According to **Figure P-15**, Gibson and Mitchell experienced a surge in Hispanic population in the 1990s. People identifying themselves as Hispanic make up less than half of the population in these jurisdictions during this timeframe. Since the number of construction jobs has a cause/effect on the Hispanic population, the lack of housing options in Gibson, Mitchell, and Edgemoor makes it likely that the labor that Hispanic workers provide is imported from other counties.



*Source: U.S. Census Bureau, 1980, 1990, 2000 (SF3); Calculations by CSRA RC*

## EDUCATION

The education level of a community is often a determinant of economic development potential. The skill levels of residents in an area can be inferred from the level of education prevalent in the community. Companies requiring skilled workers may look for areas with high rates of high school graduates while industries requiring highly-skilled workers may seek counties with large numbers of college graduates. The reverse is also true, with communities often seeking to attract companies that are a good fit for the educational level of its citizens.

Educational level is also important when evaluating a school system's quality. If the number of high school dropouts is particularly high for a certain area, the school system could be in need of improvement. School system quality can also be a factor in determining quality of life for the citizens of an area.

## Educational Attainment

**Figure P-16: Glascock County Educational Attainment, 1980-2000**

	1980 Population 25 Years and Older		1990 Population 25 Years and Older		2000 Population 25 Years and Older	
	Number	Percent (%)	Number	Percent (%)	Number	Percent (%)
Less than 9th Grade	640	26.9%	461	19.6%	280	11.0%
9th to 12th Grade (No Diploma)	362	15.2%	335	14.2%	318	12.4%
High School Graduate (Includes GED)	317	13.3%	510	21.6%	711	27.8%
Some College (No Degree)	81	3.4%	164	7.0%	291	11.4%
Associate Degree	N/A	N/A	47	2.0%	50	2.0%
Bachelor's Degree	50	2.1%	59	2.5%	65	2.5%
Graduate or Professional Degree	2	0.1%	26	1.1%	49	1.9%

*Source: U. S. Bureau of the Census, 1980, 1990, 2000 (SF3); Calculations by CSRA RC*

# POPULATION

Educational attainment refers to the highest level of education completed in terms of the highest degree or the highest level of schooling completed. In the past two decades, the educational attainment level of Glascock County residents changed significantly. Between 1980 and 2000, the percentage of County residents failing to graduate from high school declined by 40.3 percent (**Figure P-16**).

**Figure P-17: Educational Attainment for Selected Jurisdictions, 2000**

	Glascoc County	Gibson	Mitchell	Edgehill	State of Georgia
<b>Less than 9th Grade</b>	7.5%	16.7%	11.6%	6.7%	4.7%
<b>9th to 12th Grade (No Diploma)</b>	8.5%	17.0%	11.0%	0.0%	8.7%
<b>High School Graduate (Includes GED)</b>	19.0%	28.7%	41.6%	60.0%	18.0%
<b>Some College (No Degree)</b>	7.8%	9.7%	19.7%	16.7%	12.8%
<b>Associate Degree</b>	1.3%	1.7%	1.2%	0.0%	3.2%
<b>Bachelor's Degree</b>	1.7%	4.0%	0.0%	0.0%	10.0%
<b>Graduate or Professional Degree</b>	1.3%	1.9%	0.0%	0.0%	5.2%

Source: U. S. Bureau of the Census, 1980, 1990, 2000 (SF3); Calculations by CSRA RC

In 1980, less than 3.5 percent of Glascock County residents attended college. By 2000, the attendance rate had increased to approximately 11.4 percent. During this time, the total number of residents with a college education (both degreed and non-degreed) increased from 133 to 455.

Education attainment in both Gibson and Mitchell are above both the county and state averages. In **Figure P-17**, high school graduates in all jurisdictions surpassed the state average at 18 percent. Edgehill and Mitchell are showing the potential of residents in the area to have some college experience which also surpasses the state average (12.8 percent).

## Test Scores and Dropout Rates

**Figure P-18: Glascock County Consolidated School Percentage of 11th Graders Passing State of Georgia Standardized Tests (1st Attempt)**

	2004- 2005	2005- 2006	2006- 2007	2007- 2008
English / Language Arts	31%	29%	13%	38%
Mathematics	41%	45%	45%	47%
Social Studies	62%	65%	55%	41%
Science	62%	45%	45%	32%

Source: (Georgia) Governor's Office of Student Achievement, Georgia High School Graduation Test (GHSGT)

All students seeking a Georgia high school diploma must pass the Georgia High School Graduation Tests (GHSGT) and the Georgia High School Writing Assessment (GHSWA). The GHSGT is divided into four components: English/Language Arts, Math, Social Studies and Science. Students are given up to five

opportunities to pass each of these examinations with the first opportunity coming during their 11<sup>th</sup> grade year. Initial assessment at this time provides each student with enough time to retake the examinations prior to the end of their 12<sup>th</sup> grade year.

**Figures P-18 and P-19** illustrates the percentage of Glascock County Consolidated School 11<sup>th</sup> graders who passed the various components of the GHSGT and GHSWA on their

**Figure P-19: 2007-2008 Percentage of 11th Graders Passing State of Georgia Standardized Tests (1st Attempt)**

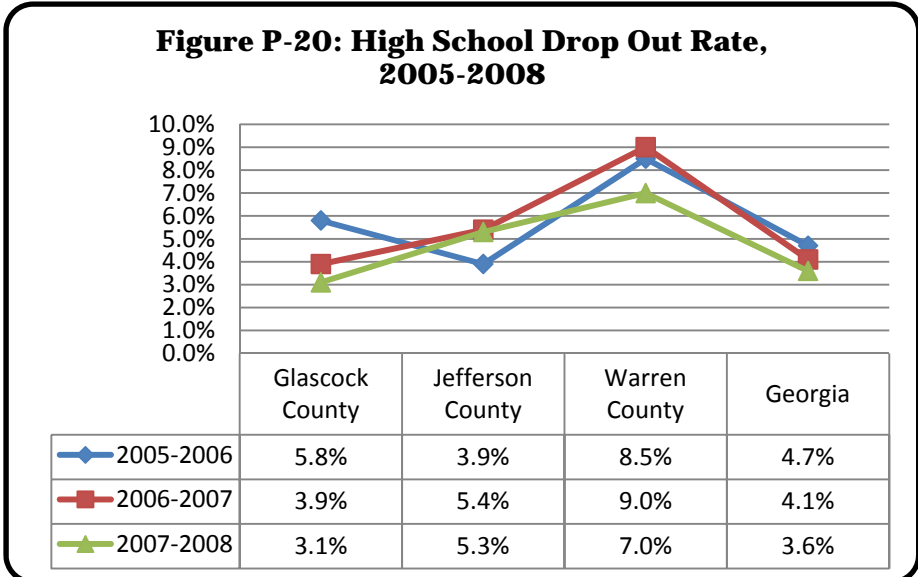
	Glascoc County	Jefferson County High School	Warren County High School	State of Georgia
English/Language Arts	38%	49%	50%	40%
Mathematics	47%	51%	52%	40%
Social Studies	41%	55%	55%	45%
Science	32%	52%	56%	41%

Source: (Georgia) Governor's Office of Student Achievement, Georgia High School Graduation Test (GHSGT)

# POPULATION

first attempt over the last four year period. Focusing on the number of students who passed each of the exams on the first attempt is a more candid snap-shot of school achievement because results on subsequent exams may be affected by the provision of more resources to particular students than may be typical. As illustrated in **Figure P-19** Glascock County Consolidated School's 2007-2008 test results are lower than neighboring Jefferson and Warren Counties and above the statewide average in only one category. Jefferson County is used as a comparison because it is believed to be one of the more successful rural school systems in the region, while Warren County is used as a comparison because of the rural traits that it shares with Glascock County. Over the four year period analyzed in **Figure P-18**, there was also a marked increase in the percentage of 11<sup>th</sup> graders that were passing English/Language Arts and Mathematics categories of the state's standardized exams. While English/Language Arts and Mathematic categories tend to increase there was a decrease in the Social Studies and Science part of the exams. It is important to note however, that year-to-year comparisons of standardized test results often do not provide the best picture of school achievement. Many educators indicate that student aptitude varies greatly on an annual basis and does not necessarily reflect progress the school system is making.

**Figure P-20: High School Drop Out Rate, 2005-2008**



*Source: (Georgia) Governor's Office of Student Achievement. Georgia High School Graduation Test (GHSGT)*

In addition to testing results, Glascock County Consolidated School drop-out rates are slightly below the Jefferson County, Warren County and the State of Georgia average in 2007-08. Taking a glance back, Glascock County average appeared to show a small decrease (**Figure P-20**) – declining from 5.8 percent in 2005-06 to

3.9 percent in 2006-07. Jefferson County and Warren County drop-out rates increased during this period to 5.4 percent and 9.0 percent respectively. It should be noted that within the state of Georgia if a student transfers to a different school district during the school year, that student is said to have dropped out. This factor should always be taken into consideration when looking at any community's dropout rate, because of the potential for resulting numbers to be skewed.





# POPULATION

## INCOME

### Household Income and Poverty

**Figure P-21: Median Household Income for Selected Jurisdictions, 1990-2000 in constant 2000 dollars\***

	1990	2000	Percent (%) Change
<b>GlascocK Co.</b>	\$21,806	\$29,743	36%
<b>Gibson</b>	\$16,042	\$18,667	16%
<b>Mitchell</b>	\$24,167	\$34,375	42%
<b>Edgehill</b>	\$33,333	N/A	0%
<b>Georgia</b>	\$29,021	\$42,433	46%

Source: U.S. Census Bureau, 1990, 2000 (SF3); Calculations by CSRA RC  
\*Assumes a 32% inflation rate

To measure Glascock County’s household income characteristics, this section focuses on median household income rather than average household income. Especially for a population base the size of Glascock County’s, average household income can often be skewed by a small number of particularly wealthy or poor residents. In contrast, a median figure can provide a more detailed picture of community character by clearly identifying a baseline

number which roughly half of a community’s residents exceed. This section also includes information on per capita income due to population figures that suggest a growing number of single person households as opposed to families. Dollar amounts are expressed in 2000 dollars- incorporating a 32 percent rate of inflation- in order to provide a more accurate assessment of whether or not increases in income has translated into increased buying power for Glascock County residents.

Between 1990 and 2000, Glascock County median household income increased from \$21,806 to \$29,743, or 36 percent (Figure P-21). Likewise, Mitchell enjoyed a substantial increase in median household during this time - increasing by 42 percent. While Gibson’s median household income increased by 16 percent, such an increase was only enough to slightly outpace the inflation rate during the same time frame. Although all Glascock County jurisdictions fall below the state median household income; the gap is narrowing from decade to decade for the municipalities.

**Figure P-22: Per Capita Income for Selected Jurisdictions 1990-2000 in Constant 2000 Dollars\***

	1990	2000	Percent (%) Change
<b>GlascocK Co.</b>	\$9,585	\$14,185	48%
<b>Gibson</b>	\$8,858	\$12,058	36%
<b>Mitchell</b>	\$11,097	\$18,103	63%
<b>Edgehill</b>	\$8,303	\$19,409	134%
<b>Georgia</b>	\$13,631	\$21,154	55%

Source: U.S. Census Bureau, 1990, 2000 (SF3); Calculations by CSRA RC  
\*Assumes a 32% inflation rate

Between 1990 and 2000 per capita income also rose significantly in two of the three jurisdictions. As illustrated in Figure P-22 in Glascock County (70 percent), Gibson (29 percent) per capita income growth out-paced inflation. While in Mitchell there was a slight loss (-0.7 percent) Mitchell’s small population could be to blame for its loss.

**Figure P-23 Poverty Level for Selected Jurisdictions, 1989 - 1999**

	1989 Percent (%) Below Poverty Level	1999 Percent (%) Below Poverty Level	Percent (%) Change, 1989-1999
GlascocK County	15.9%	17.1%	17.1%
Gibson	18.1%	32.1%	88.3%
Mitchell	8.6%	7.8%	0%
Georgia	11.3%	16%	12%

Source: U.S. Census Bureau, 1990, 2000 (SF3); Calculations by CSRA RC

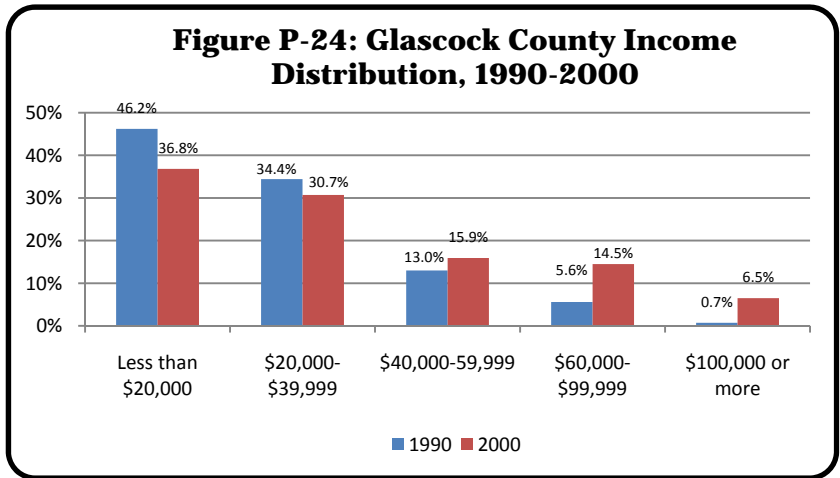
GlascocK County has a poverty level above the statewide average. At 32.1 percent, Gibson has the highest rate in the plan area, followed by the county (17.1 percent) and Mitchell (7.8 percent) (Figure



# POPULATION

P-23). All jurisdictions with the exception of Mitchell saw a slight increase in the number of people living below the poverty line.

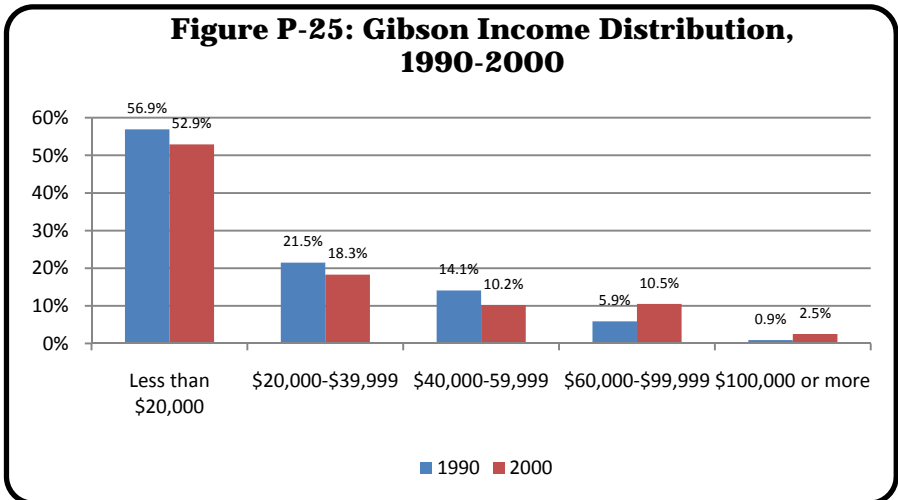
## Distribution of Households by Income



Source: U.S. Census Bureau, 1990, 2000 (SF3); Calculations by CSRA RC

Figure P-24 highlights the income distribution of Glascock County residents. Between 1990 and 2000, the percentage of county residents in lower income brackets has decreased substantially. The most rapid decrease of household income distribution was in families earning less than \$20,000, which decreased 10 percent in 2000. During the same period the number of families in the higher

income bracket increased about 8 percent between 1990 and 2000. Figure P-25 and Figure P-26 suggests a more equitable distribution of income throughout the county.

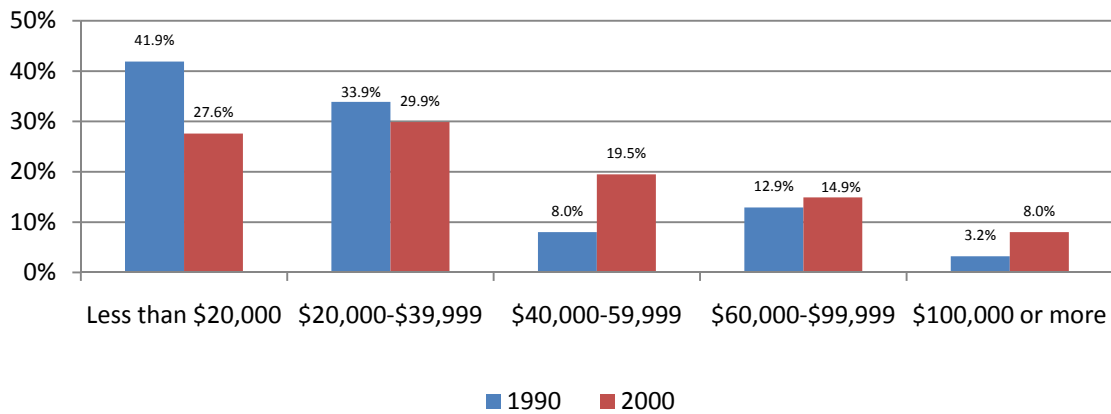


Source: U.S. Census Bureau, 1990, 2000 (SF3); Calculations by CSRA RC

The City of Gibson has undergone a similar increase towards higher income brackets. The number of families in the lowest income bracket decreased over 13.1 percent between 1990 and 2000 (Figure P-25). Unlike the county, Gibson has income increases of at least 3 percent in the two higher income categories.

# POPULATION

**Figure P-26: Mitchell Income Distribution, 1990-2000**



Source: U.S. Census Bureau, 1990, 2000 (SF3); Calculations by CSRA RC

Mitchell's income gains have occurred primarily at the 40,000-59,999 dollars and over brackets. Between 1990 and 2000, the percentage of Mitchell families earning 40,000 dollars or more has increased from 8.0 percent to 19.5 percent (**Figure P-26**). Like Gibson and Glascock County as a whole, Mitchell has experienced a decrease in the percentage of households earning less than 40,000 dollars.

# POPULATION

## ASSESSMENT

### POPULATION

Located on the outer fringe of the metropolitan area, Glascock County has experienced little impact from the rapid population growth seen in the rest of the Augusta-Aiken urbanized area. Regardless, in recent decades growth within the county has been healthy. Data suggests that the majority of the county's recent population increases have occurred within the unincorporated portions of the county. Growth in rural portions of the county has corresponded with expansions of water and sewer infrastructure. Population within Gibson and Mitchell since 1980 has declined. Population losses within the cities are likely attributed to a combination of factors including lower land costs in the unincorporated portions of the county, aging housing and infrastructure within municipal limits and limited annexation activity.

Through 2025, however Glascock County will begin to experience more growth. The suburban sprawl that has characterized the recent growth in Columbia County (and most metropolitan areas throughout the country) is now beginning to spread toward Glascock County. The spread of population can be attributed to dwindling land supply and rising land costs within the urbanized portions of the MSA, and a desire for land owners to avoid the increased density that accompanies urbanization and maintain a rural lifestyle. Increasing population growth rates in Glascock County may also be the direct result of local leadership's investment in significant expansions of water and sewer facilities. In the case of Glascock County, such investment essentially invites "leapfrog" population growth. While developable land still exists in other portions of the metropolitan area, ongoing infrastructure investment will likely provide the incentive for Augusta area workers to relocate to an area that retains many of the area's rural characteristics and small town amenities.

### Households

While Glascock County is the only jurisdiction subject to this *Plan* that has experienced recent population growth, both Glascock County and Gibson have seen increases in their total number of households. The seeming disparity between population decreases in Gibson versus household increases is likely the result of a population that is aging at a greater rate than the county. Throughout all three jurisdictions, the total number of households in the community is expected to climb at a faster rate than population (or decrease at a slower rate where applicable). The result is a decrease in household size as referenced herein. With this in mind, it is likely that the long-term increase of population referenced in the previous subsection of the "Assessment" portion of this chapter will be fueled by a significant number of senior citizens, retirees and empty-nesters.

A fairly high proportion of non-family householders reside in Glascock County - particularly in Gibson. Glascock County does not have a large inventory of multi-family housing options. In addition, the county lacks many of the facilities that typically attract younger non-family householders such as: a military installation, four-year college, etc. It is apparent that such a high percentage of non-family households are the result of a large number of one-person households (which are not defined as "family" households) who reside largely in single family structures.

# POPULATION

## Age

Glascok County's population increase since the mid-1990s has translated into growth across most age groups. Since 1980, all 35+ age groups within Glascok County have experienced a significant increase in overall numbers, except 55-64 year olds. The growth of these age groups may indicate that some retirees and childless couples are attracted to Glascok County by relatively low housing prices and plentiful land. Much of the population growth in the County, however, may also be attributed to the relocation of families with school-aged children – illustrated by corresponding increases in the county's population within the 5 to 13 year old age group. Such increases of families with children can be attributed – at least partially – to the desire for some families to relocate from the rapidly urbanizing areas of the Augusta-Aiken metropolitan area. In contrast, the decrease in most other younger age groups is a reflection that Glascok County still lacks many of the educational and employment opportunities of a larger urban area. Overall population decreases in Mitchell among all age groups may reflect the desire of residents to relocate to areas closer to their places of employment – whether in Gibson or the urbanized area of Augusta.

While Gibson's age group distribution currently equates to the county's youngest overall population, trends suggest that the projected population growth within the county will be more evenly distributed among all age groups. Combined with Gibson's decreasing household size and high percentage of non-family householders, it is likely that the city's population will age at a faster rate than the unincorporated portions of the county.

## Race and Ethnicity

Census figures indicate a relatively consistent racial makeup within Glascok County. The Caucasian population has increased slightly as an overall percentage of the county's population, and also remains the county's single largest racial group. Unlike some other counties in the area, Glascok County has not seen any significant increases in Hispanic residents.

It is likely that the majority of Gibson, Mitchell, Edgehill, and Glascok County citizens who identified themselves as "other race" are actually ethnic Hispanics who were not certain what racial category to select (As previously explained, the U.S. Census Bureau identifies Hispanics as an "ethnicity" not a "race.") There has been no significant increase in Glascok County's Hispanic population over the past 20 years. The national trend in the exponential growth of the Hispanic population will surely be felt in all of Glascok County's jurisdictions in the future. With regard to when or how it will affect the County as a whole, nothing more than speculation can be offered at this time.

## EDUCATION

### Educational Attainment

Since 1980, Glascok County gradually decreased in the percentage of residents not receiving at least a high school education. A corresponding increase in residents with college degrees, illustrates that a skilled workforce is emerging within the community. While Glascok County's educational attainment levels remain lower than the statewide average, they are catching up. It is important to note that of the 12.4 percent of Glascok County residents that do not have a high school diploma; a significant number may be represented by those aged 65 years or older. The increasing growth of

## POPULATION

the county's population combined with the positive reputation of the Glascock County school system, suggests that educational attainment levels will continue to rise and compare more favorably to statewide figures in the future.

Based on local education attainment levels, Glascock County's workforce is well suited to continue supplying the service industries while also providing opportunities for investment in the manufacturing sector. The increase in college educated residents has also resulted in an acknowledgement that Glascock County should find ways to promote local growth in office-based professional services including occupations such as bankers, accountants, doctors, architects, engineers, etc.

### Test Score and Dropout Rate

The scores of Glascock County school system students on state-wide standardized tests are on par with those in neighboring Jefferson County. Steady improvement in student's test scores is to be expected for a community in Glascock County's situation (growing population, school investment, increases in household income, etc.) As the population increases the trend should continue. Glascock County realizes what an asset a strong public school system can be. Not only in terms of a well educated population, but also as a tool to attract industries with higher paying jobs whose employees value their children education.

Dropout rates within Glascock County are slightly higher than state-wide and Columbia County averages. Over the past three school years, however, the numbers are dropping at a steady pace. At the present rate Glascock County Schools will have fewer dropouts than the state average in the next three to five years.

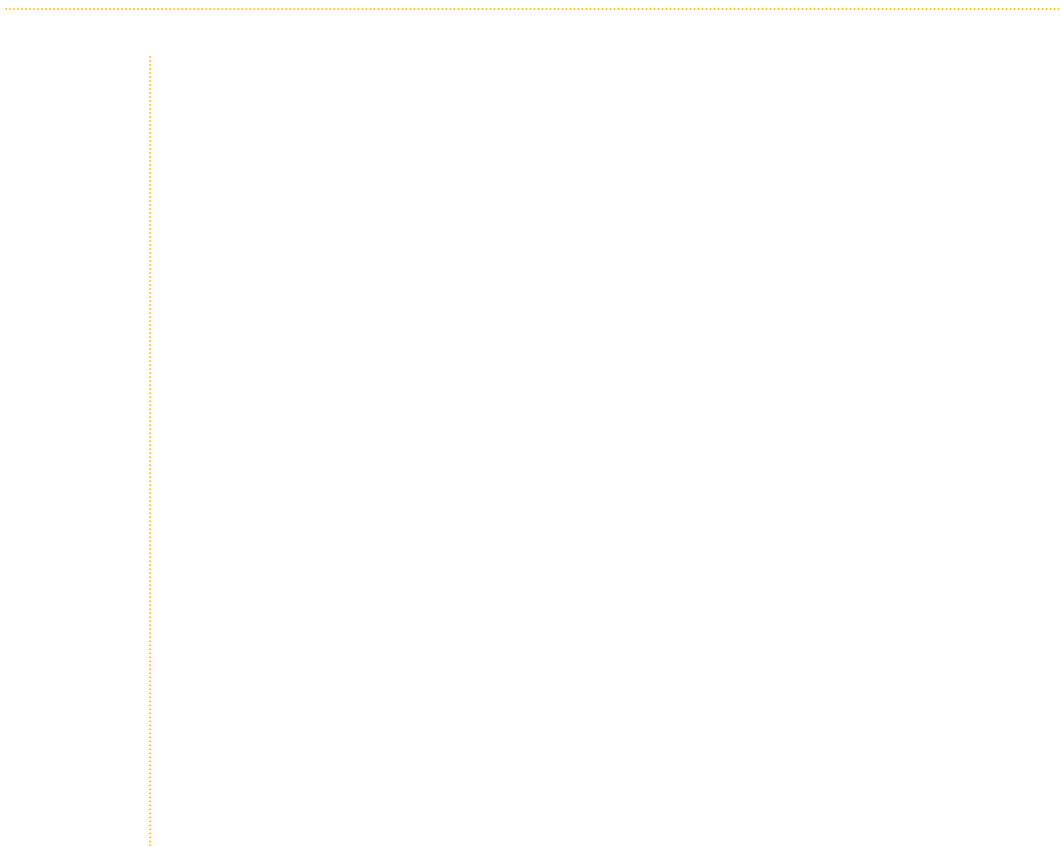
### INCOME

The rise in both median and per capita household income for Glascock County residents illustrates the increase in better paying jobs within the county. It also illustrates an increase in better paying jobs throughout the region because the Census Bureau data in which these figures are based analyzes the income of Glascock County residents – regardless of where they work. Glascock County lies in close proximity to the area's regional employment center, and as previously mentioned, the availability of better paying jobs without a significant increase in commuting costs, makes it easy for Glascock County residents to enjoy a higher level of income. In fact, in all jurisdictions but Gibson, the increases in household income far outpaced the inflation rate for the same time frame.

A statistic of concern is the consistently high percentage of Glascock County (17.1 percent), Gibson (32.1 percent), and Mitchell (7.8 percent) families living in poverty. While the overall percentage of poverty-stricken families in Glascock County has risen significantly in the past decade, the county and cities still lie well above the state average of 13 percent. While all three jurisdictions have shown a shift of households to higher income brackets, such a trend has occurred within Gibson in spite of the fact that the poverty rate has also risen. These conflicting statistics provide evidence that there is a significant group of residents – particularly in Gibson - that are not benefiting from the improved county-wide economic conditions. Households stuck in a situation of pervasive poverty lack the mobility of other households and likely do not have access to job opportunities in neighboring jurisdictions. This scenario is one of many reasons that it is important to promote the creation of jobs for people of varying skill and education levels and reduce the reliance on jobs located in other communities.



# ECONOMIC DEVELOPMENT



## INTRODUCTION

Economic development is an ongoing and sustaining process - essential to planning for the future. It represents opportunity for the residential population. Virtually all residents participate in some way in the local economy, whether they produce, sell, or consume goods and services. Continued economic growth and diversification is also important to the revenue base of the three communities that comprise Glascock County. A local economy that balances residential with non-residential growth and can rely on multiple industry sectors for employment, will be better equipped to keep pace with current public service demands, and meet long-term maintenance responsibilities.

The purpose of the *Glascock County Joint Comprehensive Plan's* economic development component is to analyze past trends and current conditions in order to assess strengths and weaknesses in the local economy. Using information related to economic base, labor force, and economic development resources, this chapter provides an in-depth look at the variables that drive the Glascock County economy.

The principal sources of information in this chapter are the United States Census Bureau, the United States Department of Commerce, The United States Department of Labor, and Woods & Poole Economics Inc. Because Glascock County, Gibson, Mitchell, and Edgehill's economic well-being is tied so closely with the wealth of the region, this chapter also examines the regional economy as a whole. Additionally, comparisons are made to neighboring Jefferson and Warren Counties due to proximity and similar characteristics. In some instances, data was not available at the county level.

## REGIONAL ECONOMIC CONTEXT

Glascock County is in close proximity to the five county Augusta-Aiken Metropolitan Statistical Area (MSA). Additionally, Glascock County is part of the 13 county Augusta-Aiken Economic Area (EA). The Augusta-Aiken EA is established by the United States Commerce Department's Bureau of Economic Analysis and relies on commuting patterns, Federal Office of Management and Budget (OMB) data, newspaper circulation, etc. to determine which rural counties are reliant on the economic wealth of a given MSA.

**Figure E-1** illustrates recent employment by industry trends for the Augusta-Aiken MSA and EA. Within the EA, the single biggest growth in the five year time frame occurred in the wholesale trade industry (20.7 percent). Within the same time, frame educational services experienced the largest growth (20.2 percent) within the MSA. Although most growth is positive, it must be taken into account the relatively small percentage of jobs that these two industries provide to the region. Industries like retail trade, administrative services, and government & government enterprises saw relatively small growth during the same period but made up a majority of overall number of jobs.

Trends illustrated by **Figure E-1** show the steady decline of manufacturing jobs in the region. This will become the norm as the economy shifts to a more service oriented one. Also illustrated in **Figure E-1** the growth in both the EA and the MSA in service related industries (education, health care, accommodation and food service, and "other services") further emphasizes this point. "Other services" refers to individuals engaged in a variety of occupations that are difficult to categorize, such as: equipment and machine repair, religious services, personal care, pet care, laundry, photocopying services, etc.

# ECONOMIC DEVELOPMENT

Figure E-1: Regional Employment by Industry, 2001-2005

Industry Classification (N.A.I.C.S.)*	Augusta-Aiken EA			Augusta- Aiken MSA		
	2001 Number (#) of Jobs	2005 Number (#) of Jobs	Percent (%) Change 2001- 2005	2001 Number (#) of Jobs	2005 Number (#) of Jobs	Percent (%) Change 2001- 2005
Total Employment	300,755	312,100	3.7 %	271,852	284,428	4.6 %
Construction	20,994	21,898	4.3 %	19,693	20,364	3.4 %
Manufacturing	36,854	31,383	-14.8 %	29,419	24,351	-17.2 %
Wholesale Trade	5,473	6,610	20.7 %	5,154	6,164	19.6 %
Retail Trade	34,111	35,324	3.6 %	31,426	32,480	3.4 %
Transportation & Warehousing	5,434	6,163	13.4 %	5,196	5,798	11.6 %
Information	4,451	4,428	-0.5 %	4,247	4,149	-2.3 %
Finance & Insurance	7,454	8,328	11.7 %	6,926	7,839	13.2 %
Real Estate & Rental & Leasing	7,216	8,642	19.8 %	6,859	8,218	19.8 %
Administrative & Waste Services	29,176	30,153	3.3 %	28,707	29,763	3.7 %
Educational Services	Not Available	Not Available	N/A	2,323	2,792	20.2 %
Health Care & Social Assistance	Not Available	25,627	N/A	21,911	25,465	16.2 %
Arts, Entertainment & Recreation	4,404	4,610	4.7 %	4,231	4,444	5.0 %
Accommodation & Food Services	17,462	20,056	14.9 %	16,485	18,962	15.0 %
Other Services except Public Administration	15,317	17,655	15.2 %	14,198	16,170	13.9 %
Government & Government Enterprises	60,918	61,496	0.9 %	55,040	56,086	1.9 %

Source: U.S. Dept. of Commerce, Bureau of Economic Analysis, Table CA25N \*North American Industry Classification System

## ECONOMIC BASE AND TRENDS

### Employment by Industry

**Figures E-2 and E-3** provide employment by industry numbers for Glascock County. As with the previous figure, the U.S. Department of Commerce’s Bureau of Economic Analysis (BEA) is the source of information. BEA employment numbers are collected according to the number and type of jobs that exist within a given geographic area – regardless of whether or not the job is being performed by a resident of that same geographic area. In other words, both figures provide an overview of “jobs” in Glascock County – not an inventory of where Glascock County residents work. It is also important to note that BEA employment data inventories full-time and part-time jobs. Therefore, it is entirely possible that in many instances two or more of the part-time “jobs” included in **Figures E-2 and E-3** may actually be filled by a single person.

While **Figures E-1, E-2, and E-3** are all derived from BEA data, there is some slight variation in the column labeled “industry classification.” **Figure E-2** charts the change of employment by industry between 1980 and 2000. In doing so, **Figure E-2** relies on the Standard Industrial Classification (S.I.C.) system for classifying economic activity. In 2002,

# ECONOMIC DEVELOPMENT

the United States, Canada and Mexico all began using the North American Industry Classification System (N.A.I.C.S.) to provide standardized industrial classifications throughout the continent. As a result, more recent employment by industry data illustrated in **Figures E-1** and **E-3** uses the N.A.I.C.S. Regardless, the data provided in all three figures are similar enough to provide for cross-analysis.

Figure E-2: Glascock County Employment by Industry, 1980-2000						
	1980	1990	Percent (%) of 1990 Total	2000	Percent (%) of 2000 Total	Percent (%) Change 1980- 2000
Total Employed Civilian Population	942	1041	100.0%	1080	100.0%	14.6%
Construction	56	65	6.2%	97	9.0%	73.2%
Manufacturing	407	406	39.0%	225	20.8%	-44.7%
Wholesale Trade	18	19	1.8%	15	1.4%	-16.7%
Retail Trade	68	109	10.5%	83	7.7%	22.1%
Transportation, Warehousing, and Utilities	43	47	4.5%	92	8.5%	114.0%
Information	N/A	N/A	N/A	14	1.3%	N/A
Finance, Insurance, & Real Estate	18	37	3.6%	73	6.8%	305.6%
Agriculture, Forestry, Fishing, Hunting, and Mining	107	83	8.0%	103	9.5%	-3.7%
Professional, Scientific, Management, Administrative, and Waste Management Services	4	19	1.8%	34	3.1%	750.0%
Educational, Health, and Social Services	98	145	13.9%	224	20.7%	128.6%
Arts, Entertainment, Recreation, Accommodation, and Food Services	35	0	0.0%	29	2.7%	-17.1%
Other Services	13	42	4.0%	39	3.6%	200.0%
Public Administration	75	69	6.6%	52	4.8%	-30.7%

Source: U. S. Department of Commerce, Bureau of Economic Analysis, Table CA25N\* Standard Industrial Classification

**Figure E-2** suggests that since 1980, there has been a steady decline in manufacturing jobs (-44.7 percent) and public administration jobs (-30.7 percent) within Glascock County. During the same time frame Glascock County has seen an increase in finance and real estate (305.6 percent), management services (750 percent), and other services (200 percent). These are all noteworthy gains because they represent some of the county's major employment sectors.

Since 2000, **Figure E-3** illustrates that overall Glascock County employment opportunities have continued to decrease to a rate – roughly at 3.2 percent between 2000 and 2005. Unlike **Figure E-2**, the recent decrease in farm employment within Glascock County to 102 total jobs in 2005 was not that big of a change, whereas the largest single employment sector within Glascock County in 2005 continued to be professional, scientific, management, administrative, and waste management services (23.5 percent) followed closely by finance, insurance and real estate (19.2 percent).

# ECONOMIC DEVELOPMENT

Figure E-3: Glascock County Employment by Industry, 2000-2005

	2000	2005	Percent (%) of 2005 Total	% Change 2000-2005
Total Employed Civilian Population	1080	1115	100.0%	3.2%
Construction	97	107	9.6%	10.3%
Manufacturing	225	180	16.1%	-20.0%
Wholesale Trade	15	14	1.3%	-6.7%
Retail Trade	83	87	7.8%	4.8%
Transportation, Warehousing, and Utilities	92	104	9.3%	13.0%
Information	14	N/A	N/A	N/A
Finance, Insurance, & Real Estate	73	87	7.8%	19.2%
Agriculture, Forestry, Fishing, Hunting, and Mining	103	102	9.1%	-1.0%
Professional, Scientific, Management, Administrative, and Waste Management Services	34	42	3.8%	23.5%
Educational, Health, and Social Services	224	256	23.0%	14.3%
Arts, Entertainment, Recreation, Accommodation, and Food Services	29	28	2.5%	-3.4%
Other Services	39	46	4.1%	17.9%
Public Administration	52	46	4.1%	-11.5%

Source: U. S. Department of Commerce, Bureau of Economic Analysis, Table CA25N\* Standard Industrial Classification

## Employment by Industry Projections

Figure E-4: Glascock County Employment Projections, 2005-2025

	2005	2010	2015	2020	2025	% Change 2005-2025
Total Employed Civilian Population	1115	1149	1184	1218	1253	12.4%
Construction	107	118	128	138	148	38.3%
Manufacturing	180	134	89	43	0	-100.0%
Wholesale Trade	14	14	13	12	11	-21.4%
Retail Trade	87	91	94	98	102	17.2%
Transportation, Warehousing, and Utilities	104	117	129	141	153	47.1%
Information	N/A	N/A	N/A	N/A	N/A	N/A
Finance, Insurance, & Real Estate	87	101	114	128	142	63.2%
Agriculture, Forestry, Fishing, Hunting, and Mining	102	101	100	99	98	-3.9%
Professional, Scientific, Management, Administrative, and Waste Management Services	42	49	57	64	72	71.4%
Educational, Health, and Social Services	256	287	319	350	382	49.2%
Arts, Entertainment, Recreation, Accommodation, and Food Services	28	26	25	23	22	-21.4%
Other Services	46	52	59	65	72	56.5%
Public Administration	46	41	35	29	23	-50.0%

Source: U. S. Department of Commerce, Bureau of Economic Analysis, Table CA25N\* Standard Industrial Classification

**Figure E-4** includes long-term employment by industry projections in Glascock County. Over the next 25 years, the projections suggest that the manufacturing and public administration sectors will continue to decline through 2025 at a rate of 100 and 50 percent respectively.

In contrast, the projections suggest that the overall number of jobs within Glascock County will climb steadily between 2005 and 2025. Between 2000 and 2025, total employment opportunities within Glascock County are expected to increase slightly by 12.4 percent.

# ECONOMIC DEVELOPMENT

Increases in Glascock County employment opportunities will be most significant in the “Professional, Scientific, Management, Administrative, and Waste Management Services” sector – at 71.4 percent. “Professional, Scientific, Management, Administrative, and Waste Management Services” can range from professional, scientific, and technical services, such as management of companies and enterprises, to administrative support, and waste management. As with previous figures, **Figure E-4** includes part-time and full-time employment

While **Figure E-4** suggests long-term growth in employment opportunities within Glascock County, the 12.4 percent increase is slow when compared to surrounding counties and the state as a whole. Fueled by metropolitan Atlanta, **Figure E-5** suggests that the growth rate of employment opportunities throughout Georgia will increase by over 38 percent between 2000 and 2025. Substantial employment growth rates are projected to take place right in Glascock County. Neighboring Warren County is projected to see little or no job growth over the same period.

	Jobs in 2000	Jobs in 2025	Rate (%) of Change 2000-2025
Glascock County	840	1,020	21.4 %
Jefferson County	7,530	9,040	20.0 %
Warren County	2,370	2,380	0.4 %
Georgia	4,892,290	6,755,660	38.1 %

Source: Woods & Poole (2005)

## LABOR FORCE

### Labor Force Participation

The number of Glascock County residents participating in the labor force is illustrated in **Figure E-6**. Unlike BEA data, the U.S. Census Bureau data utilized for these figures illustrates the number of work eligible Glascock County residents (16 years of age or older) and their current employment status – regardless of whether they work within or outside of the county. The increase “in labor force” participation reflects Glascock

	1990		2000	
	People	Percent	People	Percent
In Labor Force	1,096	58.86%	1,237	60.85%
Civilian				
Employed	1,041	55.91%	1,080	53.12%
Civilian				
Unemployed	55	2.95%	152	7.48%
In Armed Forces	0	0.00%	5	0.25%
Not in Labor Force	766	41.14%	796	39.15%
Total Population 16+	1,862	100.00%	2,033	100.00%

Source: U.S. Census Bureau, 1990, 2000 (SF3); Calculations by CSRA RC

	1990		2000	
	People	Percent	People	Percent
In Labor Force	270	48.4%	391	63.9%
Civilian				
Employed	251	45.0%	254	41.5%
Civilian				
Unemployed	19	3.4%	132	21.6%
In Armed Forces	0	0.0%	5	0.8%
Not in Labor Force	288	51.6%	221	36.1%
Total Population 16+	558	100.0%	612	100.0%

Source: U.S. Census Bureau, 1990, 2000 (SF3); Calculations by CSRA RC

County’s steady population growth beginning in the 1990s. Individuals shown as not participating “in the labor force” are not classified as “unemployed”. Such individuals may include children not yet 16 years of age, retirees, stay-at-home spouses or people engaged primarily in volunteer labor.

As a percentage of Glascock County, Gibson, and Mitchell’s overall population, the civilian labor force

# ECONOMIC DEVELOPMENT

remained relatively unchanged between 1990 and 2000 – fluctuating by not more than 5 percent in any of the three jurisdictions (**Figures E-6, E-7, and E-8**). During this period, the percentage of civilian unemployed rose by 176 percent in Glascock County and 594 percent in Gibson. Mitchell saw a decrease in their civilian unemployment rates during the same time frame.

	1990		2000	
	People	Percent	People	Percent
In Labor Force	100	74.6%	99	59.6%
Civilian				
Employed	93	69.4%	96	57.8%
Unemployed	7	5.2%	3	1.8%
In Armed Forces	0	0.0%	0	0.0%
Not in Labor Force	34	25.4%	67	40.4%
Total Population 16+	134	100.0%	166	100.0%

Source: U.S. Census Bureau, 1990, 2000 (SF3); Calculations by CSRA RC

Between 1990 and 2000, the total number of Glascock County, Gibson, and Mitchell residents employed by the armed forces increased mainly in Gibson. The largest shift in Glascock County labor force participation between 1990 and 2000 was the increase of residents who were “civilian unemployed” – rising from 2.95 to 7.48 percent.

## Labor Force by Occupation

Employment by “occupation” differs from employment by “industry.” Occupation refers to the type of work that one performs for a particular industry sector. For example, a person employed by the manufacturing industry may oversee plant operations and therefore holds a management occupation. In contrast, his or her co-worker may be responsible for preparing the manufacturing plant’s product or seeking customers to buy the product. This individual would obviously then be involved in a production or sales occupation, respectively.

**Figure E-9** illustrates that – at 26 percent – the largest percentage of Glascock County residents in the civilian labor force in 2000 were in production, transportation, and material moving occupations. The figure also illustrates that the occupations of Glascock County residents are spread fairly evenly among most occupation classifications. The lack of individuals employed in occupations associated with farming, fishing and forestry occupations is consistent with Glascock County’s employment by industry numbers and reflects the growing suburban nature of the community.

	Glascock County		Gibson		Mitchell	
	Number	Percent	Number	Percent	Number	Percent
Employed civilian population 16 years and over						
Management, professional, and related occupations	201	18.6%	43	16.9%	25	26.0%
Service occupations	150	13.9%	44	17.3%	5	5.2%
Sales and office occupations	242	22.4%	42	16.5%	27	28.1%
Farming, fishing, and forestry occupations	13	1.2%	5	2.0%	4	4.2%
Construction, extraction, and maintenance occupations	193	17.9%	40	15.7%	19	19.8%
Production, transportation, and material moving occupations	281	26.0%	80	31.5%	16	16.7%
Total	1080	100.0%	254	100.0%	96	100.0%

Source: U.S. Census Bureau, 2000 (SF3); Calculations by CSRA RC



# ECONOMIC DEVELOPMENT

## Labor Force by Place of Work

By presenting data within the preceding sections of this chapter from differing sources (U.S. Department of Commerce and the U.S. Census Bureau), the plan reminds us that employed residents of Glascock County may or may not work within the county. Likewise, Glascock County employers will often hire workers who reside in other jurisdictions. **Figures E-10 and E-11** provide a better perspective on the amount of labor that is being exported from and imported to Glascock County. Please note that data provided in both figures – although originating from the U.S. Census Bureau – has been converted by the BEA to correspond with other datasets which they generate. In addition, **Figures E-10 and E-11** do not account for workers holding multiple jobs. For these reasons, total employment numbers contained in both figures will differ from preceding datasets.

Figure E10: Glascock County, 2000	
Worked in state of residence:	1,035
Worked in county of residence	273
Worked outside county of residence	762
Worked outside state of residence	30
<b>Total workers 16 +</b>	<b>1,065</b>

Source: U.S. Department of Commerce, Bureau of Economic Analysis based on U.S. Census Bureau "Journey to Work and Place of Work" Data

**Figure E-10** illustrates that the total labor force within Glascock County in 2000 was 1,065. 762 residents worked outside Glascock County. This suggests a limited number of available jobs within the county.

Figure E-11: Glascock County Labor Force by Residence, 1990-2000					
		1990	2000	Rate (%) Of Change 1990-2000	Percent (%) of Total (2000)
		Total Labor Force	1,028	1065	3.60%
Residence:					
Glascock County		388	273	-29.64%	25.63%
	Total	640	762	19.06%	71.55%
	Other Georgia Counties	634	732	15.46%	68.73%
Outside of Glascock County	Out of State	6	30	400%	2.82%

**Figure E-11** illustrates that the total labor force **employed** within Glascock County has decreased by -29.64 percent between 1990 and 2000 to a total of 273 workers – suggesting a significant decrease in places to work.

## Personal Income

**Figure E-12: Sources of Household Income for Selected Jurisdictions, Percent of Total Income, 2000**

	Glascok County	Warren County	Jefferson County	State of Georgia
Aggregate wage or salary income for households	79.1%	68.1%	71.4%	78.6%
Aggregate other types of income for households	1.6%	3.1%	3.7%	1.7%
Aggregate self employment income for households	3.0%	4.4%	3.2%	5.6%
Aggregate interest, dividends, or net rental income	2.9%	10.7%	8.2%	5.3%
Aggregate social security income for households	7.9%	7.9%	7.7%	4.1%
Aggregate public assistance income for households	0.0%	0.3%	0.6%	0.1%
Aggregate retirement income for households	5.5%	5.6%	5.2%	4.6%

*Source: U.S. Census Bureau, SF3*

As with virtually every community in the nation, hourly wages and salaries are the principal sources of income for residents of Glascock County. As illustrated in **Figure E-12**, 79.1 percent of Glascock County residents' income was derived from wage and salary income. However, **Figure E-12** does illustrate the other varying sources of income on which households may rely. Although there is a huge gap, "social security" income (7.9 percent) and "retirement" income (5.5 percent) are the second and third highest sources of income for Glascock County households. **Figure E-12** also shows that public assistance for households did not have an effect on Glascock County residents' household income. **Figure E-12** is showing the overall comparison of Glascock County household sources of income to adjacent counties and the State of Georgia. Glascock's overall reliance on wages and salaries is higher than neighboring Jefferson and Warren County and the State of Georgia. Glascock County and Warren County households have a slightly higher reliance on social security as well as compared to that of Jefferson County and the State of Georgia.

**Figure E-13: Glascock County Sources of Household Income, 1990-2000**

	1990		2000		Rate (%) of Change Per Average Household 1990-2000 (Constant 2000\$)*
	Income (\$)	Percent (1990)	Income (\$)	Percent (2000)	
Aggregate wage or salary income for households	17,009,048	78.2%	28,043,000	79.1%	64.9%
Aggregate other types of income for households	316,769	1.5%	554,400	1.6%	75.0%
Aggregate self employment income for households	983,990	4.5%	1,079,600	3.0%	9.7%
Aggregate interest, dividends, or net rental income	864,862	4.0%	1,011,500	2.9%	17.0%
Aggregate social security income for households	1,765,804	8.1%	2,806,900	7.9%	59.0%
Aggregate public assistance income for households	29,987	0.1%	15,800	0.0%	-47.3%
Aggregate retirement income for households	788,839	3.6%	1,936,800	5.5%	145.5%
<b>Total Income</b>	<b>21,759,299</b>	<b>100.0%</b>	<b>35,448,000</b>	<b>100.0%</b>	<b>62.9%</b>

*Source: U.S. Census Bureau, SF3 (Some calculations by: CSRA RC) Constant 2000\$; Assumes 32 percent inflation between 1990-2000*

*\*Note: Formula factors change in total number of households between 1990-2000*

A closer look at Glascock County's sources of income illustrates that personal income for the county's households significantly increased from 1990 to 2000. In order to determine the predominant sources of income (by percentage) generated by community residents, the data

# ECONOMIC DEVELOPMENT

in **Figure E-13** was derived by utilizing aggregate U.S. Census household income data from both decades and dividing the total by the corresponding number of Glascock County households. **Figure E-13** also calculates the change of average household income by type, from 1990 to 2000, in order to determine the rate at which average income increased or decreased throughout the decade. Finally, using the Consumer Price Index, a figure of 32 percent inflation between 1990 and 2000 is factored into the average household income “rate of change” in order to determine whether overall increases in wages translate into greater consumer buying power.

**Figure E-13** illustrates that, at 79.1 percent, Glascock County households continue to receive a large percentage of their income from wages and salaries. When considering the increase in total number of households within Glascock County, however, the overall value of wage and salary income increased by over 64 percent. During this same time frame, household self-employment income increased by over 9.7 percent. In contrast to these increases, average household income derived from “interest, dividends, or net rental income increased significantly in value – rising by roughly 17 percent. Social security payments – now the third largest source of average household income in Glascock County – also increased noticeably by a total of 59 percent.

**Figure E-14: Municipal Sources of Household Income, 2000**

	Gibson				Mitchell			
	1990 Income (\$)	2000 Income (\$)	Percent of 2000 Income	Rate of Change 1990-2000 Per Average Household (Constant 2000\$)*	1990 Income (\$)	2000 Income (\$)	Percent of 2000 Income	Rate of Change 1990-2000 Per Average Household (Constant 2000\$)*
Aggregate wage or salary income for households	4,156,972	5,643,500	70.7%	18.6%	1,533,986	3,123,200	82.7%	42.1%
Aggregate other types of income for households	52,086	197,600	2.5%	1.8%	3,508	113,800	3.0%	2.9%
Aggregate self employment income for households	35,978	245,000	3.1%	2.6%	162,638	68,100	1.8%	-2.5%
Aggregate interest, dividends, or net rental income	374,213	537,200	6.7%	2.0%	37,140	113,800	3.0%	2.0%
Aggregate social security income for households	572,130	871,100	10.9%	3.7%	103,536	265,700	7.0%	4.3%
Aggregate public assistance income for households	83,582	10,700	0.1%	-0.9%	22,716	0	0.0%	-0.6%
Aggregate retirement income for households	225,312	481,100	6.0%	3.2%	90,610	93,900	2.5%	0.1%
<b>Total</b>	<b>5,500,273</b>	<b>7,986,200</b>	<b>100.0%</b>	<b>31.1%</b>	<b>1,954,134</b>	<b>3,778,500</b>	<b>100.0%</b>	<b>48.3%</b>

Source: U.S. Census Bureau, SF3 (Some calculations by: CSRA RC) (Constant 2000\$): Assumes 32 percent inflation between 1990- 2000.

\*Note: Formula factors change in total number of households between 1990- 2000.

Sources of household income within Gibson and Mitchell are provided in **Figure E-14**. As with the previous figure, the rate of change in household sources of income is an “average” which considers inflation and the change in the total number of households within each community. By illustrating an “average household income” rate of change (rather than considering an aggregate figure), **Figure E-14** provides a more accurate picture of community wealth.

**Figure E-14** shows that between 1990 and 2000, average household income within Gibson increased by 31.1 percent - a slightly lesser rate than Glascock County as a whole. During this same time frame, average household incomes in Mitchell rose by approximately 48.3 percent.

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It is important to note that with a small number of total households, household income data in Mitchell can easily be skewed by the additional or removal of only a few households. During this same time frame “average household income derived from commissions, bonuses, or tips” (referred to in the figure as “other types of income”) increased significantly in Gibson.

## Annual Wages

In order to determine the most recent trends in average wages for workers employed in Glascock County, **Figure E-15** utilizes statistics from the U.S. Department of Commerce. The figure provides information on average annual wages for Glascock County workers because, like many of the data sets compiled by the U.S. Census Bureau, the average wage information compiled by the U.S. Department of Commerce cannot be obtained at the municipal level. Regardless, **Figure E-15** considers all jobs throughout both the incorporated and unincorporated portions of the county.

Year	2001	2002	2003	2004	2005	Rate (%) of Change (2001-2005)	Rate (%) of Change (2001-2005) (Constant 2005\$)
Average Wage per Job (\$)	24,057	25,436	26,230	27,137	20,197	84.0%	-16.0%

Source: U.S. Department of Commerce, Bureau of Economic Analysis, Table CA34 (Constant 2005\$); Assumes 13 percent inflation between 2000-2005

Between 2001 and 2005, average annual wages of workers within Glascock County decreased by 16 percent. During this same period, however, the Consumer Price Index assumes an inflation rate of 13 percent. When inflation is factored into the “rate of change” of Glascock County wages, it suggests 16 percent decrease in the value of Glascock County workers’ wages. Because data that is used to formulate the Consumer Price Index is collected predominantly from urban areas throughout the country, its direct applicability to rural areas like some of those in Glascock County may be skewed. For example, property value and cost of housing in rural markets is typically lower than in urban areas and typically do not fluctuate at as dramatic a rate. Therefore, the true value of wage slightly increases in Glascock County illustrated in **Figure E-15** may be greater than the local rate of inflation and lies somewhere between both rates of change presented.

	2000 Estimated Average Annual Wage (\$)	2005 Estimated Average Annual Wage (\$)	Rate (%) of Change (2000-2005)	Rate (%) of Change (2001-2005) (Constant 2005\$)
Glascock County	\$23,857	\$20,197	84.7 %	15.3%
Warren County	\$24,941	\$26,867	5.2%	-7.1%
Jefferson County	\$24,416	\$28,013	114.7%	14.7%

Source: U.S. Department of Commerce, Bureau of Economic Analysis, Table CA34 (Constant 2005\$); Assumes 13 percent inflation between 2000-2005

By comparing Glascock County average annual wages with those of surrounding counties, **Figure E-16** illustrates regional rates of change – with wage increases between 2000 and 2005 at roughly the same rate as or slower than inflation. With increases of average annual wages in Jefferson County of 114.7 percent and losses in Warren County of 7.1 percent, the figure suggests that the value of Glascock County workers’ wages remains competitive with adjacent jurisdictions.



## ECONOMIC RESOURCES

### State Resources

#### *Georgia Department of Economic Development*

The Georgia Department of Economic Development (GDEcD) is the principal state-level agency engaged in business, trade partnership, and tourist recruitment. The agency is led by an experienced board which includes executives from many of the state's leading employers. GDEcD works in collaboration with multiple state and federal programs, and maintains a worldwide marketing campaign targeting more than 15,000 companies with the potential to expand or relocate in Georgia. Examples of recent recruitment successes include (From most recent):

- NCR Services Center of Excellence in Peachtree City, GA: 3,000 new jobs and \$15 million investment
- Coats & Clark expansion of operation in Albany, GA: 25 new jobs and \$25-30 million investment
- Star Navigation Systems Group Ltd., Location of new plant in Atlanta, GA: 20 new jobs and a \$1 million investment
- Zodiac Services Americas LLC expanding its College Park, GA location: adding 26 jobs to its 120-member workforce.

Within the CSRA region, GDEcD has assisted in facilitating the location of Meltblown Technologies to Sandersville resulting in up to 100 jobs and \$1.7 million of investment to Washington County. Even in Columbia County, GDEcD's assistance helped attract a 2002 \$35 million expansion of Quebecor World Inc., the world's largest commercial printer.

### Regional Resources

#### *Central Savannah River Area Regional Commission*

The Central Savannah River Area Regional Commission (CSRA RC) is available to provide a variety of economic development activities to its 13 county and 41 municipal member jurisdictions. Designated the region's "economic development district" by the U.S. Department of Commerce's Economic Development Administration, the CSRA RC's development activities include assistance with:

- Site selection and initial consultation; and,
- Prospect development initiatives; and,
- Project management; and,
- Business retention activities.

The CSRA RC's Local Government Services staff is available to assist CSRA communities by preparing, developing and administering a variety of state and federal grants tailored to meet each jurisdiction's needs. The CSRA RC Planning staff can also conduct various economic development studies and provide data collection services. The CSRA RC provides mapping services to local communities which can be utilized to assist in economic development efforts initiated by local public or private sector organizations.

## ECONOMIC DEVELOPMENT

The CSRA Business Lending Corporation is an additional component of the CSRA RC. The Business Lending Corporation is a non-profit corporation licensed to deliver the SBA-504 program by the U.S. Small Business Administration. The SBA-504 loans administered by the Business Lending Corporation provide businesses with low, fixed rates to finance a portion of business start-up or improvement costs. A variety of other similar loan programs are also administered by the Business Lending Corporation in an effort to increase and improve business investment activity throughout the CSRA region and beyond to the rest of Georgia and portions of South Carolina.

### *Georgia Power, Economic Development Division*

Georgia Power's Economic Development Division is charged with the responsibility of attracting businesses to the state. The Division is engaged in marketing the state of Georgia to potential investors and maintaining a database of sites appropriate for business investment. Georgia Power also serves as a consultant to local communities by providing technical advice on how to attract business investment. In addition to these services, Georgia Power's Community Development Department acts as a clearinghouse for communities to identify funding opportunities to make substantive and aesthetic improvements to local infrastructure.

## **Local Resources**

### *CSRA Unified Development Council (UDC)*

The UDC is a council of the Chambers of Commerce and other economic development organizations throughout the CSRA. The UDC provides a forum for discussion and the joint pursuit of economic marketing, professional training and enrichment, and other special projects.

### *CSRA Unified Development Authority*

The UDA is a joint development authority consisting of 13 counties in the CSRA. This authority serves as a vehicle for local governments and authorities to use for economic development related projects.

## **Education and Training**

### *Augusta Technical College*

The mission of Augusta Technical College is to promote the educational, economic, and community development of the Central Savannah River Area. The college provides training in multiple medical-related and technology fields. Campuses are located in Richmond, Burke, and McDuffie counties – with a new location planned for McDuffie County. Glascock County has the potential for personal and professional growth through connectivity to McDuffie County and its college campuses. Among the many personal and professional growth opportunities offered by Augusta Technical College, are two initiatives designed specifically to boost the state of Georgia's economic development potential: the Center for Advanced Technology (CADTEC) and Quick Start.

The Center for Advanced Technology (CADTEC) at Augusta Technical College was founded to provide manufacturers in the CSRA region with access to information on the latest business

## ECONOMIC DEVELOPMENT

technologies and training opportunities necessary to ensure long-range competitiveness in the world market. CADTEC offers multiple training and consultation opportunities to business and industry that are designed to showcase emerging industrial technologies and innovations. CADTEC also offers its clients assessments designed to establish objectives, criteria and training necessary to regain or maintain their competitive edges in the market.

Augusta Technical College also serves as a provider of the Georgia Department of Technical and Adult Education's Quick Start training program. Quick Start provides job-specific training for Georgians to enter the workforce in new and expanding industries. Through the Quick Start program, employers can work with Certified Economic Development Trainers provided by local technical colleges to coordinate project management and employee training to ensure an ample supply of specialized labor. The state-funded program is one of the many incentive tools that the state can provide to encourage businesses to locate in Georgia. All training services are available at no cost to client companies.



## ASSESSMENT

### REGIONAL ECONOMIC CONTEXT

The Augusta-Aiken MSA and EA showed slight growth of employment opportunities and overall population during the early part of the decade. As a regional population center the MSA and EA both serve as employment generators for residents of Glascock County attracting almost 1500 residents to jobs located outside the county.

This chapter illustrates that much of the regional employment growth is based in wholesale trade industries and the educational sector. Growth in these industry sectors is often a reaction to population growth in an area – rather than serving as the source of such growth. While such a trend is a natural product of overall population growth, it will be important for the region to closely monitor service sector growth to ensure that it reflects a balance between higher-paying administrative and professional services and lower-paying service sector jobs (ex. fast-food, grocery stores, etc.).

The Augusta-Aiken MSA has also shown overall decreases in the number of individuals employed in high-paying industry sectors such as manufacturing and information – declining between 2001 and 2005 by 17.2 and 2.3 percent, respectively. Declining employment in high-paying industry sectors can lead to a decline in disposable income by household – and a tax base that is growing at a slower rate than population – placing a greater burden on services. In addition, the small overall employment number within the MSA in information industry sectors (3,909 in 2003) suggests that the region may not be competitive in the growing technology sector. The recognition of these regional economic limitations, combined with Glascock County's favorable location, rural quality of life, and business friendly atmosphere, place it in a competitive position for recruiting businesses in higher-paying industry sectors or sectors that may be complementary to its nature.

### ECONOMIC BASE AND TRENDS

#### Employment by Industry

Glascock County has benefited economically from its location adjacent to Washington County, one of the fastest growing areas of the state, while still retaining a rural character and quality of life. Glascock County has felt the region-wide decline in manufacturing jobs over the past 25 years losing 40 percent of its own manufacturing jobs. During the same time frame the number of Glascock County residents that are employed in state and local government jobs has almost doubled. The fact that such jobs are predominantly “export-proof” indicates an optimistic employment outlook for the county. The large increase in construction jobs (over the last 25 years) indicates along with all other employment by industry numbers that population growth similar to that seen in other areas of the MSA is making its way to Glascock County. According to local officials another rapidly growing employment sector has been the medical field. McDuffie Regional Medical Center has seen significant growth recently in both services offered to Glascock County residents and the number of people in the community that it employs. Partnerships with local and regional medical institutions and organizations should be pursued in the future.

## Employment by Industry Projections

Employment by industry projections within Glascock County indicate that recent trends in employment are likely to continue through 2025. Continued growth of the professional, scientific, management, administrative, and waste management services and finance, insurance, & real estate sectors throughout Glascock County is the natural result of a county-wide population increase. Glascock County should continue to gain a share of these jobs as the result of new projected residential development on the outskirts of Gibson. As a whole, many of these jobs are fairly low-paying and will occur naturally as the population in the area continues to grow. It is important, however, for the Cities of Gibson and Mitchell to actively recruit retail establishments to sites within the city's core or in other targeted areas as opposed to the outskirts to ensure that new development is resulting in the redevelopment of otherwise underutilized properties.

The county is in a relatively unique position in that future population growth will make it feasible for expansion of infrastructure to areas where none has existed before. Development, both residential and commercial will follow these expansions. The existence of an employment base that is accustomed to manufacturing, the potential for new industrial sites to be served by new infrastructure, and the mostly rural nature of areas of the infrastructure's expansion will make Glascock County an extremely attractive option for basic industry expansions in the area.

## LABOR FORCE

### Labor Force Participation

A significant number of Glascock County's work-eligible population participates in the labor force – primarily the civilian labor force. Between 1990 and 2000, the overall size of the labor force grew and the percentage of work-eligible residents participating in the labor force declined. These trends are consistent with overall increases in the population's age throughout the county. During this same period, unemployment climbed noticeably although the total number of jobs in the three jurisdictions increased. A possible explanation for these contrasting figures is that the growth in county-wide jobs has been in sectors and occupations requiring education at a level greater than many Glascock County residents. Another possible explanation is that a significant number of the counties jobs are being filled by non residents.

It is apparent that the majority of work-eligible residents in the Glascock County who are opting not to participate in the labor are older retirees. It is likely, however, that a portion of the work-eligible population not participating in the labor force is comprised of individuals who never entered the workforce in the first place. As previously mentioned in Chapter 2, 34 percent of the Glascock County population has never even received a high school diploma. The vast majority of such individuals may be deemed as unemployable by existing and prospective employers within the County.

To ensure that a greater proportion of Glascock County residents are benefiting from an increased number of job opportunities, further effort and resources must be dedicated to retaining students, trade skills training, and other types of workforce development programs to compliment the expanding employment opportunities within the county.

## Labor Force by Occupation

Glascok County's population by occupation appears to be well-balanced. It is important to remember that because Census Bureau data is used to generate employment by occupation figures, workers included in the numbers may or may not actually work within the county. As a result, employment by occupation figures do not necessarily match similar employment by industry categories which are provided by the U.S. Department of Commerce and account for jobs that are actually located within the county.

In spite of Glascok County's rural characteristics, it is surprising to see such a small number and percentage of residents who are engaged in "farming, fishing and forestry" occupations. The small percentage of the county's population that are employed by the "farming" industry seem to point to the suburbanizing nature of the county overall. Also the increased number of professional and related jobs speaks also to Glascok County's growing role as a supplier of labor to Augusta.

## Labor Force by Place of Work

Data illustrate that roughly 71.5 percent of all Glascok County laborers commute to a job outside of the county. In contrast, roughly 68.7 percent of the labor force working within Glascok County resides in another jurisdiction. There is a general perception among the community that the majority of the jobs being exported are typically ones that are more professional in nature (e.g. nurses, accountants, bankers). A comparison of employment figures in the county with the civilian labor force suggests that there is traditionally a slightly greater work force in the county than available number of jobs. Naturally, such a comparison does not take into account unemployment rates and the quality of available jobs. Regardless, it is apparent that the jobs/housing balance in Glascok County is weighted slightly toward employment – with a potential lack of appropriate housing options. While this imbalance is not dramatic, Glascok County communities have an opportunity to convert some of their imported labor into full-time residents by taking steps to generate additional housing options throughout the community

## Personal Income

Glascok County sources of personal income tend to mirror that of surrounding jurisdictions and the State of Georgia in most categories. An exception to this statement is that there is a noticeably higher percentage of personal income derived from social security and retirement income. Since 1990, the percentage of aggregate community income derived from retirement has continued to climb. As with other data presented in this plan, such figures point to an aging population that is increasingly dependent on private and public retirement assistance for a vast majority of their income. There is also evidence that an increasing number of elderly citizens are relying on interest and dividend income being drawn from investments. Regardless of their sources of income, the trend of elderly citizens relying on fixed incomes will continue, and a review of senior services offered within Glascok County is advised.

Self-employment income is also increasing as an overall percentage of community-wide personal income, with the exception of Mitchell. Mitchell saw a significant decrease in its self employment income (2.5 percent). However, Mitchell's small population tends to skew the numbers. This increase in other jurisdictions can translate into a smaller proportion of the overall population that are generating employment opportunities – possibly via home-occupation businesses or via businesses that are registered to receive mail at a residence. In

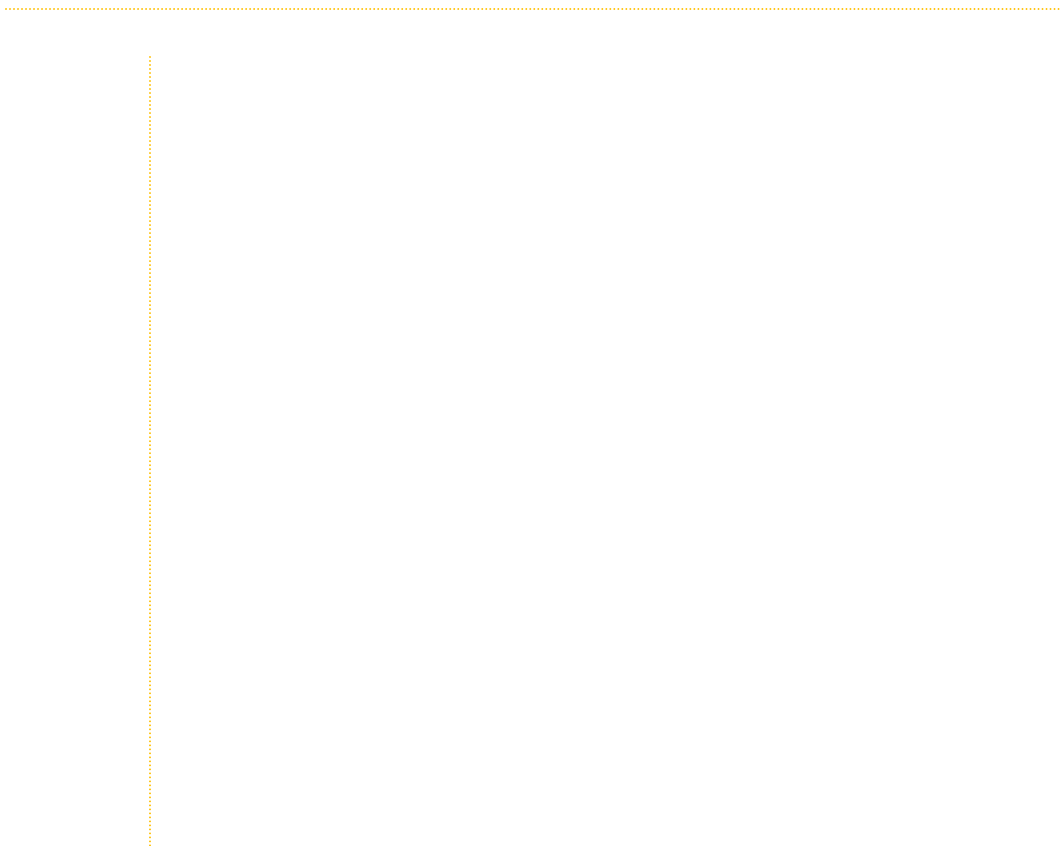
## ECONOMIC DEVELOPMENT

spite of the increase in self-employment income, there is no corresponding decrease in wages and salaries as a percentage of community-wide personal income. This suggests that there is not a significant increase in the number of workers seeking jobs outside of Mitchell. The likely scenario is the retirement of a number of small local entrepreneurs.

### **ECONOMIC RESOURCES**

Glascok County can continue to benefit from the rapid growth and development that is occurring throughout metropolitan Augusta. To do so, county and municipal leaders should actively work with state, regional, and local economic development agencies. Local officials should continue to coordinate with the chamber of commerce and development authorities to leverage and combine multiple economic development resources to achieve shared outcomes. It may also be beneficial to focus local government energy on economic development strategies and funding sources that are recommended by experts at the chamber of commerce and development authority so that effort is not wasted on programs which may not otherwise provide the county and municipalities with sufficient returns. For example, local development agencies could assist Gibson, Mitchell, Edgehill, and Glascok County in planning for the construction of a facility similar to a convention center in order to hold larger meetings such as the Glascok County Historical Society meetings, County Board meetings, family reunions, etc.

# HOUSING



## INTRODUCTION

Analysis of the type, condition and cost of a community's housing stock are just a few of the factors that help determine whether community development trends are meeting the needs of today's population and promoting long-term sustainable growth. In a community like Glascock County - where the population is expected to grow at a significant rate, it is important to ensure a balance of housing options so that projected growth is not slowed by a shortfall in housing for new residents. Similar to a local economy that is not dependant on a single industry, communities that offer multiple housing options are better prepared to meet future demographic and economic shifts.

The *Glascock County Joint Comprehensive Plan's* housing component is not only intended to determine whether adequate housing stock exists within Glascock County to serve the current population but to determine whether the available housing stock is suitable to meet the anticipated needs of the county's existing and new residents. In analyzing housing suitability, it is necessary to consider whether Glascock County offers dwelling units of varying types and dwelling units that are financially accessible to households with a mix of incomes – providing more opportunity for people to work and live within the county.

The principal sources of information in this chapter are the United States Census Bureau and the Georgia Department of Community Affairs. Many of the figures within this chapter compare Glascock County, City of Gibson, and Town of Mitchell and Edgehill data with the Augusta-Aiken Metropolitan Statistical Area (MSA), the State of Georgia, and in some instances neighboring Warren and Jefferson Counties.

## HOUSING TYPES AND MIX

### Types of Housing Units

Population increases in Glascock County have been met by a corresponding increase in the total number of dwelling units. The 15.1 percent increase in total housing units between 1990 and 2000 – as shown in **Figure H-1** – illustrates a housing growth rate that has outpaced overall population growth. The figure also shows that the majority of housing growth is in single-family attached dwellings, which has traditionally accounted for the largest percentage of dwelling units in Glascock County. During this same period, manufactured home units continued to account for a large share of the county's housing stock – increasing by 30.9 percent to a total of 1,192 units – over a quarter of all available housing stock. This figure also suggests multi-family housing units were not present in the 1990s. Multi-family has only accounted for less than 1 percent of the community's overall housing units in 2000.

Unlike the county's characteristics, Gibson has decreased in single-family attached dwellings while increasing in single-family detached dwellings by a half percent (**Figure H-2**). Similar to the county, most of Gibson housing units are manufactured homes. Since 1990, they account for 54.2 percent of the total housing units. In relative terms, the stock of Gibson's single-family and double units have declined, while mobile homes take hold of the largest supply of the city's housing stock.

# HOUSING

Mitchell overall housing stock increased 2.5 percent between 1990 and 2000 (Figure H-3). The growth occurred in the stock of mobile home units, which is still the dominant housing type. Figure H-3 illustrates that multi-family housing options do not exist within the Town of Mitchell.

**Figure H-1: Glascock County: Types of Housing Units, 1990-2000**

Category	1990	1990 Percent	2000	2000 Percent	Percent Change 1990-2000
Single Units (detached)	680	65.6%	710	59.6%	4.4%
Single Units (attached)	7	0.7%	12	1.0%	71.4%
Double Units	19	1.8%	17	1.4%	-10.5%
3 to 9 Units	0	0.0%	11	0.9%	N/A
10 to 19 Units	0	0.0%	10	0.8%	N/A
20 to 49 Units	0	0.0%	0	0.0%	N/A
50 or more Units	0	0.0%	0	0.0%	N/A
Mobile Home or Trailer	330	31.9%	432	36.2%	30.9%
<b>TOTAL Housing Units</b>	<b>1,036</b>	<b>100.0%</b>	<b>1,192</b>	<b>100.0%</b>	<b>15.1%</b>

Source: U. S. Census Bureau, 1990 & 2000 (SF1); Calculations by CSRA RC

**Figure H2: Gibson: Types of Housing Units, 1990-2000**

Category	1990	1990 Percent	2000	2000 Percent	Percent Change 1990-2000
Single Units (detached)	198	71.0%	199	62.0%	0.5%
Single Units (attached)	4	1.4%	2	0.6%	-50.0%
Double Units	18	6.5%	13	4.0%	-27.8%
3 to 9 Units	0	0.0%	6	1.9%	N/A
10 to 19 Units	0	0.0%	10	3.1%	N/A
20 to 49 Units	0	0.0%	0	0.0%	N/A
50 or more Units	0	0.0%	0	0.0%	N/A
Mobile Home or Trailer	59	21.1%	91	28.3%	54.2%
<b>TOTAL Housing Units</b>	<b>279</b>	<b>100.0%</b>	<b>321</b>	<b>100.0%</b>	<b>15.1%</b>

Source: U. S. Census Bureau, 1990 & 2000 (SF1); Calculations by CSRA RC

**Figure H-3: Mitchell: Types of Housing Units, 1990-2000**

Category	1990	1990 Percent	2000	2000 Percent	Percent Change 1990-2000
Single Units (detached)	58	71.6%	56	67.5%	-3.4%
Single Units (attached)	1	1.2%	0	0.0%	-100.0%
Double Units	0	0.0%	0	0.0%	N/A
3 to 9 Units	0	0.0%	0	0.0%	N/A
10 to 19 Units	0	0.0%	0	0.0%	N/A
20 to 49 Units	0	0.0%	0	0.0%	N/A
50 or more Units	0	0.0%	0	0.0%	N/A
Mobile Home or Trailer	22	27.2%	27	32.5%	22.7%
<b>TOTAL Housing Units</b>	<b>81</b>	<b>100.0%</b>	<b>83</b>	<b>100.0%</b>	<b>2.5%</b>

Source: U. S. Census Bureau, 1990 & 2000 (SF1); Calculations by CSRA RC



# HOUSING

Compared to the Augusta-Aiken MSA, Glascock County's housing stock is less diverse. Approximately 64.8 percent of the MSA housing stock is single detached units, compared to 59.6 percent in Glascock County (Figure H-4). The multi-family units are nonexistent in Glascock County as compared to the MSA (12.8 percent).

Category	Glascock County	Augusta-Aiken MSA
Single-Family Detached	59.6%	64.8%
Single-Family Attached	1.0%	2.5%
Double Units	1.4%	2.5%
Multi-Family	0.0%	12.8%
Manufactured Housing	36.2%	17.3%

Source: U. S. Census Bureau, 2000 (SF3); CSRA RC

## Household Type

While household type was previously discussed in the chapter on population, it is necessary to revisit this topic in greater detail in order to compare Glascock County household types with available housing stock. Figure H-5 expands upon the household figures presented in the population chapter by categorizing family households and non-family households by size.

Household Type	Glascock County		Gibson		Mitchell	
	Number 1,004	Percent 100.0%	Number 267	Percent 100.0%	Number 72	Percent 100.0%
<b>Family Households</b>	<b>716</b>	<b>71.3%</b>	<b>167</b>	<b>62.5%</b>	<b>52</b>	<b>72.2%</b>
2-person	330	32.9%	83	31.1%	23	31.9%
3-person	165	16.4%	37	13.9%	13	18.1%
4-person	154	15.3%	34	12.7%	13	18.1%
5-person	48	4.8%	12	4.5%	3	4.2%
6 or more people	19	1.9%	1	0.4%	0	0.0%
<b>Non-Family Households</b>	<b>288</b>	<b>28.7%</b>	<b>100</b>	<b>37.5%</b>	<b>20</b>	<b>27.8%</b>
1-person	264	26.3%	92	34.5%	19	26.4%
2-person	23	2.3%	7	2.6%	1	1.4%
3-person	1	0.1%	1	0.4%	0	0.0%
4-person	0	0.0%	0	0.0%	0	0.0%
5-person	0	0.0%	0	0.0%	0	0.0%
6 or more people	0	0.0%	0	0.0%	0	0.0%

Source: U. S. Census Bureau, 2000 (SF3), Calculations by CSRA RC

Household Type	Glascock County	Warren County	Jefferson County	State of Georgia
<b>Family Households</b>	<b>71.3%</b>	<b>69.5%</b>	<b>71.7%</b>	<b>70.2%</b>
2-person	32.9%	28.5%	27.7%	27.3%
3-person	16.4%	17.7%	18.5%	17.5%
4-person	15.3%	13.1%	14.3%	15.0%
5-person	4.8%	5.7%	6.3%	6.5%
6 or more people	1.9%	4.5%	5.0%	3.9%
<b>Non-Family Households</b>	<b>28.7%</b>	<b>30.5%</b>	<b>28.3%</b>	<b>29.8%</b>
1-person	26.3%	27.4%	25.7%	23.6%
2-person	2.3%	2.7%	2.1%	4.8%
3-person	0.1%	0.0%	0.3%	0.8%
4-person	0.0%	0.3%	0.2%	0.3%
5-person	0.0%	0.1%	0.0%	0.1%
6 or more people	0.0%	0.0%	0.0%	0.1%

Source: U. S. Census Bureau, 2000 (SF3), Calculations by CSRA RC

# HOUSING

Figures H-5 and H-6 illustrate that a large majority of Glascock County households are “family households” - meaning that two or more people that reside at that residence are related by blood or marriage. The high percentage of family households in Glascock County (71.3 percent) is consistent with neighboring Jefferson County (71.7 percent), Warren County (69.5 percent) and the statewide average (70.2 percent). Both Gibson (62.5 percent) and Mitchell (72.2 percent) contain a close percentage of family households than non-family households as well. Additionally, Gibson and Mitchell’s non-family households are characterized by a high percentage of one person households, which is consistent with an aging and/or rural population. Within Glascock County, non-family households comprise 28.7 percent of all households. Because there is a disparity between the number of non-family households and multi-family dwelling units, many of Glascock County’s non-family households are probably meeting their housing needs by residing in the community’s manufactured housing units or single-family homes.

## CONDITION AND OCCUPANCY

### Age of Housing

Figures H-7, H-8, and H-9 provides data on the age of housing in Glascock County, Gibson and Mitchell between 1990 and 2000. In some instances the figures suggest that the number of historic housing units each of the communities actually increased between during the timeframe covered. The apparent discrepancy in the Census Bureau data within these figures is the result of the method on which data is collected.

**Figure H-7: Glascock County Age of Housing, 1990- 2000**

Age	1990		2000	
	Number (#) of Units	Percent (%) of Units	Number (#) of Units	Percent (%) of Units
<b>Total Housing</b>	1036	100.0%	1192	100.0%
<b>Built 1999 to March 2000</b>	-	-	22	1.8%
<b>Built 1995 to 1998</b>	-	-	166	13.9%
<b>Built 1990 to 1994</b>	-	-	91	7.6%
<b>Built 1980 to 1989</b>	227	21.9%	163	13.7%
<b>Built 1970 to 1979</b>	268	25.9%	216	18.1%
<b>Built 1960 to 1969</b>	165	15.9%	168	14.1%
<b>Built 1950 to 1959</b>	98	9.5%	122	10.2%
<b>Built 1940 to 1949</b>	71	6.9%	67	5.6%
<b>Built 1939 or earlier</b>	207	20.0%	177	14.8%

*Source: U. S. Census Bureau, 1990, 2000 (SF3), Calculations by CSRA RC*

**Figure H-8: Gibson Age of Housing, 1990- 2000**

Age	1990		2000	
	Number (#) of Units	Percent (%) of Units	Number (#) of Units	Percent (%) of Units
<b>Total Housing</b>	276	100.0%	321	100.0%
<b>Built 1999 to March 2000</b>	-	-	3	0.9%
<b>Built 1995 to 1998</b>	-	-	26	8.1%
<b>Built 1990 to 1994</b>	-	-	23	7.2%
<b>Built 1980 to 1989</b>	45	16.3%	28	8.7%
<b>Built 1970 to 1979</b>	53	19.2%	62	19.3%
<b>Built 1960 to 1969</b>	68	24.6%	58	18.1%
<b>Built 1950 to 1959</b>	45	16.3%	53	16.5%
<b>Built 1940 to 1949</b>	16	5.8%	12	3.7%
<b>Built 1939 or earlier</b>	49	17.8%	56	17.4%

*Source: U. S. Census Bureau, 1990, 2000 (SF3), Calculations by CSRA RC*

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Census Bureau data utilized in figures throughout the Plan is based on samples – essentially estimates. Compilation of the data is dependent on local participation to confirm the validity of the Census Bureau’s Master Address File (MAF). Increases in the number of identified historic housing units between 1990 and 2000 may be a reflection on the level of coordination between local governments and the Census Bureau in compiling address data. Regardless, the information presented in **Figures H-7, H-8 and H-9** is effective as an overview of housing age throughout Glascock County.

**Figure H-9: Mitchell Age of Housing, 1990- 2000**

Age	1990		2000	
	Number (#) of Units	Percent (%) of Units	Number (#) of Units	Percent (%) of Units
<b>Total Housing</b>	77	100.0%	83	100.0%
<b>Built 1999 to March 2000</b>	-	-	2	2.4%
<b>Built 1995 to 1998</b>	-	-	9	10.8%
<b>Built 1990 to 1994</b>	-	-	10	12.0%
<b>Built 1980 to 1989</b>	17	22.1%	9	10.8%
<b>Built 1970 to 1979</b>	20	26.0%	10	12.0%
<b>Built 1960 to 1969</b>	4	5.2%	8	9.6%
<b>Built 1950 to 1959</b>	5	6.5%	2	2.4%
<b>Built 1940 to 1949</b>	3	3.9%	11	13.3%
<b>Built 1939 or earlier</b>	28	36.4%	22	26.5%

Source: U. S. Census Bureau, 1990, 2000 (SF3), Calculations by CSRA RC

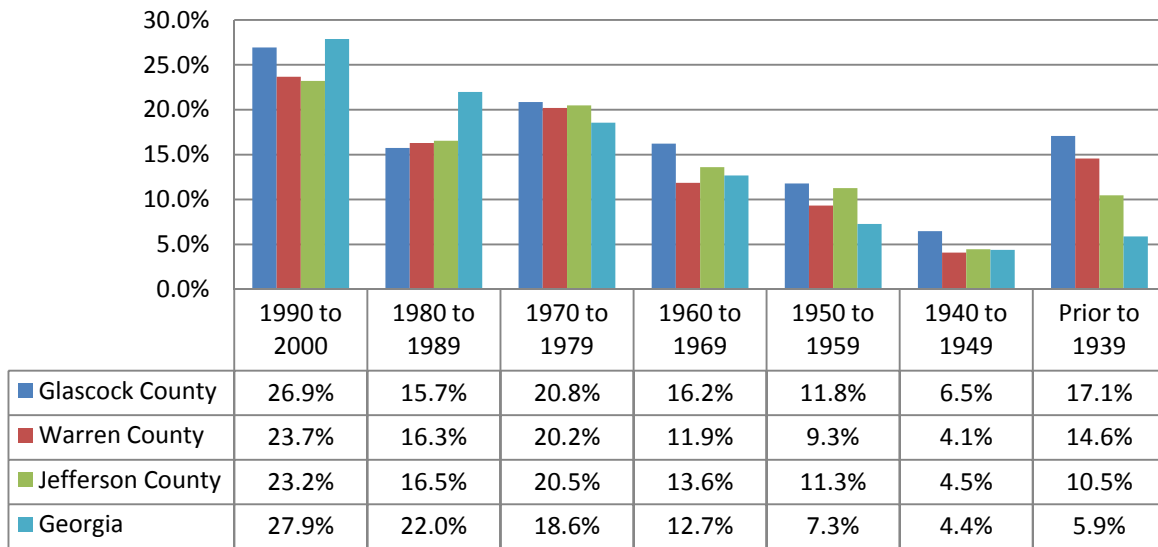
Glascock County’s growth is evident when looking at the number of housing units built between 1990 and March of 2000. **Figure H-7** illustrates that in a 10 year period, Glascock County increased its overall housing supply by 23.4 percent. Over 37 percent of Glascock County’s housing units have been built since 1980. **Figure H-7** also suggests that historic homes are decreasing within Glascock County. In 2000, the county contained an inventory of 177 housing units built prior to 1940 –14.8 percent of the total housing stock in the county. The city of Gibson alone contains 56 homes built before 1940 – over 17.4 percent of the city’s housing stock. Mitchell has the largest percentage - over one quarter of its housing stock - of homes built before 1940.

Mitchell’s housing growth has increased more than the rest of the county. Approximately 25.3 percent of housing units were built since 1990 (**Figure H-8**). The city also contains a higher rate of older housing. Approximately 42 percent of city housing was built in 1959 or earlier. The discrepancy in the number of some of the older housing units in all jurisdictions can be attributed to a more thorough inventory of housing stock in the county between the 1990 and 2000 Census.

Gibson’s housing is also older than the county average. Approximately 16.2 percent of the city’s housing was built since 1990 (**Figure H-9**). The majority of Gibson’s housing stock (37.7 percent) was built 1959 or earlier.

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**Figure H-10: Age of Housing for Selected Jurisdictions, 2000**



Source: U.S. Census Bureau, 2000 (SF3), Calculations by CSRA RC

**Figure H-10** compares the age of Glascock County’s housing with that of surrounding counties and the state. On average, the age of Glascock County’s housing supply is similar to Warren County. The County has a higher rate of housing built prior to 1939 until 1980 than the state, but falls below the state average in 1980. The County also had a lower rate of housing built from 1980 to 1989 (15.7 percent) than Warren County (16.3 percent) and Jefferson County (16.5 percent). The reason for the discrepancy may be that Glascock County has not yet been affected by metropolitan growth to the degree that other counties may have been experiencing.

## Housing Conditions

A simple measure of the conditions of a community’s housing stock can be derived by looking at the number of housing units that lack certain facilities (including kitchens and plumbing). As illustrated in **Figure H-11**,

complete plumbing facilities are available in 97.8 percent of Glascock County housing units and 100 percent of Gibson and Mitchell housing units. Although Mitchell has a high rate

	Glascock County		Gibson		Mitchell	
	1990	2000	1990	2000	1990	2000
<b>Complete Plumbing Facilities</b>	1002	1166	272	321	75	83
<b>Percent (%) with Complete Plumbing Facilities</b>	96.7%	97.8%	97.5%	100.0%	92.6%	100.0%
<b>Complete Kitchen Facilities</b>	1017	1173	276	319	75	83
<b>Percent (%) with Complete Kitchen Facilities</b>	98.2%	98.4%	98.9%	99.4%	92.6%	100.0%
<b>Total Housing Units</b>	1036	1192	279	321	81	83

Source: U. S. Census Bureau, 1990, 2000 (SF3), Calculations by CSRA RC

of housing with complete plumbing facilities, its rate of housing with complete plumbing facilities is 92.6 percent. However, it is important to note that Mitchell’s small housing supply (83 units) makes it

# HOUSING

more susceptible to steeply fluctuating rates of change when only a few units are taken out of the housing supply. The data provided in **Figure H-11** does not presume the all of the housing units lacking basic kitchen and/or plumbing facilities are occupied. The Census Bureau definition for “housing unit” does suggest however that the unit is at least “intended” for occupancy.

## Occupancy Characteristics

<b>Figure H-12: Glascock County Occupancy Characteristics, 1990-2000</b>				
	<b>1990 Number (#) of Housing Units</b>	<b>1990 Percent (%) of Total Units</b>	<b>2000 Number (#) of Housing Units</b>	<b>2000 Percent (%) of Total Units</b>
<b>Vacant Owner Occupied</b>	169	16.3%	188	15.8%
<b>Renter Occupied</b>	675	65.2%	805	67.5%
	192	18.5%	199	16.7%
<b>Total Units</b>	1036	100.0%	1192	100.0%

Source: U. S. Census Bureau, 1990 and 2000; Calculations by CSRA RC

Housing occupancy characteristics are an important variable in determining the adequacy of housing stock. Owner occupied units account for 67.5 percent of all Glascock County housing units (**Figure H-12**). Approximately 16.7 percent of housing units are rentals. The number of owner occupied units has climbed significantly while the number of renter occupied units increased slightly by 7 units. The overall vacancy rate is 15.8 percent, just slightly lower than the 16.3 percent rate recorded in 1990. The small increase in rental properties and vacancy rate decline in Glascock County further reinforces the trend of people interested in the county over the City of Gibson.

In resemblance to the unincorporated portions of the county, Gibson’s housing supply is even more unbalanced between owner and rental units. Approximately 59.2 percent of the city’s housing supply is owner occupied, compared to 24.9 percent classified as rental units (**Figure H-13**). Between 1990 and 2000, the vacancy rate in Gibson increased by 1.3 percent. During this period of time, the total number of vacant units decreased, but at a slower rate than occupied units (both owner occupied and rental) decreased. This again indicates a small trend of home buyers choosing to locate in the unincorporated County.

<b>Figure H-13: Gibson Occupancy Characteristics, 1990-2000</b>				
	<b>1990 Number (#) of Housing Units</b>	<b>1990 Percent (%) of Total Units</b>	<b>2000 Number (#) of Housing Units</b>	<b>2000 Percent (%) of Total Units</b>
<b>Vacant Owner Occupied</b>	48	17.2%	51	15.9%
<b>Renter Occupied</b>	147	52.7%	190	59.2%
	81	29.0%	80	24.9%
<b>Total Units</b>	279	100.0%	321	100.0%

Source: U. S. Census Bureau, 1990 and 2000; Calculations by CSRA RC

The occupancy characteristics of Mitchell’s housing supply changed somewhat between 1990 and 2000.

Mitchell’s housing supply remains primarily owner occupied (84.3 percent). The percent of rental housing units in the community has increased by from 14.8 to 15.7 percent. While the overall housing stock percentage increased, the overall percentage of vacant housing units decreased dramatically since 1990. Mitchell’s vacancy rate is nonexistent when compared to both the county and City of Gibson. There is a potential correlation between the housing stock in Mitchell and the higher rate of housing units with complete facilities (See **Figure H-11**).

# HOUSING

	<b>1990 Number (#) of Housing Units</b>	<b>1990 Percent (%) of Total Units</b>	<b>2000 Number (#) of Housing Units</b>	<b>2000 Percent (%) of Total Units</b>
<b>Vacant</b>	13	16.0%	0	0.0%
<b>Owner Occupied</b>	52	64.2%	70	84.3%
<b>Renter Occupied</b>	12	14.8%	13	15.7%
<b>Total Units</b>	81	100.0%	83	100.0%

Source: U. S. Census Bureau, 1990 and 2000; Calculations by CSRA RC

Figure H-15 illustrates the percentage of vacant units within Glascock County, Gibson and Mitchell that are intended for owner occupancy or for rental use. The overall vacancy rate figure will not match those shown in the previous three figures because it does not account for seasonal vacancy or abandoned properties. When considering the vacancy rate of owner

	<b>Glascock County</b>	<b>Gibson</b>	<b>Mitchell</b>	<b>State of Georgia</b>
<b>Owner-Occupied Units</b>	3.9%	3.6%	7.1%	1.9%
<b>Rental Units</b>	3.7%	7.8%	2.8%	8.2%

Source: U. S. Census Bureau, 1990 and 2000; Calculations by CSRA RC

occupied and rental properties, the characteristics of a healthy housing market typically include a vacancy rate of 3 percent for housing intended for owner-occupancy, and 5 percent for rental units. Healthy overall vacancy rates are around 7 to 8 percent.

Glascock County and Mitchell exhibit significantly higher owner occupied vacancy rates than rental vacancy rates (Figure H-15). The high rental vacancy rate of Gibson community may indicate a lack of rental housing that is “suitable” for potential residents of that area that is in good condition. Similarly, the low owner occupied vacancy rate of housing in Glascock County and Mitchell may indicate a lack of quality choices from among existing housing stock. Within Mitchell, existing residents may be holding on to gradually deteriorating properties while in the county, new housing stock takes the form of custom construction for residents desiring to build in the countryside rather than a large inventory of new subdivisions speculating for potential suburban residents.

## COST OF HOUSING

Median property values in all Glascock County jurisdictions have increased significantly since 1990. Property values in Glascock County increased from 30,700 dollars to 48,600 dollars, or 58.3 percent in the last decade (Figure H-16). Similarly, Gibson and Mitchell enjoyed dramatic property value

		<b>1990 (\$)</b>	<b>2000 (\$)</b>	<b>Percent (%) Change 1990-2000</b>
<b>Glascock County</b>	Median Property Value	30,700	48,600	<b>58.3%</b>
	Median Rent	200	313	<b>56.5%</b>
<b>Gibson</b>	Median Property Value	28,000	44,300	<b>58.2%</b>
	Median Rent	196	271	<b>38.3%</b>
<b>Mitchell</b>	Median Property Value	26,300	46,300	<b>76.0%</b>
	Median Rent	225	321	<b>42.7%</b>
<b>Edgehill</b>	Median Property Value	21,300	43,000	<b>101.9%</b>
	Median Rent	575	475	<b>-17.4%</b>
<b>State of Georgia</b>	Median Property Value	70,700	111,200	<b>57.3%</b>
	Median Rent	433	613	<b>41.6%</b>

Source: U. S. Census Bureau, 1990 and 2000 (SF3); Calculations by CSRA RC

## HOUSING

increases. All Glascock County jurisdictions have property values significantly above the state average. It is important to note that the dollar amounts in **Figure H-16** are not calculated in constant 2000 dollars. In order to get the most accurate picture of the value of both real property and rents in all jurisdictions inflation must be factored in. According to the United States Bureau of Labor Statistics the inflation rate between 1990 and 2000 hovered around 32 percent. This means that while all jurisdictions saw an increase in rent prices and property values, the gains were not as significant as they appear on first glance.

With the exception of Gibson, rents in Glascock County increased at a faster pace than property values. Between 1990 and 2000, median rents increased 56.5 percent in Glascock County, 38.3 percent in Gibson, and 42.7 percent in Mitchell. Similar to property values, rents fall significantly above the state average, except Gibson. The marginal increase in rents compared to inflation may be directly attributed to a multi-family housing market that remains little to none throughout the county.

### COST-BURDENED HOUSEHOLDS

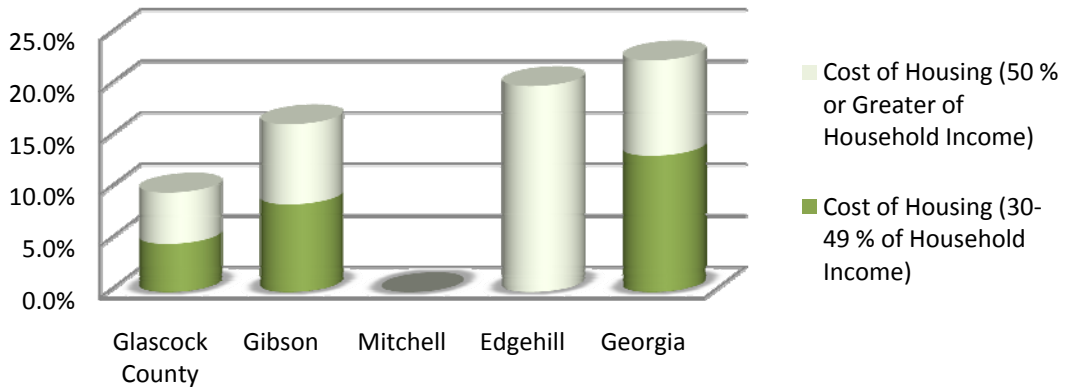
**Figure H-17** compares the total number of cost-burdened households in Glascock County with the statewide average. A “cost-burdened” household refers to those households that spend 30 percent or more of their annual income on housing related expenses. There is a distinct difference between a household that is cost-burdened and one that is in poverty. There are cost-burdened households across every income class – often times categorized as such because they may be living above their means, either as a result of their own choice or from limited housing options. Another reason that households may be living in a cost-burdened situation is that housing costs in the community may have increased at a dramatically higher rate than family income.

Approximately 4.7 percent of Glascock County households are living in a cost-burdened condition – with all of this number (5.0 percent) classified as “severely cost-burdened” – spending more than 50 percent of their annual income on housing related costs. Gibson contains significantly more cost-burdened households. According to the Georgia Department of Community Affairs, the current level of cost-burdened households in Glascock County and its jurisdictions are below the state average. Glascock County saw a 45.3 percent drop while Gibson and Mitchell experienced a 17.8 percent, and 100 percent decrease respectively. However, the 1990 Census did not calculate the percentage of severely cost burdened households, so there are no numbers with which to compare with the 2000 Census numbers. This should be kept in mind when looking at the steep decline. Other data in this chapter suggests that, at the very least, the number of cost burdened households is declining at a slow pace.



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**Figure H-17: Cost Burdened Households for Selected Jurisdictions, 2000**



Source: U.S. Census Bureau, 2000 (SF3), Calculations by CSRA RC

## SPECIAL HOUSING NEEDS

Specific data sets on the number and percent of Glascock County residents requiring special housing accommodations is not readily available. However, the Gibson Housing Authority stated that there are 14 units of public housing available in Glascock County as opposed to Jefferson County with 10 units available. The Housing Authority offers a “flat rent” service for working people to accumulate finances. This is one way the Gibson Housing Authority preserve Glascock County’s stock of affordable housing.

Information on migrant/seasonal workers within Glascock County was unavailable. No specific local agency caters to the needs of any of the groups identified in this section. While the Gibson Housing Authority administers U.S. Department of Housing and Urban Development low rent subsidies, the Authority is not structured to target any of the special housing needs populations listed herein.

## JOBS-HOUSING BALANCE

Chapter 3 illustrates that 71.5 percent of Glascock County residents commute outside of the county to work. Some of the out-migration of labor can be attributed to the fact that much of the county’s population growth is recent arrivals with established jobs in parts of the metropolitan area. All trends suggest that the population within the county will continue to grow at a slow rate. As growth continues throughout Glascock County, it is likely that some industrial development will locate within the county to serve new residents – potentially increasing the percentage of residents who may live and work within the community.

**Figure H-18: Glascock County Housing/Income Comparison**

Category	Percent (%) Change 1990-2000
Median Property Value*	+58.3%
Median Rent*	+56.5%
Cost-Burdened Households (30% - 49% Only)	-45.3%
Families Below the Poverty Level	+17.1%
Median Household Income*	+36.0%
Average Wage Per Job*	+2.2%

Source: U.S. Census Bureau, 1990, 2000 (SF3), Calculations by CSRA RC \*Percentage of change expressed in constant 2000 dollars

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In addition to relocating jobs to areas within the county, it is necessary to examine whether the jobs that residents will work are sufficient to allow them to remain within the community in the long-term. **Figure H-18** compares the growth of Glascock County housing costs with income growth. The figure confirms information provided in this and prior chapters – that housing values are increasing. When factoring inflation, the figure illustrates that housing costs are growing at a steeper rate than incomes. Fortunately, the figure does not show proportional increases in poverty rate and cost-burdened households.

## ASSESSMENT

### HOUSING TYPES AND MIX

#### Types of Housing Units/Household Type

Consistent with other rural and small urban areas throughout the state, the housing stock in Glascock County, Mitchell, Gibson, and Edgehill is comprised of primarily single-family detached dwellings. Very few multi-unit structures exist within Glascock County. While there is a continual desire by most households to attain or maintain the pride and independence that comes with single-family home ownership, a variety of conditions reduce the feasibility of some segments of the population to maintain such a living standard. Generally, the type of housing stock available to county residents appears to be meeting the needs of family households, which comprised the majority of households in all three jurisdictions. While not by a significantly high amount (2 percent), growth in the housing supply has outpaced growth in new households. Single family households will continue to account for the overwhelming majority of households.

There exist a significant number of one person nonfamily households in Glascock County – particularly in Gibson. This characteristic is typical of an aging population. Many non-family households – particularly aging single householders – simply do not have the income to maintain a single-family structure to an acceptable level. Multi-family options (duplex, townhouse, and multi-family) should be promoted in targeted areas within or in close proximity to Gibson and Mitchell. In addition to providing options for the local population, it is important to remember that multi-family housing options provide the entire county with a “transitional” housing option to recruit and retain young professionals and their families who may be employed – or are considering employment – at local institutions such as the hospital or school system. In addition, a lack of housing choice may create long-term difficulties in retaining a suitable labor force to staff low-paying service sector jobs that will inevitably occur as a result of Glascock County’s projected population growth.

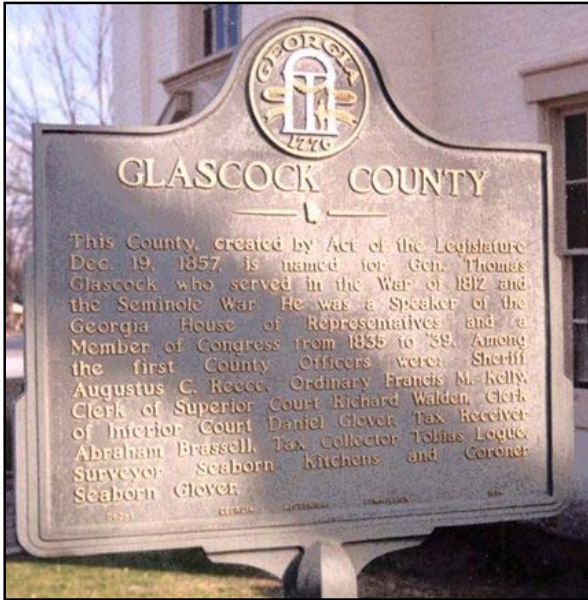
## CONDITION AND OCCUPANCY

### Age of Housing/Occupancy Characteristics

When compared to the state of Georgia and the Augusta metropolitan area, Glascock County illustrates a proportionally high percentage of housing units built prior to 1980. The vast majority of these structures are found in the combined population centers of Gibson and Mitchell. Most of the newer housing units in Glascock County can be found in unincorporated areas. While some of the growth of housing in unincorporated Glascock County can be attributed to new residents from other jurisdictions, much of it is also the result of Gibson and Mitchell residents opting to relocate to a

## HOUSING

more rural setting. Both municipalities are not just left with a decrease in the overall number of single-family housing units, but with a gradually increasing inventory of deteriorating properties and subsequently higher vacancy rates.



Glascock County, GA

Significant effort needs to be made in attracting residential reinvestment into established population centers within Glascock County. The *Urban Redevelopment Plan* adopted by Thomson and Glascock County in 2005 identifies the opportunity to revitalize and preserve the traditional character of some neighborhoods in Gibson that have fallen into disrepair through either demolition or rehabilitation. Unfortunately, scattered site rehabilitation or demolition of single structures does not always generate the type of wholesale redevelopment that may need to occur within Gibson and Mitchell. Without a substantial inventory of publicly held parcels to be offered for development through a public-private partnership, it will be difficult to generate developer interest and investment in established neighborhoods. Scattered site redevelopment is a

greater risk for a developer because it is more difficult to generate new property assessments that will help recoup the initial investment. Preservation and repopulation of Mitchell and Gibson neighborhoods may require municipal-led demolition, and property acquisition and consolidation in focused areas even smaller than the current Gibson urban redevelopment area. The resulting concentration of buildable lots may decrease developer risk and encourage neighborhood investment in higher quality housing stock.

Many neighborhood redevelopment efforts focus on the provision of affordable housing for low to moderate income populations. While this trend may improve neighborhood aesthetics in limited areas, it does not necessarily generate significant increase in the tax base. Neighborhood redevelopment in Gibson and Mitchell should include efforts to retain the existing population that earns above median income levels. While most communities develop home maintenance assistance programs targeted to low-income families, healthy neighborhoods tend to exhibit households with a greater range of income levels. In recognition of this fact, a greater number of communities are starting to offer maintenance assistance programs to property owners who actually earn more than median household income. The programs work by providing a public subsidy that goes toward the interest rate of home equity loans to keep the rates lower than the general market. Such programs promote reinvestment in the community by middle-income families to help keep the tax base high and improve long-term gains in residential property values. Gibson, Mitchell, and Glascock County should consider whether such a program is feasible and determine whether there are any housing and lending institutions that they can partner with.

Deteriorated housing stock is only one of a number of visible clues that an overall neighborhood is declining and is not a place where private investment is a wise venture. Deteriorated homes are often accompanied by weeds, trash, abandoned vehicles, front yard parking, etc. The resulting

## HOUSING

landscape illustrates a degree of resident apathy and/or lack of community pride. Such neighborhoods ultimately become magnets for unwanted activities. To reverse such a trend in declining neighborhoods within Gibson and Mitchell, city officials must couple ongoing redevelopment efforts with neighborhood empowerment. The city should promote the formation of neighborhood associations within declining neighborhoods and sustain their efforts through the establishment of joint city/neighborhood code enforcement, strategic planning, and crime watch programs. Another tool to combat disinvestment in areas in need of redevelopment would be the establishment of a rental registration and inspection program. These programs require the landlords to register their property as a rental and compel them to keep the property from falling into disrepair through periodic building and health inspections. The administration of such programs can be very labor intensive so the provision of additional staff might be needed to effectively enforce the program.

Additionally all three jurisdictions might want to consider the adoption of a form based or traditional neighborhood overlay zoning district to establish design controls within targeted areas of the community. These districts could preserve the existing development patterns closer to the existing population centers, as well as extend that pattern into areas where new development is likely to occur. The social, economic, and aesthetic advantages of these types of developments are well documented. The design controls also help to preserve and create a sense of place that is unique to the community. Areas where these districts could be established are the Traditional Neighborhood-Stable, character area in Mitchell, selected areas of the Downtown Gibson character area, and the Urban Reserve character area in Glascock County.

Glascock County's communities are actively participating in the Georgia Rural Development Council and Department of Community Affairs' Communities of Opportunity (Co-Op) Initiative. Utilizing a town hall meeting format along with focus group sessions, issues that are keeping Glascock County from reaching its full potential are identified and strategies to address them are prioritized. The overwhelming issue identified in the preliminary rounds of these meetings had to do with housing revitalization. Leaders were asked to vision what a success would like if the problem were remedied, and then asked to describe the current reality of the housing situation. A list of actions that will help to bring about the success as it was envisioned was then developed. Actions to address issues that have come out of the Co-Op Initiative process should implemented because they are the result of an open, honest, and at times quite candid conversation about the reality of issues facing Glascock County and its municipalities today. A copy of the Co-op Community Improvement Strategy can be found in **Appendix A**.

## COST OF HOUSING

The increase in median property value in Glascock is the direct result of the construction of new "stick-built" single-family homes in the unincorporated area that can retain greater value than most pre-existing manufactured housing. The slight rise in median rents also suggests that some of the rental supply is new housing. Although there are no multi-family properties in Glascock County and Gibson, the rise in median rents has only slightly outpaced inflation – indicating a continued lack of "quality" rental housing choices. The fact that median property values in Gibson and Mitchell have not kept pace with the statewide average once again illustrate an unfavorable environment for residential investment in Glascock County's municipalities.

# HOUSING

The opportunity exists to capture some of the previously discussed labor that the county imports. The employment sectors that have seen significant growth (as discussed in Chapter 3) sometimes fail to pay enough to keep up with the rapid increase in the cost of owning a home. In turn, some of the people that work in Glascock County are forced to the more abundant and less expensive multi-family options in Augusta-Richmond and Columbia Counties. An effort to provide a variety of housing options for all income levels could draw these workers into Glascock County and its municipalities. Additionally the rising cost of transportation will make it easier for workers to justify commutes from other jurisdictions to Glascock County. The provision of more housing options is vital to keep the wages that Glascock County employers pay in the County.

## **COST-BURDENED HOUSEHOLDS**

The percentage of cost-burdened households in Glascock County is similar to that of other rural areas. While the provision of a more diverse housing supply may result in greater affordable housing choices in the county, it cannot guarantee a significant decrease in the percentage of cost-burdened households. Many households, regardless of income level, find themselves in a cost-burdened situation as a result of their own choices. This trend can ultimately lead to deferred maintenance of housing units and/or higher percentages of renters in the community. Once again, a greater diversity of housing choices may offer some cost-burdened households in Glascock County to relocate to housing units which are more suitable for their income levels.

## **SPECIAL HOUSING NEEDS**

Housing and population data sets within this plan repeatedly illustrate significant growth in Glascock County's elderly population. Coupled with aging and deteriorating housing units, the county's elderly population appears to be the principal segment which will require special housing options. Elderly residents currently comprise over 30 percent of the county population and it is not known at this time if their current housing needs are being met. A housing needs assessment, not for just the elderly but all groups identified in this chapter, is needed to assess the situation and to determine an appropriate course of action to remedy the situation.

## **JOBS-HOUSING BALANCE**

New housing for all income levels in Glascock County is more difficult to find than elsewhere in the region. Employment opportunities within the county are not plentiful for residents – resulting in many residents traveling out of county to work. Employment opportunities, particularly within the service sector, are expected to continue to increase as suburban development expands in Glascock County. While many of these service sector jobs will provide professional opportunities for more highly educated residents, there should also be a large number of supporting lower-wage service sector jobs as well. These anticipated jobs will be much easier to fill if all three jurisdictions promote the development of new housing stock that is accessible to a much wider cross-section of income levels. As a result, a committed effort should be made by all three jurisdictions to identify and promote areas where more affordable higher-density housing within the urbanized areas – specifically within proximity to Gibson and Mitchell.

NATURAL  
&  
CULTURAL  
RESOURCES

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## INTRODUCTION

As Glascock County grows community leaders understand the need to mitigate the impacts of development on the natural landscape. Likewise, there is an acknowledgement that growth can incorporate the preservation of key historic properties and other cultural amenities. The natural and cultural resources element examines a variety of topics including: groundwater recharge areas, water supply watersheds and wetlands; soils, prime agricultural or forest land; scenic views or sites; historic structures and properties, archeological resources; etc. By identifying such resources, the community can consider environmental standards and targeted preservation to ensure that local growth does not compromise the health of regional water systems, air, and habitat diversity.

The purpose of this section is to inventory those natural resources that should be protected in order to promote the long-term health and well-being of Glascock County's residents; and, to inventory the city's cultural assets that enhance residents' quality of life and provide Glascock County, Gibson, Mitchell and Edgehill with their own unique identity. This section also considers how new development will affect these resources and recommend ways to mitigate impacts through resource protection. The principal sources of information in this chapter are the Georgia Department of Natural Resources, the United States Department of Agriculture, and the United States Fish and Wildlife Service.

Glascock County straddles two geological regions – the Piedmont and the Coastal Plain. It is located in the northeast-central portion of Georgia and west of the Central Savannah River Area. As of 2000, the county encompassed an area of roughly 144 square miles. Gibson, the County seat, is located about 50 miles west of Augusta, and about 115 miles southeast of Atlanta. There are no major highways with high traffic volumes within the county. State routes 171, 80, 123, 102, and 16, however, provide good internal access for all sections of the county and to nearby employment and marketing centers. These regions are separated by the “fall line,” a geological boundary running parallel with the Appalachian Mountains from Alabama to New York and historically representing the end of navigable portions of rivers emptying into the Atlantic Ocean.

*(Note: In accordance with state planning standards, the maps within this chapter utilize the county city boundaries that are consistent with the U.S. Census Bureau's TIGER boundary files.)*

## ENVIRONMENTAL PLANNING CRITERIA

As part of the Georgia Planning Act of 1989, the Georgia Department of Natural Resources (DNR) developed the *Rules for Environmental Planning Criteria* for use by local communities. The *Criteria* establish recommended minimum planning standards for the protection of water supply watersheds, groundwater recharge areas, wetlands, river corridors and mountains. This chapter identifies those applicable resources that are found in Glascock County and its municipalities. Because there are no protected river corridors or protected mountains in close proximity to Glascock County, those specific items are not addressed by this plan.

## Water Supply Watershed

Water supply watersheds are defined by DNR as the areas of land upstream of a governmentally owned public drinking water intake. There are many different factors that determine the volume of



## NATURAL & CULTURAL RESOURCES

water in a stream or other body of water. These factors include the amount of precipitation, land cover, slope, soil type, and capacity and speed of absorption into the soil. Any water that is not absorbed by the soil, detained on the surface by lakes or ponds, or used by vegetation, runs off of the land as overflow, or surface run-off. Water that is later released by the soil adds to this overflow to produce what is known as total run-off. As run-off flows to areas of lower elevation, it collects in drainage areas, the boundaries of which form watersheds. Run-off from these watersheds flows into streams which serve as outlets for water in the watersheds.

The removal of vegetation and the introduction of paving for roads, parking lots, etc. increase the total run-off on a site which in turn increases erosion, flooding, and sedimentation of water sources. To protect drinking water supplies downstream, DNR has recommended buffer requirements and impervious surface limitations to be applied to certain watersheds. For watersheds with an area less than 100 square miles, all perennial streams within 7 miles upstream of a public water supply intake have a required 100 foot buffer on each side within which no development can occur. (150 feet for impervious surfaces and septic tank drainfields) Beyond 7 miles upstream, 50 foot buffers are required within which no development can occur (75 feet for impervious surfaces and septic tank drainfields).

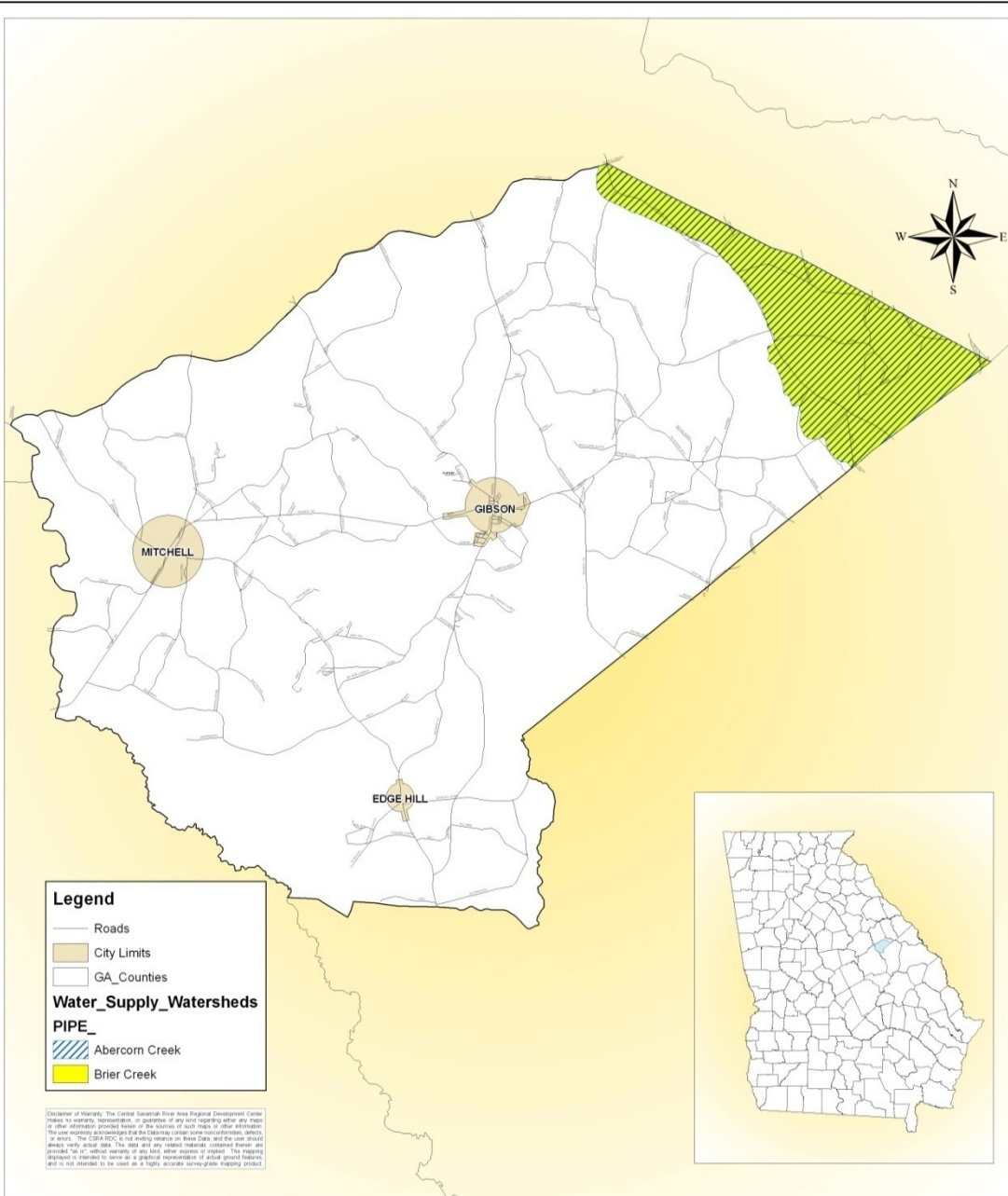
Currently, the City of Gibson withdraws 100 percent of its water from three groundwater wells, the City of Mitchell withdraws 100 percent of its water from three groundwater well, and City of Edge Hill withdraws 100 percent of its water from two groundwater well. The unincorporated Glascock County does not have public water service. Therefore, since portions of Glascock County lies within a public or private surface water supply watershed, the aforementioned DNR buffers and impervious surface limitations are necessary in Glascock County or its three cities.

Glascock County is located within the Ogeechee River drainage basin. Within this basin, portions of two major watersheds can be found in Glascock County: the Abercorn Creek Watershed and the Brier Creek Watershed. This plan makes note of these “water supply watersheds” because they require additional resource protection to ensure a safe supply of public drinking water.

DNR’s *Rules for Environmental Planning Criteria* define a water supply watershed as an area of land upstream from a governmentally owned public drinking water intake. Glascock County water supply watersheds can be found on **Map A**.

In part to address the problem of run-off, the *Criteria* establish a recommended set of standards to protect surface water supplies including the use of buffer zones around streams and specifying allowable impervious surface densities within such watersheds. At less than 100 square miles in size, the Glascock County water supply watershed is considered “small water supply watershed” and is subject to DNR’s “small watershed criteria.” Small watersheds are theoretically more vulnerable to contamination by land development.

# NATURAL & CULTURAL RESOURCES



Central Savannah River Area  
Regional Development Center  
GIS Department  
3023 River Watch Parkway, Suite A  
Augusta, GA 30907-2016  
www.csradc.org  
July 2007

Map A  
Glascock County  
Water Supply Watershed



# NATURAL & CULTURAL RESOURCES

## Minimum Criteria for Small Water Supply Watersheds

The perennial stream corridors of a small water supply watershed **within** a seven mile radius upstream of a governmentally owned public drinking water supply intake or water supply reservoir are protected by the following criteria:

- A buffer shall be maintained for a distance of 100 feet on both sides of the stream as measured from the stream banks.
- No impervious surface shall be constructed within a 150 foot setback on both sides of the stream as measured from the stream banks.
- Septic tanks and septic tank drainfields are prohibited in the setback area.

The perennial stream corridors within a small water supply watershed and **outside** a seven mile radius upstream of a governmentally owned public drinking water supply intake or water supply reservoir are protected by the following criteria:

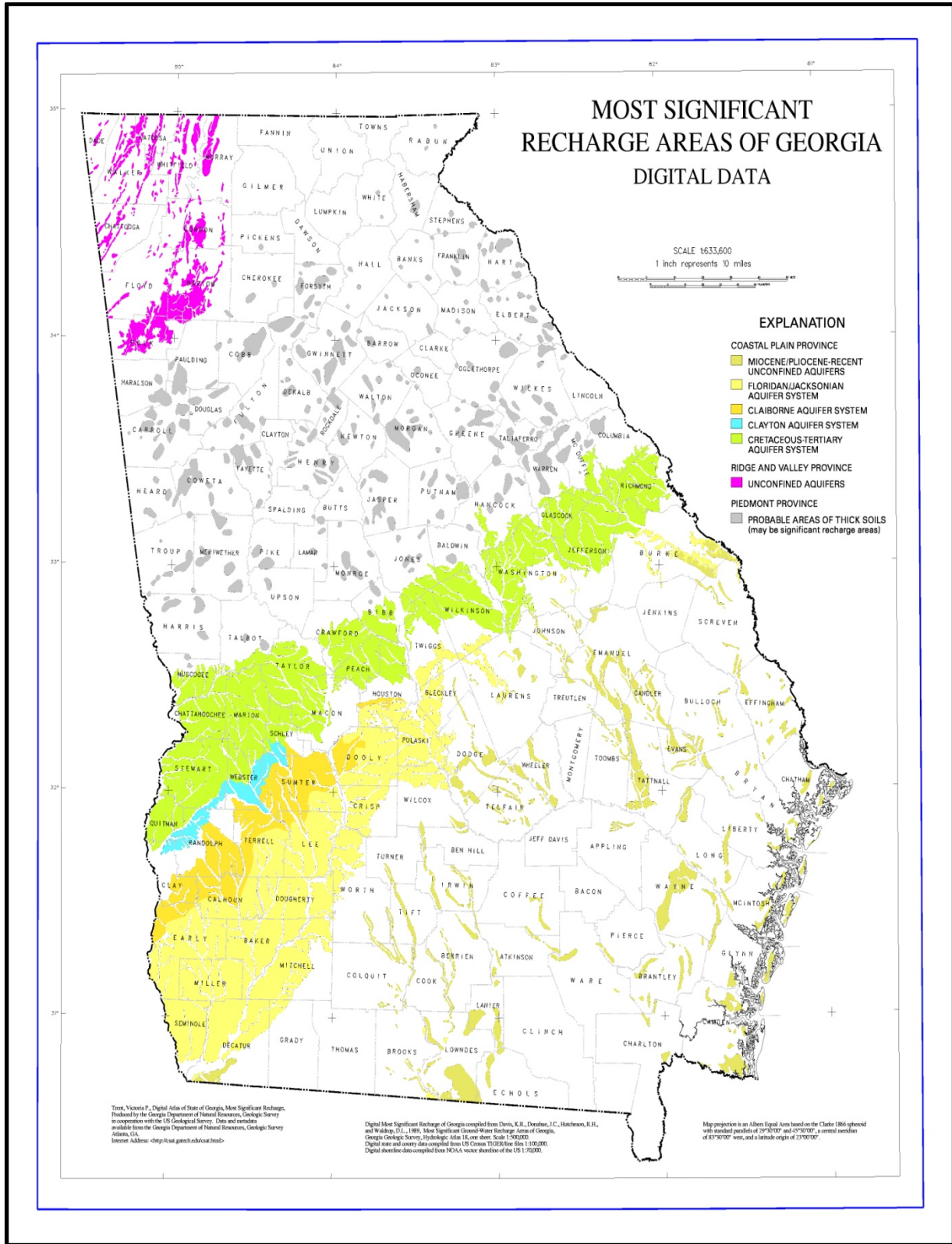
- A buffer shall be maintained for a distance of 50 feet on both sides of the stream as measured from the stream banks.
- No impervious surface shall be constructed within a 75 foot setback area on both sides of the stream as measured from the stream banks.
- Septic tanks and septic tanks drainfields are prohibited in the setback areas.

The following criteria apply to all locations in a small water supply watershed:

- New sanitary landfills are allowed only if they have synthetic liners and leachate collection systems.
- New hazardous waste treatment or disposal facilities are prohibited.
- The impervious surface area, including all public and private structures, utilities, or facilities, of the entire water supply watershed shall be limited to 25 percent, or existing use, whichever is greater.
- New facilities which handle hazardous materials of the types and amounts determined by DNR, shall perform their operations on impermeable surfaces having spill and leak collection systems as prescribed by the DNR.

# NATURAL & CULTURAL RESOURCES

## Groundwater Recharge Areas



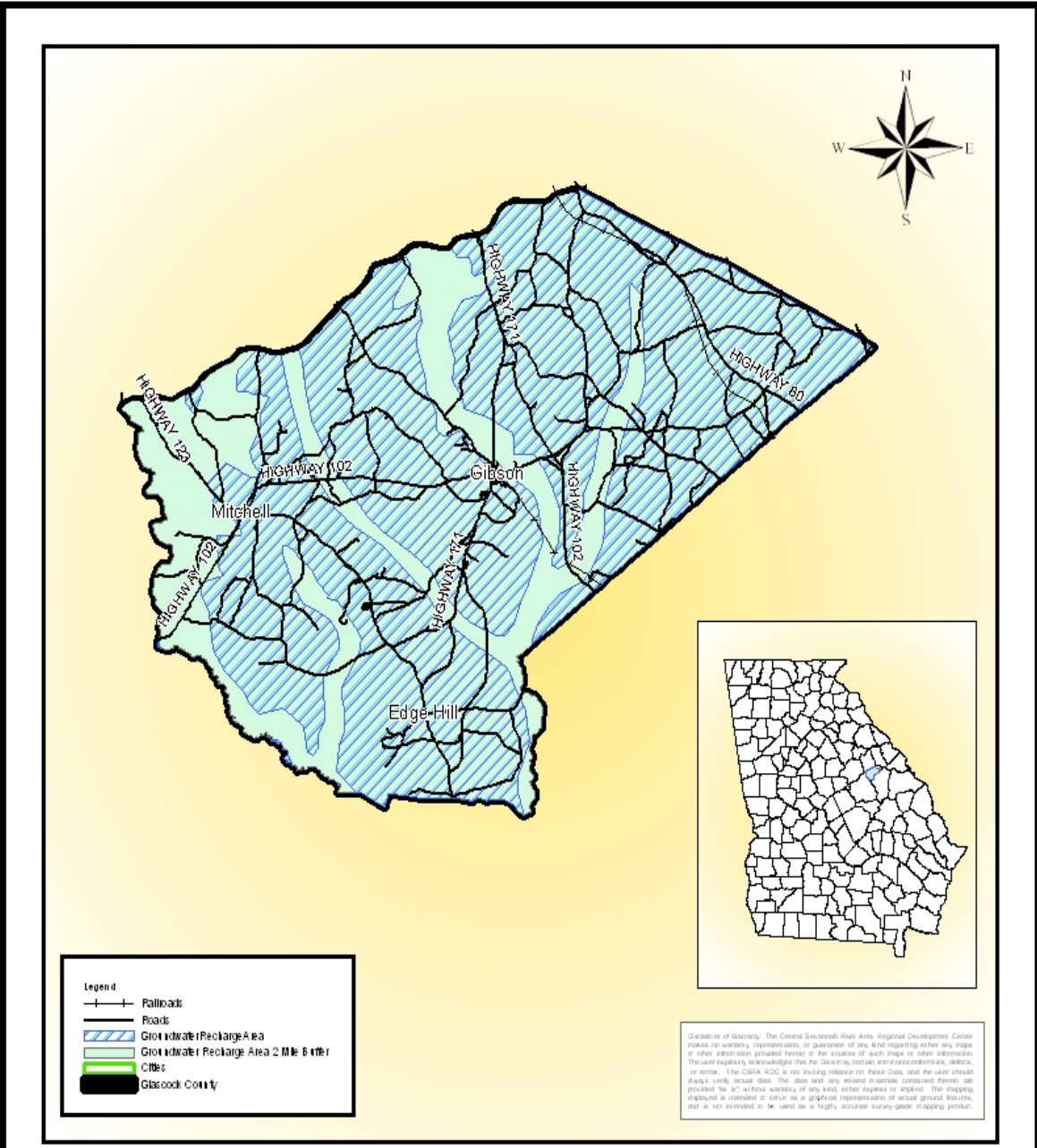
## NATURAL & CULTURAL RESOURCES

Groundwater recharge areas are portions of the earth's surface where water infiltrates the ground to replenish an aquifer, which is any stratum or zone of rock beneath the surface of the earth capable of containing or producing water from a well. In order to avoid toxic and hazardous waste contamination to drinking water supplies, groundwater or aquifer recharge areas must be protected. While recharge takes place throughout almost all of Georgia's land area, the rate or amount of recharge reaching underground aquifers varies from place to place depending on geologic conditions.

According to data provided by DNR on the Ground-Water Pollution Susceptibility Map of Georgia, Hydrologic Atlas 20 (**Map F**), most of the Glascock County area is served by the Cretaceous Aquifer. This aquifer is primarily a system of sand and gravel and serves as a major source of water for East Central Georgia. GNR has mapped all of the recharge areas in the state which are likely to have the greatest vulnerability to pollution of groundwater from surface and near surface activities of man. **Map B** (attached) graphically displays the locations of the major aquifer recharge areas within the boundaries of Glascock County and its three cities. Development in these areas should be limited to very low impact development in which little to no area is covered with impervious surfaces such as roads, parking lots and building pads. The sub-surface integrity of these areas should also be maintained by avoiding development that may contaminate water supplies (i.e. landfills). The Georgia DNR has recommended that local government adopt minimum criteria for groundwater protection as part of their land use regulations. These recommended criteria (see Appendix B) would apply to new development in the aquifer recharge areas identified in **Map B**. However, due to the fact that very limited development is expected within Glascock County and the Cities of Gibson, Mitchell and Edge Hill during the planning period, the county and its cities do not foresee a need for any additional land use regulations for protection of groundwater.



# NATURAL & CULTURAL RESOURCES





Central Savannah River Area  
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## Map B

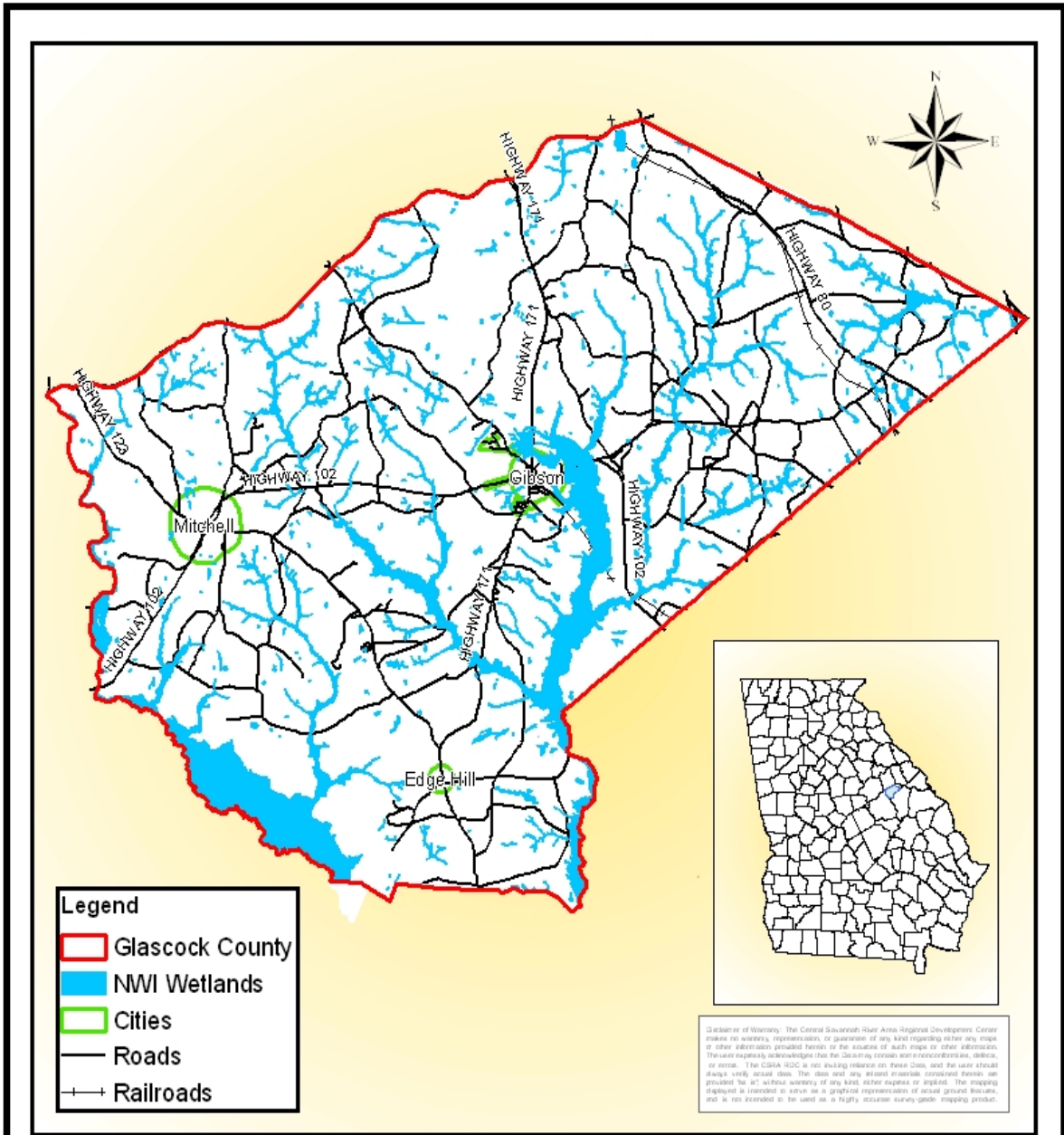
### Glascock County

### Groundwater Recharge Areas



# NATURAL & CULTURAL RESOURCES

## Wetlands





Central Savannah River Area  
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Map C  
Glascock County  
NWI Wetland Areas



## NATURAL & CULTURAL RESOURCES

Federal law defines freshwater wetlands as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas.

Under natural conditions wetlands help to maintain and enhance water quality by filtering out sediments and other nonpoint source pollutants from adjacent land uses. In addition to this, they store water and provide habitat for a variety of plant and animal species.

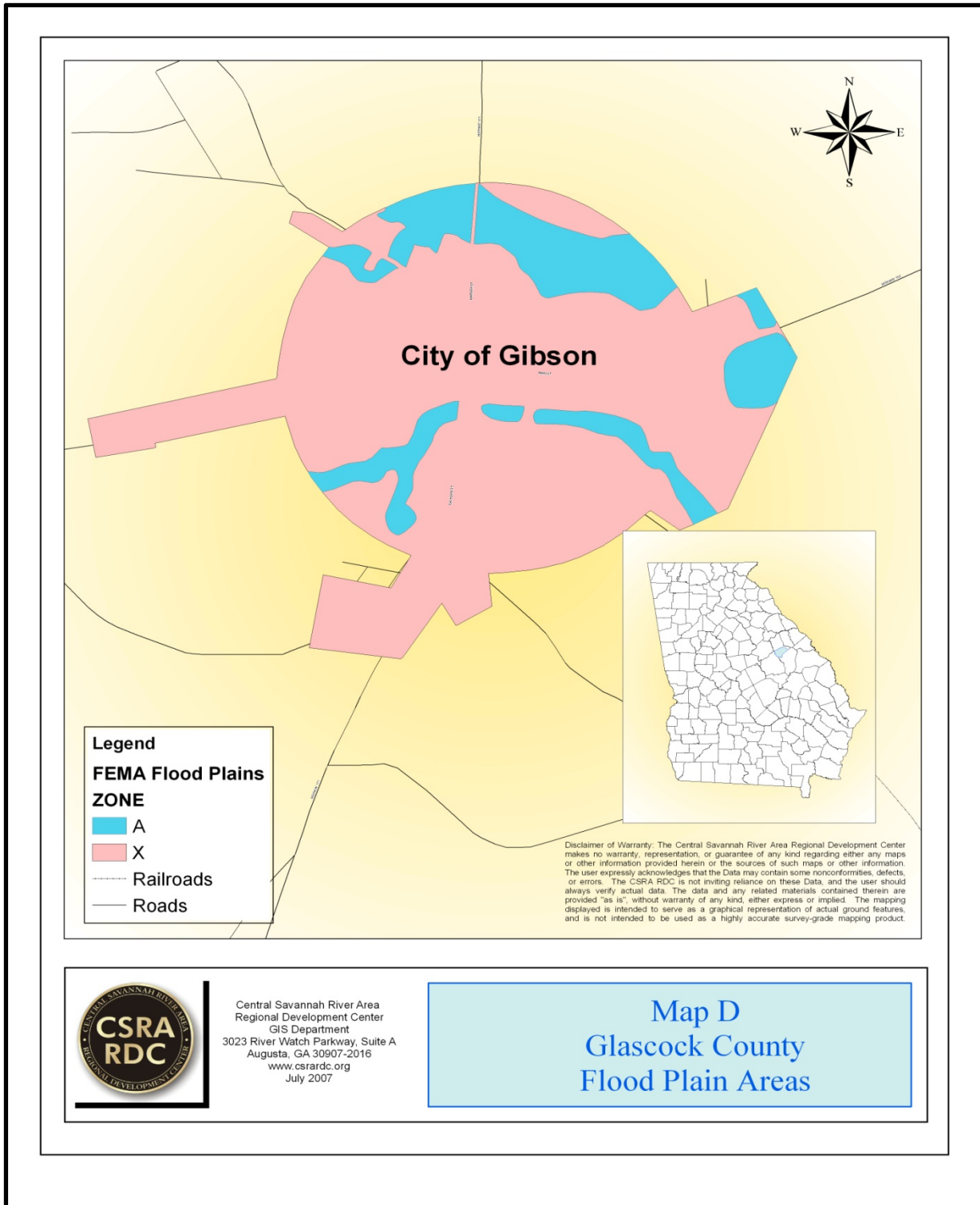
Wetlands are currently being mapped by DNR. Until these maps are available, however, please refer to **Map C** (attached) for approximate wetland locations. This map is based upon the location of soil associations which contain many of the characteristics found in a wetland environment.

Preservation of wetlands is vital because of the many important functions they serve. They are among the world's most biologically productive ecosystems and serve as crucial habitats for wildlife. Wetlands can help maintain water quality or improve degraded water by performing functions similar to a waste-water treatment plant, filtering sediment, toxic substances and nutrients. Wetland vegetation filters and retains sediments which otherwise enter lakes, streams and reservoirs often necessitating costly maintenance dredging activities. Wetlands are also important to flood protection, as they act as water storage areas, significantly reducing peak flows downstream, and the meandering nature of wetlands combined with abundant vegetation reduce flood velocities.

# NATURAL & CULTURAL RESOURCES

## ADDITIONAL ENVIRONMENTALLY SENSITIVE AREAS

### Flood Plains



## NATURAL & CULTURAL RESOURCES

Flooding is defined as the temporary covering of soil with water from overflowing streams and by run-off from adjacent slopes. Water left standing after a rainfall, however, is not considered flooding, nor is water in swamps. Flooding is characterized in terms which describe the frequency and duration of the flood and the time of year that the flood occurs.

Flood plains are relatively flat lands that border streams and rivers that are normally dry, but are covered with water during floods. The severity of a flood is usually measured in terms of loss to human life or property, which is directly proportional to the amount of development in the flood plain surrounding the stream or river.

Flooding occurs when the volume of water exceeds the ability of a water body (stream, river, or lake) to contain it within its normal banks. Floodplains serve three major purposes: Natural water storage and conveyance, water quality maintenance, and groundwater recharge. These three purposes are greatly inhibited when floodplains are misused or abused through improper and unsuitable land development. For example, if floodplains are filled in order to construct a building, then valuable water storage areas and recharge areas are lost. This causes unnecessary flooding in previously dry areas and can damage buildings or other structures. Therefore, floodplain development is usually discouraged with the exception of recreational facilities.

Development within floodplain areas is discouraged with the exception of very low impact such as recreational facilities (i.e. trails, open fields, etc.). With this type of land use, the floodplains are utilized without disturbing the natural cycles of the floodplain.

Floodplains serve 3 major purposes: Natural water storage and conveyance, water quality maintenance, and groundwater recharge. These 3 purposes are greatly inhibited when floodplains are misused or abused through improper and unsuitable land development. For example, if floodplains are filled in order to construct a building, then valuable water storage areas and recharge areas are lost thus causing unnecessary flooding in previously dry areas.

Attached is a FIA Flood Hazard Map for the City of Gibson. Maps are not available for unincorporated Glascock County or the cities of Mitchell and Edge Hill.

### Soils

This section delineates areas containing severe physical limitations to growth, and should serve as a guide for location of future land development.

The U.S. Soil Conservation service, in cooperation with the CSRA Regional Development Commission, completed a soil survey for Glascock County in 1967 and indicated areas containing the following limiting factors: flooding, steep slopes, depth to bedrock, high water table, excessive shrink-swell capacity of the soil, and poor percolation.

While the above-referenced Map and tables identify some restrictive soil associations in Glascock County and its three cities, none of the local governments plan to impose any additional development restrictions. The current and expected future density and development patterns do not merit such actions.

# NATURAL & CULTURAL RESOURCES

## Erosion

There were no specific areas that were identified as being especially vulnerable to erosion; however, increased development will heighten the need for control mechanisms. Contributing factors for erosion include slope, rainfall intensity and duration, and the construction methods used in development. Therefore, the only controllable factor is construction techniques which include retention/detention ponds, vegetative cover, and sediment fencing.

## Plant/Animal Habitats

Under its Natural Heritage Inventory Program, the Georgia DNR has compiled a computerized and mapped inventory of plants, animals and natural habitats in the state which are rare enough to warrant state and federal protection. However, these maps have not been made available to the public. The species identified, all of which are of special concern and are vulnerable to the impacts of rapid land use changes and population growth. Upon receipt of these DNR maps, these species should be protected by the community to the extent possible. The county and cities should consider adopting policies and regulations to ensure that future development does not harm or destroy these sensitive plant and animal habitats.

Growth and development in and around Glascock County, Gibson, Mitchell and Edge Hill will inevitably alter the natural landscape, reduce wildlife habitat, and affect animal and plant species diversity. One of the most reliable barometers to determine the level of impact that growth is having on animal and plant life is to measure the proximity of state and federally protected species to development activities. Glascock County is also home to state and federal lands that harbor at least four critical species or habitat.

## Federal Species Protection

The U.S. Fish and Wildlife Service administer the federal *Endangered Species Act (ESA, 1973)*. The *ESA* lists animal and plant species as either “threatened” or “protected.” All listed animal species and their habitats are protected from “take” – meaning they cannot be harassed, harmed or captured. In addition, activities are prohibited that would create significant habitat modification or degradation that may inhibit or harm the animal’s natural behaviors. Listed plant species are not protected from “take”; but, it is illegal to collect or harm them on federal lands. In the vicinity of Glascock County, there are no federally protected animal or plant species.

Figure N-1: Glascock County Vicinity State Protected Species		
Common Name	Rank (Descriptions Below)	State Rank (Descriptions Below)
<b>Animals</b>		
Bald Eagle	T	SE
Wood Stork	E	SE
Red-cockaded woodpecker	E	SE
<b>Species of Concern</b>		
Bachman's sparrow		SR
<small>Source: The Fish and Wildlife Services                      T = Threatened, E = Endangered, R = Rare,                      ST = State Threatened, SE = State Endangered, SR = State Rare</small>		



## State Species Protection

The Georgia Department of Natural Resources' Wildlife Resources Division administers the state of Georgia's *Endangered Wildlife Act (1973)* and *Wildflower Preservation Act (1973)*. These acts protect listed species habitat and prohibit the capture, killing, or selling of protected species only on state owned lands. There are no state protected animal species in the vicinity of Glascock County.

In addition to those species listed as protected by the state of Georgia, the Georgia Natural Heritage Program (GNHP) maintains a list of species of "special concern." The special concern list includes federal and/or state protected animal and plant species; and, lists other rare or imperiled species or habitats that may not yet have official protection. The GNHP is the result of a partnership between DNR and the Nature Conservancy and is continually updating its inventory with the state-wide assistance of citizens. In addition to the species listed in **Figure N-1**, the GNHP lists the *Zephyranthes simpsonii*, Simpson Rain Lily as plant species along with the *Notropis chalybaeus*, the Ironcolor Shiner, and *Pteronotropis stonei*, the Lowland Shiner as animal species or habitat in the Glascock County vicinity that should be given special consideration.

## ADDITIONAL SIGNIFICANT NATURAL RESOURCES

### Scenic Areas

Much of the countryside in unincorporated Glascock County is picturesque and rural in character. No individual areas were identified as being particularly scenic – although it is acknowledged that the county's overall rural landscape warrant special consideration.

### River Corridors

The 250 mile Ogeechee River forms the eastern boundary of Glascock County. The Ogeechee is Georgia's only major river with no dam. The river offers Glascock County residents a wide variety of outdoor recreational opportunities.

The Ogeechee River is recognized and respected as a unique natural resource for Glascock County; however, the expected level of future development in Glascock County does not dictate the need for local environmental regulatory measures during the planning period.

### Prime Agricultural/Forest Land

Prime farmland is defined as available land that is best suited for producing food and fiber. It has the soil quality, growing season, and moisture supply necessary to produce sustained yields of crops.

The vast majority of land in unincorporated Glascock County is undeveloped and some of it currently used as pasture or for other agricultural uses. In Georgia, almost 8 million acres are classified as prime. Because this land is often key for urban development as well, approximately 25,000 acres are converted annually to nonagricultural uses. In the year 2000, as many as a half million acres, or 6.5 percent of the state's prime farmland, was lost to nonagricultural uses. In 1987, 29.5

# NATURAL & CULTURAL RESOURCES

percent of total land, that is, about 27,252 acres, in Glascock County was farm land. As previously mentioned, the number of farms and the number of acres farmed have decreased during the past ten years. Anticipated future development may consume prime farmland, as these are often the lands which are most economically developed. The county's preferential tax assessment for keeping farmlands in production should provide adequate protection for most prime farmland in the county.

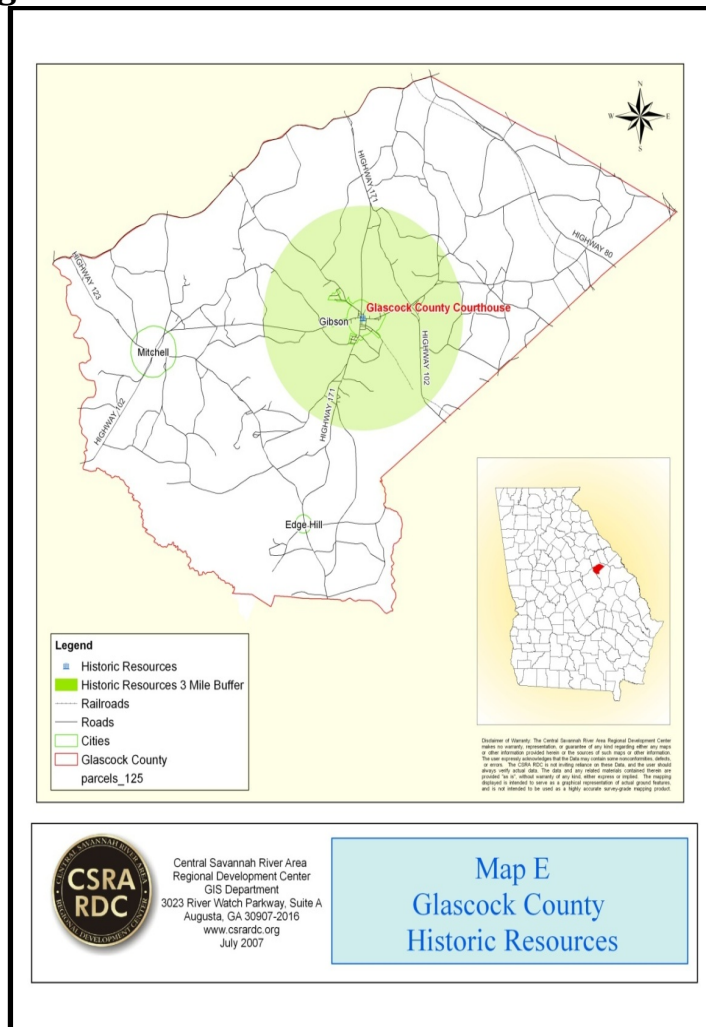
As of 1991, there were an estimated 70,108 acres of forestry in Glascock County, comprising 67.9 percent of the total county area. No intensive measures should be necessary to preserve the county's prime forest lands during the planning period.

## Major Parks, Recreation or Conservation Areas

There are presently no state parks located in Glascock County. However, Rocky Comfort Creek offers fishing and camping. There is about 9 acres of land the county owns. It has one park with a baseball field and a community building on it.

## CULTURAL RESOURCES

### Historically Significant Structures



## NATURAL & CULTURAL RESOURCES

Glascock County and its cities have many significant historic, archaeological, and cultural resources that provide the story of its people through the built environment. In 1978, the Georgia Department of Natural Resources/Historic Preservation Division (HPD) conducted a basic historic resources survey of Glascock County. About 190 buildings were inventoried on a standard historic resource form used then. The original survey is kept on file at HPD in Atlanta.

The following 13 cultural resources were selected as Glascock County's most significant and eligible for inclusion in the National Register of Historic Places. Following each historic building is the National Register criteria that would qualify the resource as eligible for inclusion in the National Register.

Individual buildings and farms were derived from the 1978 historic resources survey and historic districts were determined eligible for listing by the intact nature of the clusters of historic properties. These 13 resources include structures in Glascock County and Gibson and Mitchell. Edge Hill did not have structures listed in the 1978 survey. Archaeological resources were not covered in the 1978 survey but can be referenced by professionals at the statewide Archaeological Site File located at the University of Georgia.

- 1) Glascock County Courthouse, Listed in the statewide NR thematic nomination for courthouses in Georgia as a contributing building.

Built in 1918 by J.W. McMillian & Sons, in the Colonial Revival style of architecture, brick two-story. It was remodeled and had an addition in 1939 and 1973. The building originally consisted of a symmetrical mass plan with one gable at the center of each façade. The interior was based on a Grand Hall on the first floor from front to back with a staircase at each end. The second floor, Courtroom level, was comprised solely of the Superior Court courtroom. The building originally was lighted, but had no plumbing or cooling, and was heated with nine coal-burning fireplaces. In 1939, a WPA grant provided for an addition to the rear that mimicked the original detailing and side gables. It added restrooms and office space on the first floor, and a Judge's office, library, and jury room on the second floor.

Glascock County ordered a complete restoration/rehabilitation of the courthouse at the turn of the 21<sup>st</sup> century. The Georgia Trust for Historic Preservation awarded the County a 2007 award for "excellence in restoration" of the Glascock County Courthouse.

- 2) Peebles Homes, in Gibson, listed in Glascock County Historic Resources Survey #52

Built circa 1890s, Queen Anne style, Victorian. This unusual two-story brick home with a one-story wrap-around wooden porch was built by prominent citizen Isom Peebles. It is the only brick Queen Anne style house in the CSRA. Peebles was an attorney, owner of land and commercial stores in Glascock County, and later became a state representative. At the turn of the 21<sup>st</sup> century, Glascock County purchased the neglected home held in estate and rehabilitated it for use as the County Commission office space. It can be rented for small receptions and events. The Georgia Trust for Historic Preservation awarded the County a 2007 award for "excellence in rehabilitation" of the Peebles House.



## NATURAL & CULTURAL RESOURCES

### 3) Original Courthouse, in Gibson, listed in Glascock Historic Resources Survey #56

The Pope Kent Family owns and lives in this unique historic property. The original Glascock County Courthouse was built in 1858 on twenty acres of land donated by Calvin Logue. When the "new" Courthouse was scheduled for construction, in 1920, this one was put on logs and rolled down the street to its present site. William Gibson (for whom the town is named), donated \$500 to build the courthouse and other public buildings. It has been rehabilitated but retained the original structure with additions and is in excellent condition. Request for nomination based on these factors: 1-History 2-Architecture 3-Connection with prominent local citizens, William Gibson for whom Gibson was named, Tom Grover Kent, Superintendent of Glascock Schools, and Ivelyn Kent, noted educator of the county.

### 4) Kelley House, in Gibson, listed in Glascock Historic Resources Survey #57

Present owner, Nancy Kent Bennett. Built 1880s, Gothic Revival style, by Dr. Thomas J.M. Kelley, son of James Kelley. Dr. Kelley was the town doctor and a member of an illustrious family in Glascock County's history. The house and livery stable at the rear are on the original site. It has a unique triple gable front and is characteristically board and batten of the Gothic Revival style. Request for nomination was based on these factors: 1-Architecture, 2-History, connection with one of Glascock's founding families. 3-Archaeology, family burial ground located on the original Kelley property near Chalker's bridge over Rock Comfort Creek.

### 5) James Kelley/Sherman Harris Place, in Glascock County, listed in Glascock County Historic Resources Survey # 36

Known as the Double H Ranch, lifetime owner Hardwick Harris has given it to his niece, Lanier Oxford. Built in 1828, this building is one of the earliest wooden buildings to be painted in the northern part of the state. It is in the plantation plain style, a two-story structure with a one-story ell-wing from the rear. Outbuildings are in good condition. The Kelley Family was an illustrious family with teachers, doctors, and landowners. James C. Kelley had four sons, three were doctors, and one was the farmer/landowner. Request for nomination based on these factors 1-Architecture 2-Family Tree, lives of founding family members important to Glascock County 3-History

### 6) Railroad Depot, in Mitchell, listed in Glascock County Historic Resources Survey #23

Structure built in Mitchell in 1886 and later moved to a nearby site in town. Depot owners, Etta and William Wilcher, donated the Depot to the Town of Mitchell. The Mitchell Depot was neglected for years, but the town restored it and use it as a museum of local history and visitors center. The structure is characteristic of the time with timbers of heart pine. The town of Mitchell and the Mitchell Depot were named for R. M. Mitchell, President of the Augusta Southern Railroad. Request for nomination was based on these factors: 1-History 2-Architecture 3-Connection with a prominent person.

## NATURAL & CULTURAL RESOURCES

### 7) Euphratus Primitive Baptist Church, in vicinity of Edge Hill, listed in Glascock County Historic Resources Survey #116

Frame church of weatherboard, built in 1873, covered with synthetic siding, is located near the Jules Wilcher Plantation. His brother, William G. Wilcher, is listed among the original members. The Honorable Jeremiah C. A. Wilcher, a Georgia Representative, married Sara Sallie Madison Wilcher shortly after the Civil War. She was born in Virginia and came to teach in Rockmart, Georgia, where she met and married her husband. She began teaching in Glascock County in a log cabin and was given the honor of naming Edge Hill after a community in her native state. Sara was given the name Madison to note her relationship with the fourth president of the United States, James Madison. Request is made for nomination based on these factors: 1-History 2-Architecture 3-Connection with prominent citizens.

### 8) Logue-Knighton Place

Originally known as the Henry Logue Place, and later the home of local historian, Rebecca and husband, Clarence Knighton. It had a rear addition and synthetic siding put over the exterior. The house was originally a log cabin built in the early 1800s. It consisted of a central hall with two rooms opening onto a recessed front porch. Hand cut ironstone chimneys were on either end outside the cabin. These have deteriorated and been removed through the years. There is one fireplace remaining located on the east side of the original building. The hand hewn logs are apparent in the second floor, originally intended for living quarters, but unfinished and now used as an attic. The second floor logs are 12x12 inches, square notched and pegged. The most interesting feature of the second floor is two windows with a balcony structure around the chimney that looked out to the east. There is no stairway to the second floor attic. Later, rooms were added to the house as the family grew. The front door had side lights. The house is finished inside with 12-inch, heart pine flush boards. The original rooms have a chair rail and wainscoting. The house and the kitchen were at one time connected by a breezeway but in later years this breezeway was enclosed.

There are two outbuildings, a smoke house and a three sided shed-type barn. Two original twisted cedar trees are indicative of a simple farm home in early Glascock County. Request for nomination were based on these factors: 1-Architecture 2-History with possible connection to Calvin Logue who donated twenty acres of land upon which the Town of Gibson was built.

### 9) Usry Mill, in the county, listed in Glascock County Historic Resources Survey #92

Built circa late 19<sup>th</sup>-early 20<sup>th</sup> centuries, this mill was used by local farmers to grind corn and make flour and meal. Located on a large pond, this was an active recreational area.

### 10) Hardin Log Cabin, in Glascock County

This small log cabin is owned by Kenneth Hardin and was rehabilitated by him. Located in the Bethel Community, the log house was built in the early 1800s. Reason for nomination: 1-Architecture 2-History

# NATURAL & CULTURAL RESOURCES

## 11) Hadden Log House, in northeast Glascock County

The log house is owned by Betty and Everett Hadden. The original owners were the grandparents of Betty H. Hadden. The original structure was built in Jefferson County in 1857-58. Additions were stripped away and the log house moved for restoration to Glascock County. Request for nomination: 1-Architecture 2-History

## 12) Gibson Historic District (called a multiple property nomination)

The contiguous cluster of historic buildings that form the center core of the city of Gibson are eligible for National Register nomination as a historic district. The types of buildings to be included in the district are the original courthouse square, artesian well, police station, commercial buildings, residences, institutional, religious, and other significant historic structures.

## 13) Mitchell Historic District (called a multiple property nomination)

The contiguous cluster of historic buildings that form the center core of the City of Mitchell are eligible for National Register nomination as a historic district. The types of buildings to be included in the district are the railroad depot, commercial, residential, institutional, religious and other significant historic structures.

Figure N-2: Historically Significant Structures		
Property Name	Location	Notes
Glascoc County Courthouse	Gibson	built 1918
Original Gibson Courthouse	Gibson	built 1858
Dr. Thomas J.M. Kelley House	Gibson	circa 1880s
Peebles House	Gibson	circa 1890s
Gibson Historic District	Gibson	
James Kelley/Sherman Harris Place	Glascoc County	built 1828
Usry Mill	Glascoc County	early 19th century
Hadden Log Cabin	Glascoc County	1857-58
Railroad Depot	Mitchell	built 1886
Mitchell Historic District	Mitchell	
Euphratus Primitive Baptist Church	Edgehill	1873
Logue-Knighton Home		1800s
Hardin Log Cabin		early 1800s

## ASSESSMENT ENVIRONMENTAL PLANNING CRITERIA

### Water Supply Watershed

The City of Gibson, Mitchell, and Edge Hill and a significant number of residents in the unincorporated area do not rely on the Brier Creek and Abercorn Creek water supply watersheds for any of their drinking water supply. Each jurisdiction should establish ordinances to determine whether additional recommendations in DNR's *Rules for Environmental Planning Criteria* pertaining to the water supply watersheds should be incorporated into applicable codes. With the planned expansion of County's infrastructure the demand will only grow.

### Groundwater Recharge Areas

Glascok County, City of Gibson, Town of Mitchell, and Edge Hill do not have any ordinances in place to protect groundwater recharge areas within their respective jurisdictions. Each jurisdiction should establish ordinances to determine whether additional recommendations in DNR's *Rules for Environmental Planning Criteria* pertaining to groundwater recharge areas should be incorporated into applicable codes.

### Wetlands

The vast majority of Glascok County's wetlands lie within or in close proximity to floodplains. As with the recommendations contained in the water supply watershed and groundwater recharge area sections above, an establishment of floodplain, storm water, and erosion and sedimentation control standards and ordinances should be put in place by each jurisdiction. Additional wetlands protections – referencing DNR's *Rules for Environmental Planning Criteria* – should be considered to provide additional protection to sensitive wetland habitats.

## ADDITIONAL ENVIRONMENTALLY SENSITIVE AREAS

### Flood Plains

The steps that Glascok County, City of Gibson, Mitchell and Edgehill have taken to address flood plain management are consistent with many communities across the country. Jurisdictions should simply monitor existing development standards to determine whether its current floodplain related provisions should be amended in the future to balance development and its impacts. Glascok County should also consider participating in FEMA's Community Mapping System in order to get its residents a discounted rate on their federal flood insurance.

### Soils

Continued implementation of sediment and erosion control measures can be augmented by additional stream side buffers and requirements for targeted open space reserves as part of development.

### Plant/Animal Habitats

Glascok County should work with the Georgia Natural Heritage Program to determine what measures might best ensure the opportunity to protect critical species that could be affected by future development activity.

## CULTURAL RESOURCES

In 1978, the Historic Preservation Section (HPS) of the Georgia Department of Natural Resources conducted a historic resources survey of Glascock County. About 190 buildings were inventoried on a standard historic resource form used then. The original survey is kept on file at the HPS and a copy at the CSRA Regional Development Center. This survey is the best available for reference to Glascock County's historic, archaeological, and cultural sites.

Upon consideration of the resources listed in the 1978 survey, local historian Rebecca Knighton, Glascock County's appointed preservation representative, and a group of senior citizens identified 12 resources as Glascock most significant. These 12 resources include structures in Gibson and Mitchell, but not Edge Hill does have structures listed in the 1978 i.e. listed resources, as well as the remainder of in the 1978 survey, archaeological potential of the resources in the form of wells, trash remains and perhaps local burials.

The Glascock County Historical Society (GCHS) has accomplished much to keep history alive in the minds of its citizens. It was established in 1998 with Rebecca Knighton as president, Sarah Kent as secretary, and Cloise Kent as Treasurer. In 2007, the GCHS published, A Taste of History, a compendium cookbook of historic photographs and recipes. The Society, under the leadership of Robyn Usry, is presently organizing about 2,000 unpublished historic photographs of Glascock County that it plans to put in a book. This book will preserve many historic paper photos in print and will document historic properties before the images are lost.

The City of Gibson, in an effort to encourage good downtown building design, adopted the model historic preservation ordinance in 2009 and appointed a Historic Preservation Commission (HPC) according to the Georgia Historic Preservation Act of 1980. Many GCHS members serve on the newly formed Gibson HPC. Working towards the steps recommended forming a voluntary historic district for design review; the HPC is taking the Georgia Historic Resources Survey Manual and creating an inventory of the properties for inclusion in the locally designated district.

Another project that the HPC and GCHS have indicated they will undertake is a citywide National Register of Historic Places nomination for Gibson. This Gibson Historic District will document the history and architecture of the city for future generations to learn about the past. This type nomination is always a good heritage tourism tool.

Glascock County has a large number of log houses. Either through an updated Historic Resources Survey or through a thematic National Register nomination, information on Glascock County's log houses should be gathered.

If the creation of an historic resources inventory becomes too intense as a local project to complete, it is recommended that either Map It or a professional preservation firm complete the historic resources inventory for the entire Glascock County with an analysis report of the vernacular building types and stylistic architecture. This kind of report is always good for preservation and land use planning.

# COMMUNITY FACILITIES



# COMMUNITY FACILITIES

## INTRODUCTION

This section of the Comprehensive Plan focuses upon those community facilities and public services which are provided either completely or partially by Gibson, Mitchell, Edgehill, and Glascock County. In order to promote community-wide economic development and improve the quality of life for residents, the effective maintenance of public facilities and services is crucial. Regardless of whether a community is or is not experiencing growth, an effective local government maintains a comprehensive inventory of public services and constantly seeks ways to improve and/or expand the level of service to existing and future residents.

This chapter analyzes the majority of Gibson, Mitchell, Edgehill, and Glascock County's major community facilities to determine if adequate infrastructure and services exist or are planned to meet future needs. The adequacy of Glascock County's water and sewer distribution and treatment facilities as well as the city's storm drainage system is reviewed. Public safety services – including fire protection, E.M.S. and police are inventoried and analyzed. Parks and recreation opportunities in Glascock County are examined to determine whether adequate facilities exist and whether there is adequate community-wide access. The only major community facility not reviewed in this component is the transportation system. Glascock County's transportation facilities are reviewed in Chapters 7 and 8 of the *Plan*.

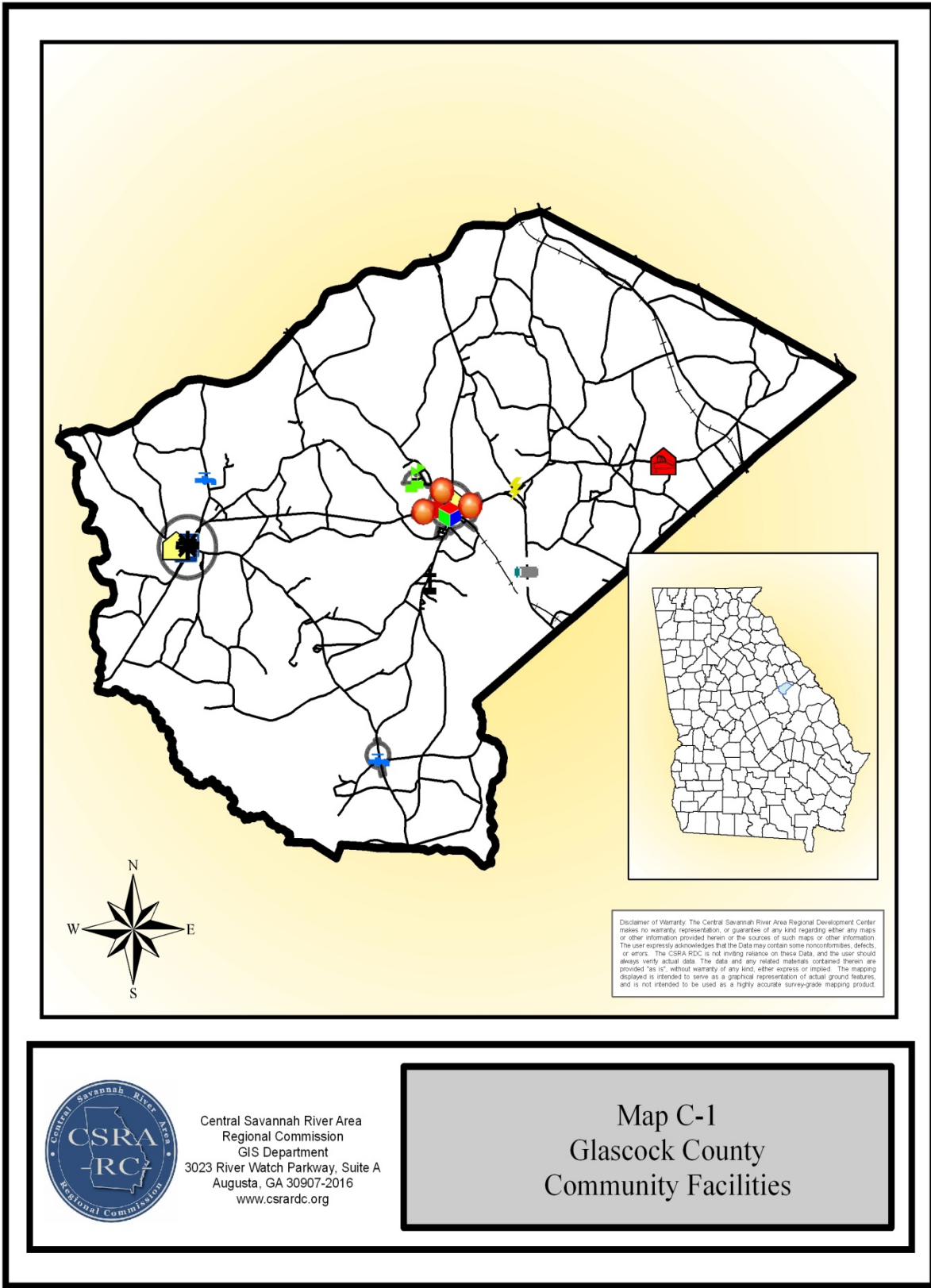
These community facilities and services are of key importance to the future wellbeing of Glascock County residents. The livability of Glascock County, its attractiveness, the quality of life available to residents, in good part is determined by the quantity and adequacy of public facilities and services. In addition, economic vitality is tied closely to the quality, timeliness and efficiency of these facilities and services and to the extent to which they are available to serve the residential and industrial sections of Glascock County.

The City of Mitchell along with the City of Gibson and Glascock County served as the principal source of information for this chapter although some secondary sources were also consulted. Some of the parks and recreation figures in this chapter were prepared by referencing standards recommended by the National Recreation and Parks Association (NRPA).

Many of the community facilities referenced throughout this chapter can also be found on **Map C.1**.



# COMMUNITY FACILITIES



Central Savannah River Area  
Regional Commission  
GIS Department  
3023 River Watch Parkway, Suite A  
Augusta, GA 30907-2016  
[www.csrardc.org](http://www.csrardc.org)

## Map C-1 Glascock County Community Facilities



# COMMUNITY FACILITIES

## WATER SUPPLY AND TREATMENT

The City of Gibson operates a public water system with a storage and treatment capacity of 175,000 gallons per day (gpd). The city also has 3 deep wells from which water is supplied (CSRA Regional Plan 1995-2015).

Figure C-1: Water Use, 1990

County	H2O Withdrawals (MGD) Total	Source:		Water Use Categories: (MGD)						Population Served by Public Supply	Public Use Per Capita (GPD)
		Ground Water	Surface Water	Public Supply	Domestic & Commercial	Industry & Mining	Irrigation	Livestock	Thermo-Electric		
Glascok	0.31	0.26	0.05	0.12	0.11	0.02	0.01	0.05	0	889	135
Jefferson	18.59	9.92	8.67	1.86	0.64	8.97	6.94	0.18	0	8,902	208.9
Warren	5.36	2.69	2.67	0.33	0.22	4.65	0.06	0.1	0	3,120	105.8
Georgia	5353.03	995.85	4357.2	4357.2	141.35	700.87	440.65	45.73	3061.1	5,163,820	186.6

Source: 1994 Georgia County Guide, University of Georgia, Cooperative Extension Service, Athens.

MGD = Million Gallons per Day ----- GPD = Gallons Per Day

# COMMUNITY FACILITIES

## SEWAGE SYSTEM AND WASTE WATER TREATMENT

### Public Sewer System

The City of Gibson operates a public sewerage system. The number of customers in 1990 was 271. The current treatment capacity is 210,000 gpd compared to a 1991 average demand of 42,358 gpd. Glascock County (Gibson) primary treatment plant has a 120,000 gpd permitted capacity with an average discharge of 90,000 gpd.

## GENERAL FACILITIES AND SERVICES

### Solid Waste Management

Glascock County has closed its landfill and has contracted with McDuffie County for its solid waste disposal. Future plans do not include the construction of a new landfill. The county does recycle paper and cans. (CSRA RC Regional Plan 1995-2015)

### Parks and Recreation

Hamburg State Park is a 741 acre (3.00 km<sup>2</sup>) Georgia state park located near Jewell, Warthen, and 20 miles north of Sandersville in Glascock County. This old country park combines modern-day facilities to provide a unique experience in Georgia. It is home to a 1921 water-powered grist mill still operating today. The park's location on the 225 acre Hamburg Lake makes it a great place for fishing.

Figure C-2: NRP Recreation Standards	
Facility Type	Recommended Number
Baseball/Softball Fields	1 per 3,000 people
Football Fields	1 per 20,000 people
Basketball Courts	1 per 5,000 people
Tennis Courts	1 per 2,000 people
Swimming Pools	1 per 10,000 people
<b>Total Park Acreage</b>	<b>10 per 1,000 people</b>

Source: National Recreation and Park Association

# COMMUNITY FACILITIES

**Figure C-3: Recreational Facilities**

County	(Public/Private) Country Club	(Public/Private) Golf Courses	Swimming Pool	Tennis Courts	Athletic Fields	1990 Population
<b>Glascok County</b>					1	2,357
<b>Jefferson County</b>	1	1	1	4		17,408
<b>Warren County</b>	1	1	2	4		6,078

Source: GA DITT 1993/1994

**Figure C-4: Recreational Facilities**

County	State Parks & Historic Sites Within 30 miles	Wildlife Management Areas	Local Parks	Rivers	Scenic Attractions	Lakes within 30 miles
<b>Glascok County</b>	1	0	1			Yes
<b>Jefferson County</b>	1	0	3	Yes	Yes	
<b>Warren County</b>	4	1	3		Yes	Yes
<b>CSRA Total</b>	21	14	84	3	7	9

Source: SCORP and CSRA RC

## Libraries

Glascok County Library is a Public library. This library is a branch or division of the Oconee Regional Library system that serves East Central Region, GA. The director of the library is Betty Jean Cook.

## Schools

Glascok County students attend Glascok County Consolidated School (GCCS). GCCS prepares grades Pre-kindergarten through 12<sup>th</sup> grades. Student achievement at Glascok County Consolidated School was discussed in Chapter 2.

GCCS is operated by the Glascok County Board of Education. Administrative functions for the district are conducted at the Glascok County Board of Education Building located at 738 Railroad Avenue in Gibson. The district currently employs almost 90 people.

## PUBLIC SAFETY AND HEALTH

Glascok County employs a staff of 34 full-time employees and seven (7) part-time employees. County offices are located in the 9,540 square feet Glascok County Courthouse in the City of Gibson.

## Fire Protection

The cities of Gibson, Mitchell, and Edgehill are served by the Glascok County Volunteer Fire Department. The 18 volunteer personnel protects inside the City of Gibson. Outside city limits protection is provided by county volunteers with a force of 14 volunteer personnel. The fire insurance classification is 8 in city and 10 in county.

# COMMUNITY FACILITIES

Figure C-5: FIRE PROTECTION				
County	2000 Population	Firefighters FT & Volunteer	Persons Per Firefighter	Fire Insurance
Glascocock County	2,556	32	79	10
Jefferson County	17,266	79	218	5
Warren County	6,336	21	301	9

Source: GA DITT 1993/1994

## Law Enforcement

The County Sheriff's Department currently is the sole provider of law enforcement services. The county has a 2500 sq. ft. building with no holding cells. Glascock County prisoners are housed in Thomson (McDuffie County).

There is a sheriff and a secretary constantly on duty and there are approximately four (4) vehicles for officers to use in pursuit of criminals.

Figure C-6: POLICE PROTECTION				
County	Police Protection All Personnel	Total Population 1990 Census	Persons Per Police	Personnel Per 1,000
Glascocock County	5	2357	471	2
Jefferson County	15	17408	1161	1
Warren County	9	6078	675	1

Source: GA DITT 1993/1994

## Emergency Medical Services

Emergency Medical Service is provided through the contracted ambulance service with McDuffie County. McDuffie County Hospital in Thomson serves the cities of Gibson, Mitchell, and Edgell.

## ASSESSMENT

### CONSISTENCY WITH SERVICE DELIVERY STRATEGY

The Georgia Department of Community Affairs requires that all community facilities addressed in this chapter are reviewed for consistency with the current service delivery strategy. A review of facilities conducted during this planning process – including transportation – confirms that all Glascock County community facilities and services are being provided in accordance with the current Glascock County Service Delivery Strategy. In accordance with state requirements, a review and update of the communities' service delivery strategy will be necessary to ensure that all community facilities and services addressed within the *Plan* continue to be provided to residents in an efficient manner.

## WATER SUPPLY AND TREATMENT

Glascock County has recently pursued a policy of rapid and aggressive water expansion into some of the unincorporated areas of the county. While the provision of water services to current residents is obviously the primary goal, there may possibly be some unintended consequences. Areas that have been identified as needing to retain their rural character may have a difficult time conforming to the

## COMMUNITY FACILITIES

character areas identified in Chapter 10 when the infrastructure that will allow for a more dense, urban type of development will soon follow. Conversely, the expansion of water lines into areas that are not designated for higher density can perpetuate water consumption habits which can place a strain on natural resources. Development of low density residential subdivisions, with their irrigation systems, and supporting commercial uses like car washes, etc. make it difficult to conserve water. Additionally, it is difficult for low density development to sustain the cost of maintenance or improvements over the long term. Glascock County and Gibson should consider the targeted provision of water to areas that are intended for higher density development; and, focus a greater proportion of future expenditures on maintenance of existing facilities.

### SEWAGE SYSTEM AND WASTE WATER TREATMENT

As with water resources, Glascock County currently has plans to expand facilities into some of the unincorporated county. A policy of expansion with regard to sewer facilities carries with it even more potential for dense development than water. Glascock County should carefully consider where it expands either sewer or water. As also mentioned in the previous section a shift in focus, concentrating on maintenance and upgrading existing facilities and targeted expansions consistent with the character areas identified in Chapter 10 should be considered.

### GENERAL FACILITIES AND SERVICES

#### Storm Water Management

The adverse affects of open ditch sections of road on local streams is well documented. With no place to direct the flow of the additional runoff that the increase in impervious surface creates, even a minor rain shower can have a tremendous erosive effect. Because Gibson and Glascock County both now require curb and gutter storm drainage systems for all new development, the problems associated with open ditch storm drainage systems should not increase over time.

Conversely, traditional curb and gutter storm water drainage systems can not offset the overall impact of increasing development pressure. Increased volumes of storm water runoff, channeled directly to streams via a curb and gutter system, can result in an increased velocity of discharge - threatening streams with silt and/or erosion. Gibson and Glascock County should consider "low-impact" development alternatives that allow storm water to flow through filtration, detention and/or retention systems that allow for a more natural treatment of runoff. These engineered systems are more reliant on topography, soils and native vegetation – as opposed to hard structures – to slow the amount and speed of storm water runoff before it reaches stream channels.

#### Solid Waste Management

Gibson, Mitchell, and Glascock County continue to exhibit a commitment to reducing solid waste disposal through the active provision and promotion of household and yard waste recycling programs. A continued commitment to these programs is recommended. The purchase of additional equipment to further enhance the recycling of yard waste could be accomplished with the application of Georgia Environmental Facilities Authority funds.

#### Parks and Recreation

Glascock County currently meets most nationally recommended standards for the provision of park space and recreational opportunities.

## COMMUNITY FACILITIES

Gibson, Mitchell, Edgehill, and Glascock County should focus on greater park accessibility through the development of smaller neighborhood related facilities such as playgrounds, tot lots, community greens, etc. While Hamburg Park is centrally located, the site is fairly isolated as a result of limited pedestrian and bicycle access. Most users must access the park by driving in their automobiles. As targeted areas in Gibson are redeveloped, smaller neighborhood accessible park spaces could be incorporated into developments. The County, and City of Gibson could also consider meeting future active and passive park space demands by requiring new developments that exceed a certain threshold to incorporate public or private park spaces, or open space into their developments. Requiring the incorporation of small park areas into new development is a way of letting growth pay for itself – similar to requiring new streets, sidewalks, storm water systems and other community facilities. In addition, requiring private park spaces to meet some of the recreational demands of new residents and nationally recommended standards allows local government to focus public dollars on the further development of large existing community-wide parks.

Park safety at older park sites within Gibson and Mitchell was a concern that was raised during the initial public input phase for this plan. An increased police presence, along with the creation of a neighborhood watch or advocacy group to keep an eye on the park could have a very significant impact on safety in the neighborhood parks. Such activities could be a function of the community groups referenced in another chapter.

### Libraries

Glascock County Library is a Public library. This library is a branch or division of the library system that serves East Central Region, GA. The director of the library is Betty Jean Cook. The Glascock County Library provides all county residents with the services that are associated with a modern library facility. As with other forms of recreation in Glascock County, accessibility for all residents of Glascock County to the library may be limited as the result of a location (in Gibson).

### Schools

The Glascock County Board of Education is need for larger and improved facilities for the students of Glascock Consolidated School (GCCS). Like many modern school facilities, its location – driven in part by statewide minimum acreage requirements – results in another automobile dependant community facility. The possible addition of pedestrian facilities servicing the new school should be considered.

In the future, the Board of Education should also prioritize the rehabilitation of existing facilities or construction of new facilities at existing locations. Statewide minimum acreage requirements are flexible given certain existing conditions. As discussed in more detail within Chapter 8, where new facilities (in addition to existing schools) are required to serve the growing population, they should be located in areas identified by the *Plan* as appropriate for new residential growth. A dialogue should begin now about the reservation of land in these areas in advance of development. The construction of a new school building in an area that is intended to remain rural would be counterproductive to the land use goals identified by Glascock County, Gibson, Mitchell, and Edgehill.

### General Government Facilities

With the need for across-the-board staff increases in the future to provide services to a growing population, it is difficult to determine which city department truly has the greatest personnel needs.



# COMMUNITY FACILITIES

Glascok County employs a staff of 34 full-time employees and seven (7) part-time employees. County offices are located in the 9,540 square feet Glascok County Courthouse in the City of Gibson.

Although the City of Gibson and Glascok County jointly own and operate several community services (water and sewer, parks, planning and zoning, information technology, etc.) an effort has been made not to let employee duties overlap – resulting in duplication of services or directives from more than one supervisor. These joint efforts provide cost-saving benefits to the general population.

## PUBLIC SAFETY

### Fire Protection/Emergency Medical Services/Law Enforcement

With a problem in recruiting and maintaining an adequate level of law enforcement officers in Glascok County, it is apparent that local officials must strongly consider a variety of measures to increase local revenue for this vital community service. Although no data was provided to support the assumption that more law enforcement officers are needed, it stands to reason that as the population grows the need for officers will grow along with it. The county will have to establish the appropriate measures to fund the creation of new positions. While Glascok County cannot apply for the program directly (must apply through the State of Georgia), the most likely financial supplement to law enforcement services is the U.S. Department of Justice's *Justice Assistance Grant* program.

Projected population increases will undoubtedly result in greater demands for current need for Glascok County fire protection services. Fire protection services will need more staff, equipment, vehicles, and further training for staff. Glascok County should consider supplementing local revenue which goes to fund fire protection and emergency services operations with the U.S. Department of Homeland Security's *Assistance to Firefighters Grants*.

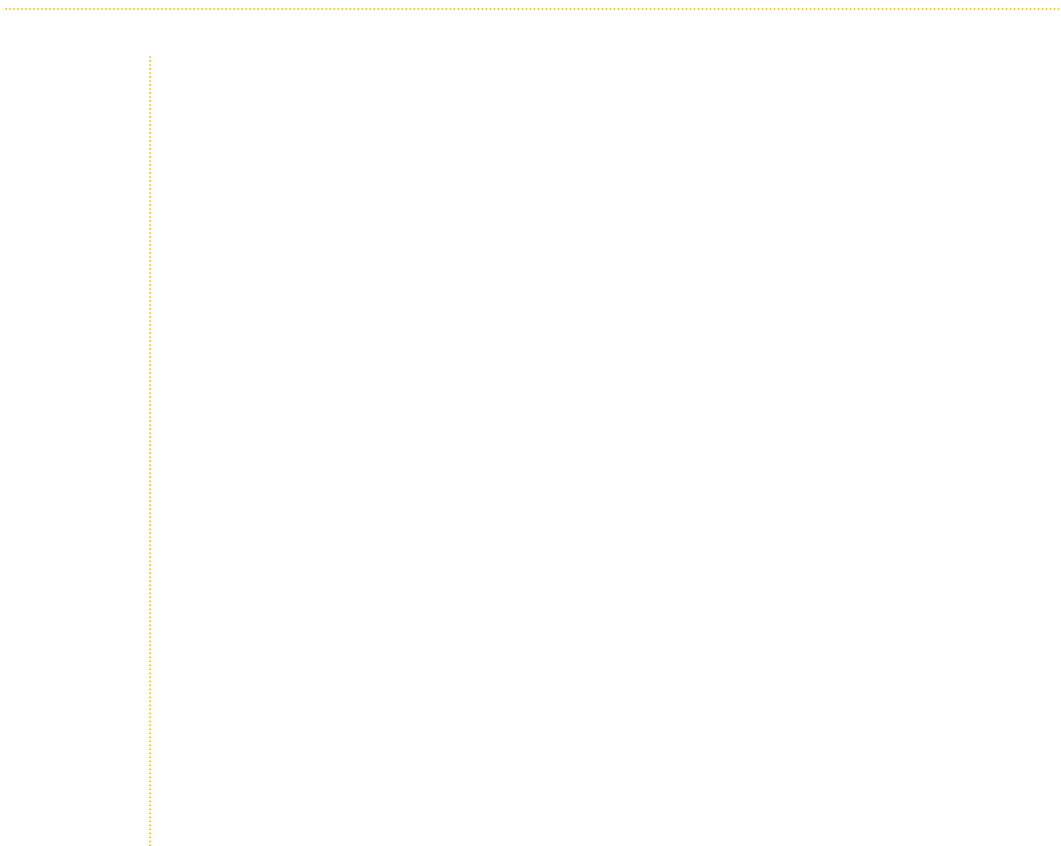
Emergency Medical Service is provided through the contracted ambulance service with McDuffie County. The Emergency Medical Services are currently meeting the needs of the residents.

## Public Health

McDuffie County Hospital in Thomson serves the cities of Gibson, Mitchell, and Edgehill. As stated in the *McDuffie County Joint Comprehensive Plan*, the McDuffie Regional Medical Center (MRMC) will grow with the population which is a primary concern. The growth of the population on the medical center will in terms turn into adequate space for that growth to occur.

The Glascok County should work closely to seek partnerships with healthcare providers throughout the region to improve and expand the quality of care and options that it provides to Glascok County residents.

# TRANSPORTATION



# TRANSPORTATION

## INTRODUCTION

Provision of an efficient transportation system throughout Glascock County is crucial to maintaining economic growth and improving the quality of life for the community's residents. Many people think of transportation solely in terms of roads and streets that allow them to commute in their cars between home, work, recreation and shopping. Efficient transportation systems actually focus on the movement of people and goods – rather than vehicles - through the use of multiple means. As a result, this component of the *Glascock County Joint Comprehensive Plan* addresses streets, pedestrian facilities, bicycle facilities, public transportation, parking, railroads, freight, etc. Only by considering all modes of transportation can Glascock County, Gibson, Mitchell and Edgehill prepare to meet the future needs of its citizens and businesses.

This chapter analyzes the community's street network including existing conditions, levels of service and potential deficiencies. Pedestrian, bicycle and public transportation systems are also reviewed to see where potential deficiencies can be addressed to provide residents with travel options. Parking and freight (including trucking, rail, and aviation) are examined to determine their effects on economic development potential throughout the community. Finally, the transportation/land use connection is examined to determine how future land use decisions can balance the capacity of the transportation network with projected travel demand. By comparing population growth trends, land use and zoning patterns, and infrastructure expansion with traffic data, this chapter also provides preliminary recommendations for revisions to the county's major thoroughfare system.

The principal sources of information for this chapter are the Georgia Department of Transportation (GDOT), the United States Department of Transportation's Federal Highway Administration (FHWA), the Institute of Transportation Engineers (ITE) and the Transportation Research Board (TRB). Other regional and federal organizations also serve as sources of information including: the Federal Aviation Administration, Federal Rail Administration, and Surface Transportation Board.

## STREET NETWORK

The most obvious component of a communities' transportation networks are streets. Because the vast majority of Americans rely on automobiles as their principal source of transportation, maintaining or improving the efficiency of the street network is the most significant transportation concern of a majority of local governments. Glascock County, Gibson, Mitchell and Edgehill are

**Figure T-1: Glascock County, Gibson, Mitchell and Edgehill: Percent of Population Commuting to Work Via Personal Motor Vehicle, 2000**

	Glascock County	Gibson	Mitchell	Edgehill
Journey to Work				
Drove Alone	73.2%	66.4%	79.2%	57.1%
Carpooled (2 or More Persons per Vehicle)	20.8%	23.9%	18.8%	33.3%
Used a Personal Motor Vehicle (Cumulative)	94.1%	90.3%	97.9%	90.5%

Source: US Census Bureau; Table QT-P30 (2000)

perfect examples of this trend – with over 73, 66, 79, and 57 percent of all workers commuting alone via motor vehicle in 2000, respectively. In total, over 90 percent of each community's workers commuted to work via a motor vehicle (alone or carpool) in 2000. These facts emphasize the need to focus significant energy toward maintaining the communities' street networks.

# TRANSPORTATION

## Existing Street Network

Roadways are classified by the FHWA based on their function within the local highway network and, according to their geographic location within urban or rural areas. While individual states have the discretion to make variations to the FHWA functional classification guidelines, the *Georgia Statewide Transportation Plan* states that "...roads in Georgia have been classified according to functional use in accordance with guidelines developed by the FHWA" (Sec. 4-1). FHWA's hierarchy of street functional classification is divided into four primary components: **A)** principal arterial streets; **B)** minor arterial streets; **C)** collector streets; and, **D)** local streets.

Glascok County is considered by the FHWA and GDOT to be a "rural area." The county's designation as a "rural area" is actually determined by the U.S. Census Bureau and indicates that it contains an area of population concentration of less than 5,000 people. Glascok County's urban concentration includes those Census block groups that are within and directly adjacent to the City of Gibson as illustrated on **Map T.1**. As a rural area, almost all "rural" highways are found in Glascok County. Consistent with FHWA guidelines, **Figure T-2** contains a description of the varying types of highways and roads that can be found in the county.

Figure T-2: Glascok County Highways and Roads: Functional System Characteristics	
<b>Rural Areas:</b>	
<b>Rural Interstate Principal Arterial:</b>	Includes all presently designated routes of the interstate system.
<b>Rural Principal Arterial:</b>	All non-interstate principal arterials. Such as state highways, provides links between cities and larger towns; and, should provide for relatively high overall travel speeds with minimum interference to through movement.
<b>Rural Minor Arterial:</b>	Provide links between cities and larger towns; and, should provide for relatively high overall travel speeds with minimum interference to through movement.
<b>Rural Major Collector:</b>	Provides service to any county seat not on an arterial route, and to towns not directly served by the higher system.
<b>Rural Minor Collector:</b>	Provide links to traffic generators not served by the arterial system including small towns, consolidated schools, shipping points, county parks, mining and agriculture.
<b>Rural Local Road:</b>	Provide access to adjacent land as well as service to travel over relatively short distances.

Source: U.S. Department of Transportation, Federal Highway Administration, "FHWA Functional Classification Guidelines."

The hierarchy of highways and roads referenced in **Figure T-2** is illustrated on **Map T.1**. Urban road segments are located exclusively within the Gibson small urban area boundary while all other county thoroughfares are classified as rural. The significance of having roads with both rural and urban classifications will be discussed throughout some of the remaining portions of this chapter.

**Figure T-3** illustrates that the vast majority of roads within Glascok County are owned and maintained by the county government. Of the 226.9 miles of public road within Glascok County, 80.4 percent are the county's responsibility. As with many counties in the CSRA region, high volume arterial streets are almost exclusively owned and maintained

Figure T-3: Glascok County Roads: Mileage by Route Type and Functional Classification, 2007				
	Route Type (Mileage)			Total
	State Route	County Road	City Street	
Functional Classification (Rural)				
Minor Arterial	7.8	0.0	0.0	7.8
Major Collector	33.1	37.1	0.0	70.2
Minor Collector	0.0	25.4	0.0	25.4
Local	0.1	120.0	3.5	123.5
Total (Rural)	41.0	182.5	3.5	226.9

Source: Georgia Department of Transportation, Office of Transportation Data, "445 Report."

by GDOT. The figure also illustrates the percentage of city streets being classified as local roads. A large inventory of local roads within the municipal boundaries reflects the tendency of Gibson,



# TRANSPORTATION

Mitchell and Edgehill's street systems to have a higher degree of interconnectivity and streets of limited distance. In contrast, many of the local roads in the rural portions of the county reflect a large number of dead-end streets and cul-de-sacs. The county's distribution of roads between arterial, collector and local classifications is currently consistent with the FHWA's guidelines of the extent of functional classifications (rural and urban).

Between 2001 and 2006, the number of miles in the Glascock County road network has remained largely unchanged. **Figure T-4** indicates that during this time frame, there was actually a slight (0.26 percent) increase of overall road miles in the county.

	Total Mileage (2001)	Total Mileage (2006)	Percent % Change (2001-2006)
<b>Functional Classification (Rural)</b>			
Minor Arterial	7.66	7.79	1.69%
Major Collector	69.69	70.16	0.67%
Minor Collector	25.37	25.37	0.0%
Local	123.49	123.49	0.0%
<b>Total (Rural)</b>	<b>226.21</b>	<b>226.81</b>	<b>0.26%</b>

Source: Georgia Department of Transportation, Office of Transportation Data, "445 Report."

	Total Road Mileage (2007)	Paved Road Mileage (2007)	Percent (%) Paved Mileage (2007)
State Route	40.89	40.89	100.0%
County Road	182.45	110.27	60.4%
City Street	3.47	2.85	82.1%
<b>Total</b>	<b>226.81</b>	<b>154.01</b>	<b>67.9%</b>

Source: Georgia Department of Transportation, Office of Transportation Data, "400 Series Reports."

**Figure T-5** indicates that the entire GDOT road system and vast majority of municipal road systems within Glascock are paved. In contrast, a large percentage of the county road system – almost 40 percent – remains unpaved. Overall,

almost 70 percent of the entire county road network is paved. The figure does not presume the condition of paved surfaces within the Glascock County road network.

## Traffic Volumes

	Total Road Mileage (2001)	Daily VMT* (2001)	Total Road Mileage (2007)	Daily VMT* (2007)	Percent % Change of Total Road Mileage 2001-2007	Percent % Change of Daily VMT* 2001-2007
<b>Functional Classification (Rural)</b>						
State Route	40.29	41,754.00	40.89	38,338.20	1.5	-8.2
County Road	182.45	59,177.10	182.45	64,672.90	0.0	9.3
City Street	3.47	2171.00	3.47	1691.20	0.0	-22.1
<b>Total (Rural)</b>	<b>226.21</b>	<b>103,102.10</b>	<b>226.81</b>	<b>104,702.30</b>	<b>0.3</b>	<b>1.6</b>

Source: Georgia Department of Transportation, Office of Transportation Data, "445 Report." \*Vehicle Miles Traveled.

Although the state, county, and municipal road networks within Glascock County have not expanded over the last 6 years, the total numbers of vehicle miles driven by residents and workers within the community has increased at a rate similar to recent population trends. **Figure T-6** compares the growth of the road network in Glascock County with the growth of motor vehicle trips on the



# TRANSPORTATION

network. The Figure measures Glascock County traffic in “vehicle miles traveled” (VMT). VMT is defined as a measurement of total miles traveled by all vehicles for a specific time period in a defined area. In **Figure T-6**, the total VMT is measured by the Georgia Department of Transportation for a 24 hour period on Glascock County, Gibson, and Mitchell’s entire road network.

**Figure T-6** shows a slight increase in total road mileage compared to the decrease in the VMT figures of the county’s state and municipal routes. As previously mentioned within this chapter, much of these changes are due solely to the reclassification of some areas of the county as part of the Gibson, Mitchell, and Edgehill communities established by the U.S. Census Bureau. As a result, percentages represented in the figure illustrate a change in traffic patterns that is more dramatic than actual conditions. A closer look at **Figure T-6** – particularly the data for “total rural roads” – shows that VMT actually increased by about 1.6 percent between 2001 and 2007. County roads accounted for the vast majority of VMT in Glascock County in this timeframe.

**Figure T-7: Glascock County Gateways: Average Annual Daily Traffic (2003 – 2007) (See Map 7.2)**

Traffic Counter (See Map 7.2)	Street	2003 AADT	2005 AADT*	2007 AADT*	Percent (%) Change of AADT 2003-2007
0162	HWY 102/Nunn Rd	500	510	530	6.0%
0122	HWY 171 S/ Smith Rd	250	230	210	-16.0%
0181	HWY102/John Williams Rd	1000	980	970	-3.0%
0192	Bethel Church Rd/HWY 80	290	240	280	-3.4%
0167	HWY 123/HWY 123	100	210	110	10.0%
0174	HWY 171/HWY 80	1070	N/A	N/A	N/A
0186	Lassiter Rd/HWY 80	320	290	310	-3.1%
0202	HWY 171 S/Glovers Mill Rd	70	80	90	28.6%
0194	HWY 80/Zoar Church Rd	90	90	140	55.6%
Total-Select gateway segments	N/A	3690	2630	2640	-28.5%

Source: Georgia Department of Transportation, Office of Transportation Data, “Annual Traffic Counts.”

A closer examination of major thoroughfares within Glascock County confirms a gradual decrease of traffic throughout the county. **Figures T-7**, also suggest a decrease in the dispersal of traffic to outlying areas of the community. It illustrates changes in annual average daily traffic (AADT) on specific segments of the greater Glascock County road network. The information in the figures utilizes GDOT traffic count data of traffic traveling in both directions on a specific road segment. In most locations throughout the state, AADT data is collected by GDOT via portable traffic count collection devices that measure counts on an annual cycle for a typical 48 hour period (excluding for example holidays and weekends). In order to provide the most accurate traffic count information in each figure, estimates are avoided wherever possible by substituting count data from the year preceding or following those referenced in the table. These substitutions are noted accordingly. **(Note: When reviewing the information in, Figures T-7 it is important to cross-reference Map T.2 to find the location of the traffic counter on the applicable road segment.)**

**Figure T-7** includes AADT information from a sampling of traffic counters located on major thoroughfares at points close to adjacent counties. Data collected by GDOT from all other county “gateways” shows highly variable rates of AADT increases and decreases. The figure suggests that traffic volumes on road segments entering and exiting the county remain highest on GA 171 and GA 80 close to Warren and Jefferson Counties. Overall, **Figure T-7** indicates that there has been a 28.5 percent decrease in the recorded number of motor vehicle trips in Glascock County.



## Planned Additions to Street System Capacity

A review of statewide planning documents produced by GDOT reveals that future levels of service on Glascock County roads will be affected by at least 3 construction projects aimed at adding motor vehicle capacity and improving intra-county commute times. Georgia’s State Transportation Improvement Program (STIP) 2010-2013, a 3 year multi-modal program containing a list of federally funded transportation projects statewide, identifies GA 102 from GA 15 to Jefferson County Line, GA 80 Weight Station, and GA 18 as projects that have begun construction.

In addition to the STIP projects referenced in this section, GDOT maintains a 6 year Construction Work Program. The current Construction Work Program does not include any projects for Glascock County. All road improvement projects referenced in this section can be found on **Map T.5**. No other pending or planned capacity additions to Glascock County’s major thoroughfare street system have been identified by GDOT or local officials.

### Level of Service

The primary method for analyzing the operational efficiency of a community’s road network is by measuring the Level of Service (LOS) of the major thoroughfares within the network. According to the Transportation Research Board’s *Highway Capacity Manual*, LOS is a measure of highway congestion describing operational conditions of a roadway in terms of average speed, travel time, maneuverability, and traffic interruptions. **Figure T-8** provides a description of the 6 LOS categories.

**Figure T-8: Level of Service Characteristics**

Level of Service	Description
A	Free flow with low volumes and high speeds.
B	Reasonably free flow, but speeds beginning to be restricted by traffic conditions.
C	In stable flow zone, but most drivers are restricted in the freedom to select their own speeds.
D	Approaching unstable flow; drivers have little freedom to select their own speeds.
E	Unstable flow; may be short stoppages
F	Unacceptable congestion; stop-and-go; forced flow.

Source: U.S. Department of Transportation, Federal Highway Administration, "Flexibility in Highway Design." Adapted from the AASHTO Green Book.

It is important to note that descriptions in **Figure T-8** focus solely on the freedom of drivers to travel between destinations with as little interference as possible. Because communities are typically comprised of multiple street types, land uses and development intensities, a LOS of A is not necessarily the most appropriate level of traffic flow within certain areas of Glascock County. For instance, the high unrestricted speeds permitted by a LOS A street are not appropriate for a residential neighborhood or central business district where pedestrian activity is likely. **Figure T-9** identifies the FHWA’s recommended LOS for highway types based on location. It is important to note that in no case is a LOS A recommended for a street segment.

Within this *Plan*, levels of service for Glascock County roads were calculated using the GDOT’s *Multi-Modal Transportation Planning Tool (MTPT)* – a program developed in partnership with the Georgia Institute of Technology. The GDOT modeling program

**Figure T-9: Level of Service by Highway and Area Type**

Highway Type	Type of Area and Appropriate Level of Service			
	Rural Level	Rural Rolling	Rural Mountainous	Urban and Suburban
Arterial	B	B	C	C
Collector	C	C	D	D
Local	D	D	D	D

Source: U.S. Department of Transportation, Federal Highway Administration, "Flexibility in Highway Design." Adapted from the AASHTO Green Book.



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utilizes 2003 road characteristics traffic data collected by the Department and projects level of service for all road corridors within a selected geographic area. In calculating level of service data, the program utilizes GDOT system-wide default values. With knowledge about projected population and vehicle miles traveled growth trends, a program user may alter data for specific road segments to account for the unique conditions within a given jurisdiction.

## Motor Vehicle Accidents

Increased traffic volume on Glascock County roadways has not directly resulted in an increase in the rate of motor vehicle accidents but into a gradual increase in motor vehicle accidents.

Motor Vehicle Accidents (1996-2003)	Glascock County	Jefferson County	Warren County	State of Georgia
Total Number	244	1,351	1,181	2,493,352
Annual Rate (Per 10,000 Licensed Drivers)	156.8	134.9	367.8	526.9

*Source: Georgia Department of Motor Vehicle Safety, CASI Report (September, 2004)*

Motor vehicle accident data compiled by the Georgia Department of Motor Vehicle Safety between 1996 and 2003 shows that the total number and rate of motor vehicle crashes in Glascock County fluctuated but only slightly increased over time. During the 7 year period measured by the Department, there were a total of 244 reported motor vehicle accidents in Glascock County. Per 10,000 licensed drivers, the average annual rate of reported motor vehicle accidents in the county between 1996 and 2003 was 156.8 annually. **Figure T-10** illustrates that the accident rate in Glascock County is fairly consistent with surrounding jurisdictions. The motor vehicle accident rate is significantly lower than the state of Georgia as a whole.

Year	City	Crashes	Injuries	Fatalities
2005	Gibson	9	4	0
2005	Mitchell	2	1	0
2006	Gibson	8	2	0
2006	Mitchell	1	0	0
2007	Gibson	4	1	0
2007	Mitchell	1	0	0
2008	Gibson	5	3	0
2008	Mitchell	1	0	0
2009	Gibson	8	0	0
2009	Mitchell	2	1	0

*Source: GDOT Office of Traffic Safety and Design*

More recent data provided by Georgia Department of Transportation Office of Traffic Safety and Design illustrates which city in Glascock County has the highest concentration of motor vehicle accidents occur. As expected, a high frequency of motor vehicle accidents occur at in Gibson city limits. **Figure T-11**

illustrates that the greatest concentration of motor vehicle accidents in Gibson from 2005 to 2009 occurred in 2005 with a total number of crashes being 9 and 4 of those had injuries.

## Signalization and Signage

There is one signalized intersection within Glascock County – located within, or directly adjacent to Gibson’s urbanized area. All other intersections with identified arterial and collector streets are posted with stop signs.

## Bridges

GDOT oversees the bi-annual inspection of all bridges located on federal, state, county, and city roads. The Department also oversees the bi-annual inspection of all other drainage structures on

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interstates and state highways only. For purposes of inspection and maintenance by GDOT, a bridge generally includes: bridges and culverts that are longer than 20 feet in length. Drainage structures typically include: those remaining structures that may allow for drainage under the roadway but are less than 20 feet in length.

Drainage structures inspected by GDOT are done so according to standards established by the Department. Communities that require assistance to rehabilitate locally owned and maintained drainage structures may request funding assistance from GDOT. While a number of drainage structures likely exist throughout Glascock County, Gibson, Mitchell, and Edge Hill, they have not been inventoried as part of this *Plan*.

Figure T-12: Sufficiency Rating of Bridges in Glascock County, 2006			
Bridge (By GDOT Index Number)	Location	Rating	Classification
1995-01	SR 102	50.10	Structurally Deficient
<small>Source: Georgia Department of Transportation.</small>			

GDOT’s bi-annual inspections of bridges are required by the FHWA. Bridge inspections are based on sufficiency ratings which take into account a variety of factors including: condition of major structural components, volume of traffic, load rating, type of design clearance, alignment of approach, etc. Bridges with a rating of 75 or better are deemed “sufficient.” Bridges rated between 50 and 75 are classified as “structurally deficient” while bridges rated less than 50 are “functionally obsolete.” **Figure T-10** presents the location and sufficiency ratings of Glascock County’s 1 structurally deficient bridge.

## BICYCLE AND PEDESTRIAN FACILITIES

A survey of bicycle and pedestrian facilities reveals a lack of either. The City of Gibson pedestrian facilities include a 50 to 100 foot segment of sidewalk along the south side of U.S. Highway 102 and U. S. 171. Marked crosswalks are located at the intersection of U. S. Highway 102 and Main Street. There are no bicycle facilities within Gibson, Mitchell, or Edge Hill. Glascock County is not located along a state designated or regional bicycle route.

## PUBLIC TRANSPORTATION

Glascock County, Gibson, Mitchell, and Edge Hill residents are served by the Glascock County Rural Transportation System – operated by Glascock County. The transit service is available to all Glascock County residents by appointment (24 hour notice required) and can provide customers with access to facilities within all of Glascock County between the hours of 8:00 AM and 5:00 PM, Monday through Friday. The transit system also makes weekly trips to Wrens, Sandersville, , and Augusta on Thursdays and Fridays by appointment.

The Glascock County Rural Transportation System operates one van with a wheelchair lift. The system offers significantly lower farebox rates for residents 60 years or older than for younger segments of the population. Funding for the system comes from a mix of local sources – including operating revenues – and Federal Section 5311 funds. Agreements with the Georgia Department of Human Services and other state departments also allow the transit system to provide free trips to qualifying seniors and citizens with limited economic resources.

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There is no current plan to expand the transit system, either through additional vehicles, establishment of standard routes, or the expansion of service hours.

## PARKING

On-street parking within Glascock County is principally confined to the central business district and older neighborhoods of the City of Gibson. There are no development regulations within Gibson, Mitchell, Edge Hill, and Glascock County that neither prohibits nor make accommodation for on-street parking as part of street design standards.

## RAILROADS

The Georgia Rail System is made up of passenger rail, commuter rail, and freight rail service, which consists of over 5,000 route miles. Glascock County does not have any working passenger, commuter, or freight rail lines. The closest freight line to Glascock County is in Glascock County. Glascock County is bisected by CSX Transportation's Atlanta to Augusta mainline (the "Georgia Railroad").

The Georgia Rail Passenger Program proposes intercity passenger rail service between Augusta and Atlanta in the long-term; however, such service has not been listed as a priority or been provided funding.

## TRUCKING, PORT FACILITIES AND AVIATION

### *Trucking*

There are no City Codes that prohibits the operation of large vehicles through the city on all streets and highways. There are no exceptions to the prohibition – with the most notable truck traffic being local deliveries. The Town of Mitchell and Edge Hill also do not have ordinances prohibiting truck traffic.

### *Port Facilities*

The closest port facility to Glascock County is located in Savannah. There is no apparent and direct economic impact of truck/port, or rail/port transfers originating or terminating in the county.

### *Aviation*

Although Glascock County has no aviation facilities of its own, it is within close proximity to other general aviation airports of varying size and accommodation. Some Glascock County residents may find that one or more of the following airports may also meet their aviation needs due to their proximity within the recommended service areas (based on driving distance between their residence and the applicable airport):

- Augusta Regional Airport at Bush Field (Level III)
- Thomson-McDuffie County Regional Airport (Level III)

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- Augusta-Daniel Field (Level I)
- Kaolin Field Airport (Level I)
- Wrens Memorial Airport (Level I)

When categorizing airports by “level”, the Aviation Programs, Georgia Department of Transportation typically considers factors such as: current airport roles, number of registered aircraft served, number of pilots served, amount of based aircraft served, current facilities/infrastructure, services available, highway access and expansion potential. In addition, each airport’s classification is subject to specific airside and general aviation facilities ranging from runway length and lighting systems, to amount of hangar storage and fuel availability. Criteria used by the State of Georgia are consistent with policies established by the Federal Aviation Administration. A full listing of Georgia airport functional roles and facility and service criteria can be found in the *Georgia Aviation System Report, Airport Summary Report*.

## TRANSPORTATION/LAND USE CONNECTION

### *Residential*

Residential development patterns within the City of Gibson are typical of small population concentrations located within rural areas. Older residential areas are connected with the central business district via a network of interconnected streets. While residential densities are greater than in the surrounding county, “high density” as characterized in the community still does not approach that of much larger urbanized areas. As a result, most housing stock in Glascock County is single-family detached and there are only limited areas where lot sizes are smaller than 10,000 square feet.

Residential development patterns further from City Of Gibson in the unincorporated portions of Glascock County are based on large lot single-family development with sole access from existing major thoroughfares. City of Gibson’s residential development pattern is shared to a smaller degree by Mitchell and Edge Hill – which have even lower densities and a lesser degree of interconnectivity. While contemporary residential development throughout Glascock County not only lacks interconnectivity of new streets, it also lacks sidewalks and bicycle facilities ensuring automobile dependence for virtually all trips. Current low-density development patterns perpetuate the notion that pedestrian facilities are an unnecessary expense. Such development patterns also consume land at a greater rate than most other land uses and require the construction of more miles of public streets and other infrastructure – all of which require long-term maintenance.

### *Commercial*

Commercial land uses in Glascock County can be found in the central business district of the City of Gibson. Gibson’s central business district is limited in size, and is bisected by US Highway 171 and 102. In spite of its rural small business nature, there is a noticeable amount of pedestrian traffic that benefits from investments in pedestrian facilities. Gibson’s central business district is characterized by narrow streets and wide sidewalks intended to promote pedestrian activity and safety; and, commercial activities are significantly limited to the automobile dependant. Commercial development along major thoroughfares is also patterned to funnel traffic directly onto major thoroughfares from each individual site via multiple curb cuts and a lack of shared and cross access easements, and other access management features.

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## *Industrial*

This category is for land dedicated to future 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.

## *Other Land Uses*

Remaining land in Glascock County not classified as commercial, industrial or residential is primarily used for forest or agricultural purposes, or otherwise vacant or unused. In spite of the potential for some residential growth in the vicinity, much of the county's agricultural and natural property is managed by the U.S. Army Corps of Engineers. Activity on forest and agricultural properties described in this section is intermittent and generates very little traffic – having minimal effect on the transportation system.

## **ASSESSMENT**

### **STREET NETWORK**

#### **Existing Street Network/Traffic Volumes/Level of Service**

As with most rural communities, Glascock County's growth pattern is projected to remain defined by low-density residential growth in the unincorporated portions of the county. Under this scenario, it is likely that traffic will continue to remain the same on existing arterial streets. Although the county has the discretion to require new developments to include collector streets – and thereby disperse increased traffic load among intersecting arterial streets – these important linkages in the street network have been largely omitted to date. The lack of collector-level connections between arterial streets has occurred as a result of two key policy decisions. First, county officials have not required new developments to include street stub connections to adjacent developable tracts. Next, these new "cul-de-sac" style developments have been developed at extremely low densities. With the prospect that these low density segmented developments will never individually generate high traffic volumes, collector streets are deemed functionally unnecessary. Unfortunately, such developments – lacking interconnectivity - will cumulatively overwhelm the existing arterial street system over time. To avoid long-term inefficiencies in the county's street system, Glascock County should apply street development standards in a manner that more closely resembles the FHWA hierarchy for the functional classification of streets.

#### **Planned Additions to Street System Capacity**

Programmed improvements within the GDOT's STIP, GRIP and Construction Work Program will meet many of the immediate street system capacity needs of Glascock County. Additional street system capacity improvements that should be planned and programmed by all three communities are contained within the final subsection of this chapter.

# TRANSPORTATION

## Motor Vehicle Accidents

As with most communities, the vast majority of motor vehicle accidents throughout Glascock County occur on or near thoroughfares with the greatest traffic volume. Aside from innovative approaches to traffic law enforcement, the most efficient way for Glascock County to limit motor vehicle accidents on major thoroughfares is to manage access to adjacent properties – and thus, control the number of turning motions in and out of private property and side streets. Access management standards can be adopted by all three communities via additions to applicable land development regulations.

If adding access management standards to the land development regulations of Gibson, Mitchell, Edge Hill, and Glascock County, it is important to consider varying standards based on the functional classification and location of thoroughfares. On rural automobile-dependent thoroughfares – where traffic volumes and speeds may be greater – access management ordinances may focus on the wider separation and/or sharing of curb-cuts and requirements for cross-access easement agreements for vehicular traffic between parcels. In partnership with GDOT, access management along developed or developing segments of state highways may also be accomplished by incorporating traffic control medians, and acceleration and deceleration lanes. All of these features can channel motor vehicle flow to specific access points along the roadway. The safety benefits to controlling access on major thoroughfares are further enhanced by the corresponding increase in the roadways' functional capacity and the use of traffic control medians as landscaping features.

Access management standards which bisect pedestrian-friendly central business districts should be employed in a far different manner. It is important to manage traffic flow through such areas in a way that does not inadvertently decrease pedestrian safety and the aesthetic qualities of the district by decreasing traffic speeds and/or volumes. Access management in such areas can be enhanced via the use of rear parking and alley access – both in residential and non-residential areas – in order to ensure orderly traffic flow. Access management in such areas should typically not include the narrowing of sidewalks, removal of on-street parking, removal of street trees, etc. Such actions risk the long-term viability of pedestrian-oriented districts through the erosion of their original and unique characteristics.

Because the majority of highways that would best benefit from access management regulations are part of the state highway system, GDOT should be a partner in their preparation. If considering access management features for rural areas, it is important to also partner with other organizations with transportation planning expertise – particularly in bicycle and pedestrian topics – in order to ensure the context-sensitive implementation of access management standards.

## Signalization and Signage

There is one signalized intersection within Glascock County – located within, or directly adjacent to Gibson's urbanized area. All other intersections with identified arterial and collector streets are posted with stop signs.

## Bridges

There is one bridge in Glascock County listed as structurally deficient. Active coordination between Glascock County and GDOT will ensure that improvements to the deficient bridge structure may also

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be gradually programmed – particularly if there is significant population growth or heavy vehicle traffic growth expected. Close coordination between county staff with GDOT engineers regarding the date and results of biannual bridge and drainage structure inspections will enable the community to act promptly on potential future deficiencies.

## BICYCLE AND PEDESTRIAN FACILITIES

Pedestrian facilities such as sidewalks and walkways are a fairly simple way for communities to develop a transportation system not solely reliant on motor vehicles. Road segments that include sidewalks are a reminder that streets are intended to convey people – not vehicles. Not only do such facilities provide Gibson, Mitchell, Edge Hill, and Glascock County residents with a viable transportation alternative; but, they provide pathways on which people can exercise and experience the outdoors.

Although pedestrian travel within Gibson is a fairly frequent activity, pedestrian facilities in the town are extremely limited. Gibson can facilitate the gradual long-term creation of a pedestrian network via the adoption of subdivision regulations which include sidewalk requirements for all new development. Such standards may include a requirement for sidewalks along newly constructed streets, and on existing street segments along which a new subdivision has frontage. Sidewalk requirements may alternatively be included within the town’s general code and be linked to the requirement of a building permit. Lacking the staff resources to enforce any such ordinances, the town may seek to contract with nearby counties for land development regulation enforcement. In addition, Gibson should consider seeking access to GDOT programs which can fund pedestrian improvements (such as Transportation Enhancement or Safe Routes to School programs) to construct and maintain sidewalks along existing routes. Likely street segments where pedestrian facilities may be warranted include U.S. 102 within the central business district, and Main Street.

The communities best prepared to deal with increasing traffic congestion are those which invest in non-motorized elements of their transportation system. Gradual investment in on-street and off-street bicycle facilities increases a community’s quality of life by providing residents with more than one transportation option. Under Glascock County’s current development pattern, these increasing “internal” trips will need to be accommodated almost entirely by motor vehicles.

The creation of bicycle routes and corresponding facilities for Glascock County should require bike lanes on new targeted streets and include bike lanes in future road improvement projects. The relatively low traffic volume and speeds particularly on collector streets makes bike traffic suitable and provides the basic facilities to encourage novice bike riders to consider some trips (to neighbors, parks, schools, convenience store, etc.) as bicycle commuting opportunities.

Glascock County may also rely on the use of a trail system to further supplement a bicycle network. A greenway trail is a prime tool to introduce a community to recreational cycling.

## PUBLIC TRANSPORTATION

While Glascock County residents have access to the county’s transit system, limited services result in logistical challenges for persons interested in utilizing public transportation. The lack of established



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routes; or evening, holiday or weekend service decrease the general public's awareness of the service – thus decreasing potential ridership. Limited service options places a particular burden on individuals who cannot drive or do not own a motor vehicle. A community's public transit system should be viewed as a local economic development tool rather than a public subsidy. An increased ability to connect potential workers with places of employment – above and beyond the typical rural transit system - is one of many assets that Glascock County can market to potential industries considering whether to locate within the county.

## **PARKING**

Glascock County's parking needs are currently addressed via off-street parking in the city limits of Gibson. There is no indication at this time that continued application of these standards will address future parking needs on non-residential properties within all three communities. Glascock County can pro-actively address these pending issues by considering parking lot design standards such as: increasing driveway throat lengths, spacing of access points, traffic control islands and medians, and on-site pedestrian walkways between parking areas and buildings. It is important to note that some of these features may also be addressed via inclusion in access management standards discussed in the subsection entitled "Motor Vehicle Accidents."

## **RAILROADS**

The Georgia Rail System is made up of passenger rail, commuter rail, and freight rail service, which consists of over 5,000 route miles. Glascock County does not have any working passenger, commuter, or freight rail lines. The closest freight line to Glascock County is in Glascock County. Glascock County is bisected by CSX Transportation's Atlanta to Augusta mainline (the "Georgia Railroad").

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As part of the communities' efforts to attract more industrial and warehousing activity to the area, and Glascock County should develop industrial street standards to be applied where concentrations of heavy vehicle activity is anticipated. Industrial streets include wider dimensions for vehicle maneuvering and greater pavement thicknesses to accommodate increased weight.

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The closest port facility to Glascock County is located in Savannah. There is no apparent and direct economic impact of truck/port, or rail/port transfers originating or terminating in the county.

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# TRANSPORTATION

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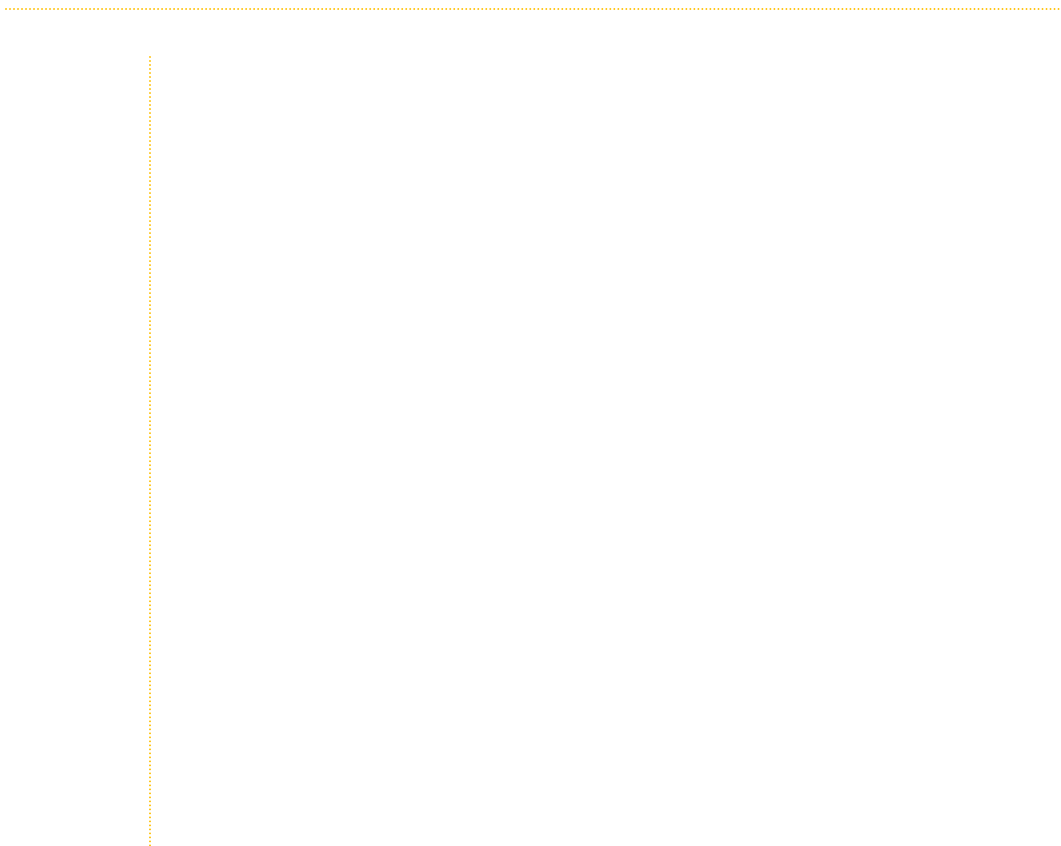
## *Industrial*

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## *Other Land Uses*

Remaining land in Glascock County not classified as commercial, industrial or residential is primarily used for forest or agricultural purposes, or otherwise vacant or unused. In spite of the potential for some residential growth in the vicinity, much of the county's agricultural and natural property is managed by the U.S. Army Corps of Engineers. Activity on forest and agricultural properties described in this section is intermittent and generates very little traffic – having minimal effect on the transportation system.

# INTERGOVERNMENTAL COORDINATION



# INTERGOVERNMENTAL COORDINATION

## INTRODUCTION

Successful implementation of the Glascock County Joint Comprehensive Plan is largely dependent on maintaining and/or enhancing the relationships that all four jurisdictions have with other government entities as well as with one another. The intergovernmental coordination component of the Plan provides Gibson, Mitchell, Edgehill, and Glascock County with the opportunity to inventory existing multi-jurisdictional agreements and policies, and the localized policies of adjacent jurisdictions. An assessment of these agreements and policies ensures that successful Plan implementation is achieved in concert with the objectives of other governments and entities.

Government sets rules and regulations for the county to function while the revenue gathered in the county determines the level of services and the possibility for new and additional services. This section seeks to discuss the current government of Glascock County with the target of determining the best course for the governmental future of the County.

## COUNTY STRUCTURE

The State of Georgia is divided into 159 counties (the largest number of any state other than Texas), each of which has had home rule since at least 1980. This means that Georgia's counties not only act as units of state government, but also in much the same way as municipalities. The State of Georgia has a diverse system of government on each level.

The longest-standing form of county government, and the one most prevalent in rural areas, is the commission form. In the commission form voters elect a multi-member board. Known by different names—commissioners, supervisors, aldermen, etc.--these board members exercise both legislative and executive authority, sharing some specific responsibilities with separately elected row (or constitutional) officers such as a sheriff, clerk, and coroner.

Georgia is the only state with Sole Commissioner counties. Georgia's Constitution provides all counties and cities with "home rule" authority, and so the county commissions have considerable power to pass legislation within their county as a municipality would. However,

Home rule is applied at the local level and is described as the ability of a local government to act and make policy in all areas that have not been designated to be of statewide interest through general law, state constitutional provisions, or initiatives and referenda.

Glascock County commissioners are elected on a county-wide basis, without regard to residence. The governing body of Glascock County consists of three (3) commissioners, which are Honorable Anthony Griswell, Honorable Mike Neal, and Honorable Wayne Williford.

Some counties are divided into commission districts. These districts If the probate judge does not serve as chairperson of the commission, the chairperson may be elected on a county-wide basis or

Figure IC-1: Glascock County Officials	
Office	Appointed or Elected
County Commissioners	Elected
County Chairperson	Elected
County Clerk	Appointed
Revenue Commissioner	Elected
County Engineer	Appointed
Sheriff	Elected
Coroner	Elected
Judge of Probate	Elected
District Attorney	Elected



## INTERGOVERNMENTAL COORDINATION

selected by the commissioners themselves. Glascock's chairman is Honorable Anthony Griswell. The county commissioners employ a county clerk who facilitates the delivery of quality and effective services to the citizens.

There are other officials that are charged with presiding over activities within Glascock County. County Engineer, Sheriff, Coroner, Probate Judge, and District Attorney among others undertake the responsibility of keeping Glascock County moving in the right direction.

### ***Powers and Duties of the County Commission***

The duties and powers of a county commissioner are various. Their powers are granted to them by the Code of Georgia Section 36-5-22.1. Powers listed below are key for the county commissioners to fulfill their obligation to the public.

- To direct, control and maintain the property of the county as it may deem expedient according to law.
- To levy a general tax, for general county purposes and a special tax, for special purposes, according to this Code.
- To examine, settle and allow all accounts and claims chargeable against the county.
- To examine and audit the accounts of all officers having the care, management, collection or disbursement of money belonging to the county or appropriated for its use and benefit.
- To make such rules and regulations for the support of the poor in the county as are not inconsistent with any law of the state.
- To contract for and have made map or plat books showing all subdivisions of land that have been heretofore or that may hereafter be made in the county.
- To expend money for the purpose of improving the sanitary conditions of the county by laying trunk lines of sewers and constructing sewage disposal plants located in localities contiguous to thickly populated communities.
- The county commission shall have the power to require owners of property in the county to connect to its sewer system any facilities used in the collection or disposal of sewage.
- To appropriate money to promote or enforce the health and quarantine laws of the state for the benefit of the county and its inhabitants when requested so to do by the state board of health.
- To set aside, appropriate and use county funds or revenues for the purpose of developing, advertising and promoting the agricultural, mineral, timber, water, labor and all other resources of every kind of the county and for the purpose of locating and promoting agricultural, industrial and manufacturing plants, factories and other industries in the county. The county commission is authorized to enter into contracts with any person, firm, corporation or association to carry out the purposes set forth in this subdivision.
- To exercise such other powers as are or may be given by law.

# INTERGOVERNMENTAL COORDINATION

## **County Clerk**

County commissioners are charged with many responsibilities. In order to address the needs of the county, most county commissions employ an individual usually referred to as the County Clerk. The Clerks generally manages the county's day-to-day business. Since the commissioners may not be present during day-to-day operations, they rely heavily on the Clerk to keep them informed by maintaining a close working relationship.

The County Clerk is primarily financial manager. Their duties include: preparing budgets, supervising financial recordkeeping, monitoring revenues and expenditures, making investments, and preparing financial reports. The county Clerks also monitors the results of state and federal legislation that affects the county, working with the county attorney to stay informed of the courts' and attorney general's interpretations of legislation affecting county operations. In order for the commission to operate smoothly, the Clerk hires personnel and assigns job responsibilities.

The Glascock County Clerk, Tracy Hutcheson, is appointed by the County Commission and is responsible for implementing policy enacted by the Commissioners for the day- to- day operation of county government. This individual may be vested with a broad range of powers, including the authority to hire/fire department heads and formulate a budget.

## **Service Delivery Strategy**

Gibson, Mitchell, Edgehill, and Glascock County maintain a cooperative relationship which is outlined in the communities' Service Delivery Strategy (SDS). The SDS ensures adequate delivery of public services to citizens of all three jurisdictions.

## **ADJACENT LOCAL GOVERNMENTS**

### **Multiple Jurisdictions**

Glascock County governments and adjacent jurisdictions partner with each other through a variety of intergovernmental service agreements and contracts in order to provide for efficient and cost effective services to their residents. A principal example of such cross-border cooperation come in the form of mutual assistance agreements with all adjacent counties to provide effective fire and EMS service.

### **McDuffie County**

McDuffie County Department of Solid Waste currently has a contract with Glascock County to transport solid waste collected in Glascock's jurisdiction to the McDuffie County Transfer Station. In addition, EMS and fire services for Glascock County are provided by McDuffie County.



## INTERGOVERNMENTAL COORDINATION

### Washington County

People travel from all over Glascock, Hancock, Jefferson, and Warren counties to attend classes at Sandersville Technical College, which is located in Washington County. For FY 2009 - 2010, about 74 students (4.7%) were enrolled at Sandersville Technical College in 2009. This number includes the dual enrollment program where high school students have an opportunity to receive high school and college course credits.

### Jefferson County

For over 100 years the Jefferson County newspaper has been providing its readers with the best local news, lifestyle, religion agriculture, business and community coverage possible. Still a privately owned and operated weekly publication, *The News and Farmer and Wadley Herald/The Jefferson Reporter* serves as the legal organ of Jefferson and Glascock counties. For the last 4 years the newspaper has operated as a consolidation of *The News and Farmer*, Georgia's oldest weekly paper and the *Jefferson Reporter*. It serves all of historic Jefferson County, which includes the cities of Avera, Stapleton, Wrens, Wadley, Bartow, Matthews and Louisville, the first designated permanent capitol of Georgia, and Glascock County, which includes the cities of Gibson, Mitchell and Edgehill. The News and Farmer and Wadley Herald / The Jefferson Reporter is published each Thursday by Fall Line Publishing, Inc., distributing 5,100 copies through mail and on racks inside 43 retail establishments in Jefferson and Glascock counties.

## SCHOOL BOARD

### Glascock County Board of Education

All public schools attended by students living in Glascock County are operated by the Glascock County Board of Education (BOE). The Glascock County Board of Education is made up of a five (5) member board with the chairperson being selected from among those five (5) members. The Glascock County BOE keeps local communities informed of events through their administration.

Glascock County, Gibson, Mitchell, and Edgehill currently keep the Board of Education informed of growth of the county's school aged population by working closely with the administration. This allows the county and the Board of Education to coordinate their proposals for facility expansion.

## DEVELOPMENT AUTHORITIES AND DISTRICTS

### Glascock County Industrial Development Authority (GC IDA)

Previously identified in the *Plan* as an economic resource for Glascock County, the Industrial Development Authority is the only independent development authority that directly impacts the county as a whole. As noted, the organization's primary mission is to recruit new businesses to Glascock County, to provide the necessary assistance to existing businesses in order to retain them, and to assist with relocation or expanding. The Authority works in cooperation with the Glascock County Board of Commissioners and Chamber of Commerce to market local site selection and expansion opportunities to existing or prospective Glascock County businesses.

## FEDERAL, STATE AND REGIONAL PROGRAMS

### Central Savannah River Area Regional Commission

Glascocock County, Gibson, Mitchell, and Edgehill are also members of the Central Savannah River Area Regional Commission (CSRA RC) and benefit from access to planning, grant writing and aging programs. All jurisdictions within Glascocock County are also kept aware of Developments of Regional Impact (DRI) by the CSRA RC staff in accordance with procedures established by the Georgia Department of Community Affairs.

## ASSESSMENT

### SERVICE DELIVERY STRATEGY

The joint SDS between Gibson, Mitchell, Edgehill, and Glascocock County has effectively ensured a cooperative effort on a variety of services in order to achieve shared goals. Preparation of the *Plan* has revealed that little revision from the current SDS structure is necessary as it is updated. The most significant SDS revision that could occur would involve code enforcement and land development administration for the City of Gibson should applicable building, property and land development standards be adopted.

### ADJACENT LOCAL GOVERNMENTS

There exist multiple opportunities for Gibson, Mitchell, Edgehill, and Glascocock County to partner with adjacent jurisdictions to address shared needs. With existing cooperative arrangements with Glascocock and Warren Counties, access to funding for recycling facilities has the potential to benefit multiple jurisdictions.

## SCHOOL BOARD

### Glascocock County Board of Education

While Glascocock County governments and the Glascocock County Board of Education keep each other informed of various events and administrative decisions, there is an opportunity for greater cooperation to ensure that the Board's service provision and facility location policies is complementary to the growth and development policies of Gibson, Mitchell, Edgehill, and Glascocock County. In addition to providing the Board of Education with population projections, it is imperative local government officials keep the board up to date of the short-term goals and long-term policies that are contained within the *Glascocock County Joint Comprehensive Plan*.

All four government entities should also work cooperatively to prioritize the rehabilitation of existing facilities within current areas of population concentration to promote reinvestment in existing neighborhoods. Should existing school facilities located within Gibson, and Mitchell be targeted for consolidation or relocation, priority should be given to sites closer to city center. While the State of

## INTERGOVERNMENTAL COORDINATION

Georgia does have minimum acreage requirements for new schools, state policy does allow for deviations in developed areas where reduced acreages can be shown to be appropriate.

Although school facility investment should be focused on rehabilitation and the continued use of existing sites, new schools may inevitably have to be constructed for a growing population. It is important for Gibson, Mitchell, Edgehill, and Glascock County to work with the Board of Education so that potential new school facilities are sited within character areas where the *Glascock County Joint Comprehensive Plan* channels the vast majority of new residential growth. Dialogue should begin now over ways in which to cooperatively reserve property within these targeted character areas in advance of project development. Such cooperation is imperative to ensure that there is little pressure to deviate from future development patterns promoted by Gibson, Mitchell, Edgehill, and Glascock County as a result of new school placement in character areas where significant growth is not intended. School siting decisions should not serve as a catalyst for development in areas intended to remain rural.

Interim activities that can assist potential school siting decisions include the continual provision of rezoning cases and proposed subdivisions to the Board of Education.

### DEVELOPMENT AUTHORITIES AND DISTRICTS

#### Glascock County Industrial Development Authority (GC IDA)

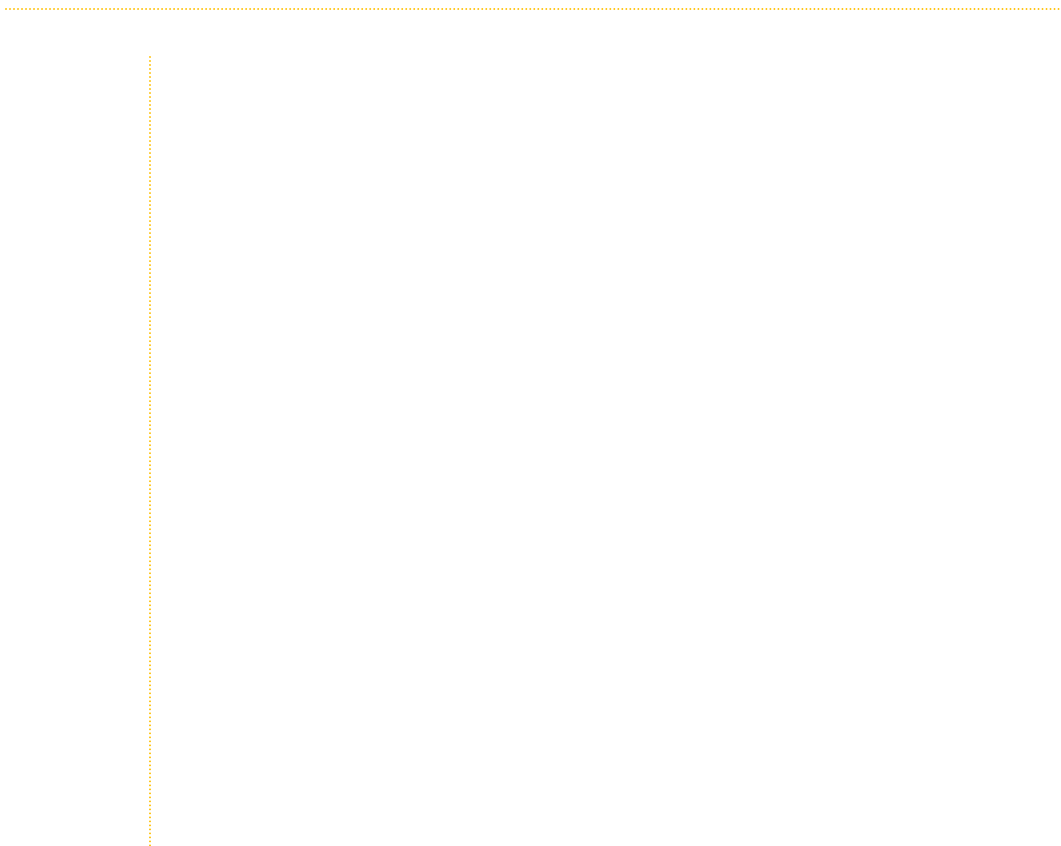
The *Glascock County Joint Comprehensive Plan* consolidates a wide variety of data sets and land development policies that can assist the Glascock County Industrial Development Authority in determining where the county business recruitment efforts should be focused. As Gibson, Mitchell, Edgehill, and Glascock County's policy on growth and development the *Glascock County Joint Comprehensive Plan* should be utilized by the Industrial Development Authority when considering the appropriate location in which to propose large commercial industrial activity.

### FEDERAL, STATE AND REGIONAL PROGRAMS

#### Central Savannah River Area Regional Commission

A variety of planning, grant writing and other local government services are available to Gibson, Mitchell, Edgehill, and Glascock County through the use of their Regional Development Center.

# LAND USE



## INTRODUCTION

Development patterns and the use of land are the most obvious manifestation of all demographic information provided in previous chapters of this *Plan*. The built form that property takes – in contrast to the natural setting remaining on other pieces of property – is inextricably tied to a variety of factors ranging from population change, to location of infrastructure, to job creation, to environmental limitations, etc.

This chapter reviews the current land use pattern in Glascock County, Gibson, Mitchell, and Edge Hill and compares it to the information and projections formulated in previous chapters. By making these comparisons, the *Glascock County Joint Comprehensive Plan* formulates a preliminary land use and development strategy to meet the future economic, social, physical and environmental needs of Glascock County and its municipalities. The land use and development recommendations proposed in this chapter result in a set of preliminary recommended “character areas.” This format provides Glascock County and its municipalities with a framework for making development decisions that are complementary to long-term goals throughout all chapters of this plan. The format also allows adequate flexibility to alter development strategies according to unanticipated changes in conditions, while avoiding the emergence of inefficient development patterns.

Unlike previous chapters, this chapter does not contain an “Assessment” section. Assessment of land use in Glascock County and its municipalities is summarized within the section addressing preliminary recommended character areas.

## LAND USE CATEGORIES

The Georgia Department of Community Affairs’ (DCA) “Standards and Procedures for Local Comprehensive Planning” includes a list of standard land use categories. The broadly defined land use categories contained in the list establish the parameters under which each local jurisdiction should classify existing parcels. The following section provides an overview of the land use categories Glascock County and its jurisdictions have opted to utilize in order to inventory current land uses.

### Residential

The vast majority of residential property in all three jurisdictions is composed of single-family detached “stick-built” homes – although there are limited numbers of mobile homes, duplexes and multi-family structures.

*Includes:* Low-density residential housing types including single-family detached dwellings, single-family attached dwellings and duplexes, and higher density, multi-family (more than three dwelling units) housing types.

# LAND USE

## **Commercial**

*Includes:* All land dedicated to non-industrial business uses including retail sales, offices and general services.

## **Industrial**

*Includes:* Manufacturing facilities, processing plants, factories, warehousing and wholesale trade, mining or mineral extraction, etc.

## **Public/Institutional**

*Includes:* Government and institutional uses such as city halls, government building complexes, police and fire stations, libraries, prisons and post offices, schools, military installations, etc. Also includes private facilities such as colleges, churches, cemeteries, hospitals, etc. Some public facilities such as utility or recreational properties are classified in other more appropriate categories.

## **Transportation/Communication/Utilities**

*Includes:* Major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, etc.

## **Park/Recreation/Conservation**

*Includes:* Land dedicated for active or passive recreational uses. These public or privately owned properties may include playgrounds, parks, nature preserves, wildlife management areas, national forests, golf courses, recreations centers, etc.

## **Agriculture/Forestry**

*Includes:* Land dedicated to farming such as fields, lots, pastures, farmsteads, specialty farms, livestock production, etc; and, large-scale agriculture operations, commercial timber or pulpwood harvesting.

## **Undeveloped/Vacant**

*Includes:* Lots or tracts of land that are served by typical urban public services (water, sewer, etc.) but have not yet been developed for a specific use or were developed for a specific use that has since been abandoned.

## **Mixed Use**

*Includes:* Buildings or structures developed for two or more different uses such as, but not limited to, residential, commercial, or public/institutional.

# LAND USE

## CURRENT LAND USE

Considering all but the “mixed use” land use category referenced in the previous section, **Map L-2** illustrate the composition of current land uses in Glascock County, Gibson, Mitchell, and Edge Hill according to individual parcel.

While there are a number of structures within the “Downtown” character areas that have the potential to incorporate a mixture of uses such as retail, office and residential; these buildings are currently being utilized for single-uses. As a result, downtown properties are represented on the current land use map (See **Map L-2**) as commercial or industrial - although the preliminary character areas recommended in this chapter promote the future use of the downtown as a mixed-use district.

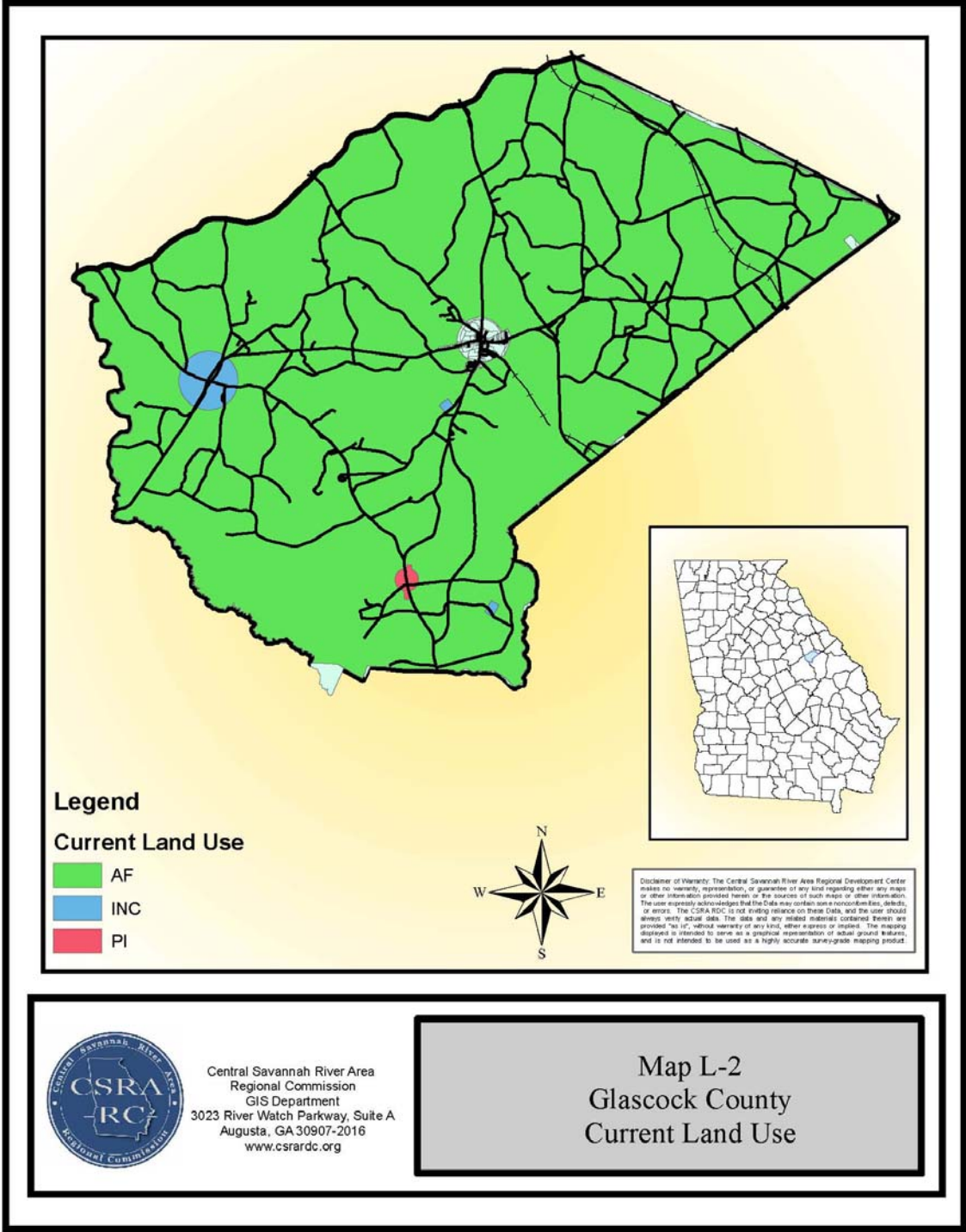
**Figure L-1** shows that the predominant land use classification in the metropolitan areas are residential. And in the unincorporated county the predominant land use is agricultural/ forestry. Land use patterns in Gibson, Mitchell, and Edge Hill are fairly typical for small urban areas. According to some publications by the American Planning Association the predominant land usage for a small urban area is divided roughly into 52 percent residential, 3 percent commercial, 8 percent industrial and 47 percent for all other uses. **Figure L-1** illustrates that Glascock’s municipalities generally follow these trends. The exception being the large amount of agricultural land within the city limits of the municipalities.

**Figure L-1: Current Land Usage for Selected Jurisdictions**

Edge Hill Land Use			Mitchell Land Use			Gibson Land Use			Glascock County Land Use		
Category	Acreage	%	Category	Acreage	%	Category	Acreage	%	Category	Acreage	%
Agricultural-Forestry	55.0	<b>32.5%</b>	Agricultural-Forestry	117.23	<b>21.93%</b>	Agricultural-Forestry	296.24	<b>32.27%</b>	Agricultural-Forestry	<b>90539.08</b>	<b>97.99%</b>
Commercial	0.29	<b>0.2%</b>	Commercial	1.55	<b>0.29%</b>	Commercial	8.03	<b>0.87%</b>	Commercial	<b>0.0</b>	<b>0.0%</b>
Industrial	0.0	<b>0.0%</b>	Industrial	14.28	<b>2.67%</b>	Industrial	5.26	<b>0.57%</b>	Industrial	<b>40.78</b>	<b>0.04%</b>
Public - Institutional	5.00	<b>3.0%</b>	Public Institutional	8.05	<b>1.51%</b>	Public Institutional	39.98	<b>4.35%</b>	Public Institutional	<b>36.12</b>	<b>0.04%</b>
Parks & Recreation	0.0	<b>0.0%</b>	Parks & Recreation	5.39	<b>1.01%</b>	Parks & Recreation	13.40	<b>1.46%</b>	Parks & Recreation	<b>0.0</b>	<b>0.0%</b>
Residential	96.0	<b>56.7%</b>	Residential	340.33	<b>63.66%</b>	Residential	N/A	<b>N/A</b>	Residential	<b>0.0</b>	<b>0.0%</b>
Trans. Comm. Utilities	13.0	<b>7.7%</b>	Trans., Comm., Utilities	42.75	<b>8.00%</b>	Trans., Comm., Utilities	065	<b>0.07%</b>	Trans., Comm., Utilities	<b>0.0</b>	<b>0.0%</b>
Unused/Vacant	0.0	<b>0.0%</b>	Unused/Vacant	4.99	<b>0.93%</b>	Unused/Vacant	12.49	<b>1.36%</b>	Unused/Vacant	<b>0.0</b>	<b>0.0%</b>
<b>TOTAL</b>	<b>169.29</b>		<b>TOTAL</b>	<b>534.57</b>		<b>TOTAL</b>	<b>918.13</b>		<b>TOTAL</b>	<b>92395.21</b>	



# LAND USE



Central Savannah River Area  
Regional Commission  
GIS Department  
3023 River Watch Parkway, Suite A  
Augusta, GA 30907-2016  
www.csrardc.org

**Map L-2**  
**Glascock County**  
**Current Land Use**



## AREAS REQUIRING SPECIAL ATTENTION

In preparing the *Community Assessment* portion of the *Glascok County Joint Comprehensive Plan*, it is necessary to evaluate existing land development patterns to determine if any areas should be given special attention. By reviewing prior chapters of this document and comparing the information contained within each to knowledge gained from public meetings, interviews and field research, clear land use characteristics emerge.

The “areas requiring special attention” listed in this section are compiled under headings contained in the State of Georgia’s “Standards and Procedures for Local Comprehensive Planning.” The supporting descriptions in this section are brief because they summarize the analysis and assessment made throughout other portions of the *Community Assessment* document. In addition, all areas described in this section have been considered when formulating preliminary character area recommendations. The locations of each of these can be found on **Map L-1**.

### Areas of Significant Natural or Cultural Resources



Areas of significant natural or cultural resources are identified on **Map L-1**.

- **Agricola Historic Community**  
Some of the last undeveloped and underdeveloped land in Glascock County. Attention should be paid to protection of viewshed, and open space along the water, as well as the historic rock water area.



- **Joe’s Creek/Rocky Comfort Creek** This creek that lies directly south of Gibson toward Edge Hill is one of the main surface water sources for all three jurisdictions.



- **Historic District** Glascock County is home to the City of Gibson’s historic district which is on the National Register of Historic Places. Special attention must be paid to nearby developmental activities that may have a negative impact on these unique and historically significant sites.

### Areas Where Rapid Development or Change of Land Use is Likely

Areas Where Rapid Development or Change of Land Use is Likely are identified on **Map L-1**.

- **Industrial Park** Large undeveloped parcels of land in this area of the town are likely to develop and change the land use from agricultural to residential.
- **City of Gibson** The major highways running through Gibson has the potential to shift the primary land use in this area from agricultural and forestry uses to higher density, higher impact development very quickly.



## Areas Where Development May Outpace Community Resources and Services

Areas Where Development May Outpace Community Resources and Services are identified on **Map L-1**.

- **Industrial Park** The potential for rapid development that will accompany the industrial park may put an increased demand on not only the municipal infrastructure that will be required in this area but also on the existing transportation network.

## Areas in Need of Redevelopment

Areas in Need of Redevelopment are identified on **Map L-1**.



- **Downtown Gibson** Bisected by a state highway, the center of Gibson lacks any sense of a complete downtown development pattern.
- **Old Kent Cannery** What was originally a somewhat viable industry, now show signs of disinvestment.



## Areas with Significant Infill Opportunity

Areas with Significant Infill Opportunity are identified on **Map L-1**.

- **City of Gibson** There are various undeveloped and vacant parcels throughout the City of Gibson that could possibly be developed before any expansion of city limits occurs.

## Areas with Significant Disinvestment

- See previous “Areas in Need of Redevelopment” sub-section.

## RECOMMENDED CHARACTER AREAS

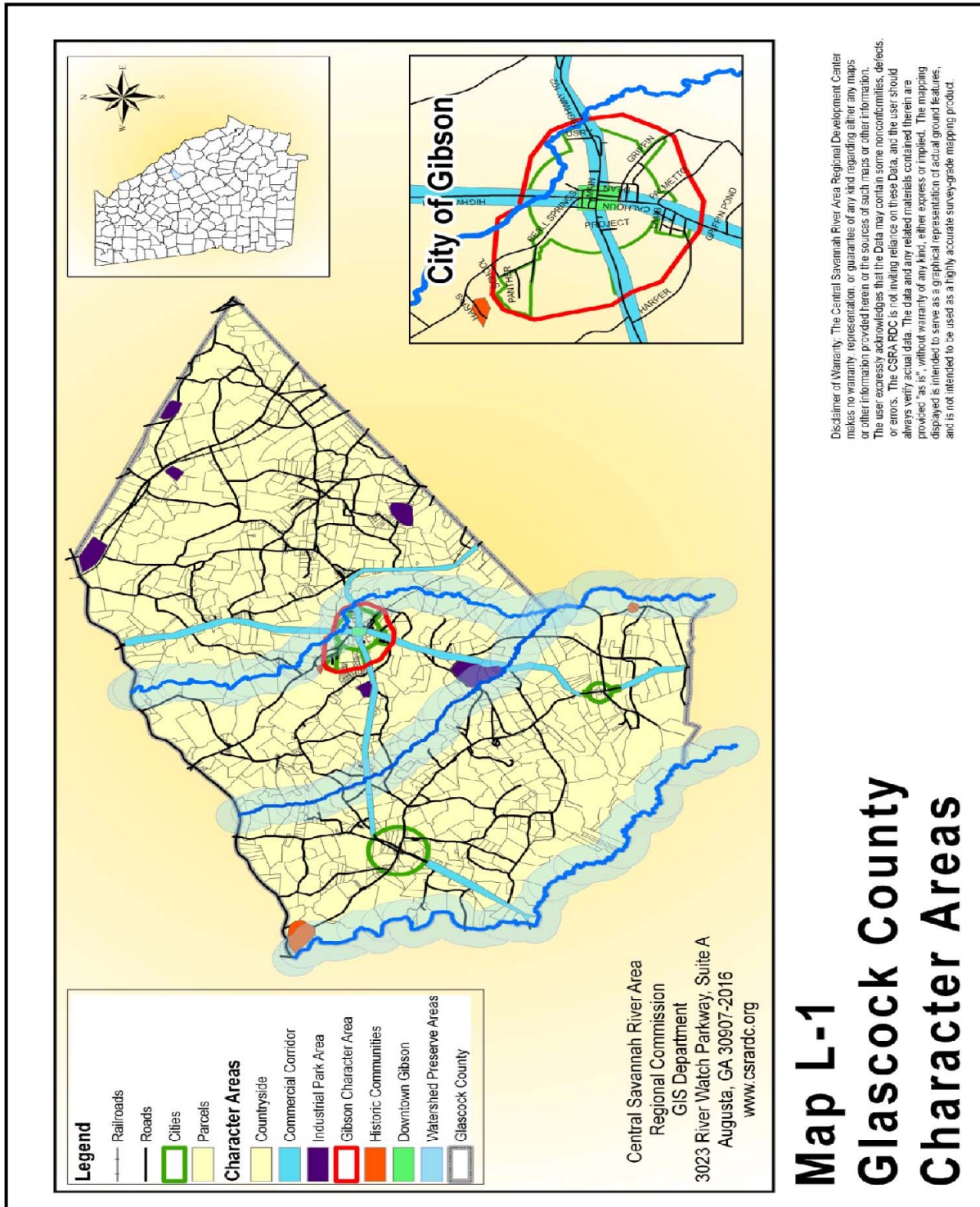
Knowledge gained from data and information displayed throughout all sections of the *Community Assessment* document can be translated into a preliminary future development scenario for Glascock County and its municipalities. This preliminary scenario is presented in the form of “character areas” as recommended by the “Standards and Procedures for Local Comprehensive Planning.” Characters areas not only identify existing and future land uses that may be appropriate for a particular area, they can highlight a variety of other factors such as: the form, function and style of new development; existing features that should be incorporated into future development scenarios; and, relationships to adjacent development. In short, a character area addresses not only *WHAT* a piece of land should be used for; but, also *HOW* that land should be used.

Preliminary character areas that are referenced in this section can be found on **Map L-1**. The recommended preliminary character areas in the *Community Assessment* will not necessarily



# LAND USE

retain their current composition following the completion of the *Community Agenda* document. By incorporating additional public input, the character area boundaries and descriptive elements may be revised. In addition, other character areas may be identified or some areas contained in this chapter may be eliminated.



## CHARACTER AREA INTERPRETATION

While the preliminary character area recommendations in this chapter are subject to change, please make note of the following character area features:

### Boundaries

#### *General Characteristics*

Unlike a parcel-specific future land use map, boundaries on a character area map are conceptual and may cross parcel lines. The character area boundaries in this document are intended to represent an approximation. This flexibility allows the governing body charged with implementing the plan to make decisions based on changing conditions while reducing the need to continually update the future development map. As a result, it is possible to assume that small parcels located directly adjacent to one or more character areas may be permitted by the local government to develop according to the parameters of the adjacent area rather than the area in which it is located. Such an action should be taken sparingly and the decision should only be made if the local government can show that it is consistent with the recommendations provided in all other sections of the *Comprehensive Plan*. For the most part however, tracts should develop according to the parameters established in the specific character area in which it is located. All jurisdictions are strongly encouraged to initiate amendments to their future development map whenever they intend to promote a development pattern in an area that is inconsistent with the adopted map.

#### *Boundary Revisions*

The character area boundaries illustrated in **Map L-1** are preliminary and will be adjusted as a result of public input during the preparation of the *Community Agenda* document.

### Relation Between Jurisdictions

#### *Annexation*

When the annexation of property from the unincorporated county into the municipal city limits of Gibson, Mitchell, and EdgeHill occurs the “character area” that the annexed property was previously a part of should be considered when assigning a “character area” to the newly annexed property. An amendment of the existing character area map should be done at the time of annexation to reflect the city’s current boundaries as well as guide decisions about future land use.

## Implementation

Recommended techniques for the implementation of character areas will be formulated during preparation of the *Community Agenda*.

### *Implementation of Key Concepts*

#### **Cluster Subdivisions**

A cluster subdivision is one where there is a reduction in the lot area, setback, or other development standard, provided that there is no increase in the allowed net density. Clustering of residential development does two things: reduces the negative impacts of traditional sprawling subdivisions, and preserves open space.

#### **Natural Resource Zoning Districts**

There is not a zoning ordinance in place to protect the rural nature of the “countryside” character area. Establish a natural resource zoning district that seeks to protect the natural integrity of the land while still allowing for people to utilize the land in the most responsible manner is recommended. It is essentially a cluster subdivision as described above but with a much lower density. The key difference between the two is that a cluster subdivision’s open space is preserved in its natural state perpetuity, and in the natural resource zoning district the open space may be used for pasture / silvicultural /agricultural uses etc. By establishing a large minimum lot size (10 acres for example)and allowing only a specific portion of each lot to be used for residential development, the rural character and natural resources in the “countryside” character area could be preserved.

#### **Conservation Subdivisions**

While based on the same concept as a cluster subdivision, a conservation subdivision goes a step further in incorporating unique natural features of a site into the subdivision’s design. While a clustered subdivision is concerned with the layout of the lots, a conservation subdivision is more concerned with leaving as much of the original site as undisturbed as possible. Use of existing vegetation and natural features as a means to control storm water, reduce the need for pesticide, and control erosion makes these types of subdivisions ideal for locations in the “countryside” area near the “watershed preserves.”

City of Gibson Character Areas



# LAND USE

## (PRELIMINARY) GIBSON CHARACTER AREA

### GENERAL DESCRIPTION:

Because of its compact size the City of Gibson character area is bound by a strong sense of community. Encompassing the majority of the City, the somewhat traditional development pattern and distance from other development serve to strengthen the City of Gibson’s sense of place. This area should strive to include housing options for all residents, and increase interconnectivity throughout the community with the addition of pedestrian and bicycle facilities linking community facilities and destinations.

### EXISTING CHARACTER:

- Low density residential and supporting community uses
- Mixture of traditional and modern style of neighborhood development
- Properties and buildings in varying states of repair
- Large undeveloped tracts on the periphery of character area
- High level of interconnectivity within developed areas
- Streets characterized by open ditch sections without curb and gutter
- Incomplete connectivity of pedestrian facilities

### DEVELOPMENT PATTERN

### RECOMMENDATIONS (PRELIMINARY):

- Continued emphasis on single family development, particularly along or connecting to developed streets
- Addition of multi-family housing in close proximity to major public services and the downtown area
- More bike/pedestrian transportation options for linkages to community facilities
- Continue interconnected street pattern as new parcels are developed
- Abate building and property nuisances through codes and code enforcement
- Incorporate greenspace into new development



Larger lots with no curb and gutter or sidewalks define the character of Gibson.



Curb and gutter along with pedestrian facilities and attractive landscaping provide this neighborhood with a unique sense of place

Downtown Gibson Character Areas

# LAND USE

## (PRELIMINARY) GIBSON CHARACTER AREA: DOWNTOWN GIBSON

### GENERAL DESCRIPTION:

Downtown Gibson will continue to serve as the focal point of the community. Its current mix of service and public /institutional uses will serve as the anchor for a walkable activity center. The addition of pedestrian and bicycle facilities will encourage alternative modes of transportation to the community facilities already located downtown. Additionally, design standards will serve to give new development a similar vernacular - strengthening and preserving Downtown Gibson's sense of place.

### EXISTING CHARACTER:

- Mix of commercial, service, institutional, and some retail uses
- Property in varying conditions
- Limited pedestrian features and connectivity
- Recent development heavily auto-centric
- Bisected by major highway corridors (GA 171 and 102)
- Includes some underutilized or vacant properties
- Completely contained within historic district
- Mixture of old and new structures
- Historic downtown character still intact
- Some infill with inappropriate design and character

### DEVELOPMENT PATTERN RECOMMENDATIONS (PRELIMINARY):

- Adopt design guidelines to ensure that future development reflects a traditional building character, orientation, and placement on site
- Soften hard-scape with landscaping standards
- Encourage new commercial development to locate downtown
- Add more pedestrian facilities to increase access to major destinations (post office, city hall, etc.)
- Incorporate design guidelines for new development to preserve historic downtown character



Limited pedestrian facilities define Downtown Gibson's character.



Similar architecture and a high level of pedestrian access make this an example of what Downtown Gibson could be.

# LAND USE

## (PRELIMINARY) GIBSON CHARACTER AREA: GATEWAY CORRIDOR

### GENERAL DESCRIPTION:

Office and retail areas along Main Street that focus on local community services located in smaller buildings and development tracts than would be found in the “regional commercial” character area. Future development patterns should focus on on-site access management features, pedestrian enhancements, and uniform building, site, landscaping and sign standards in order to improve function and aesthetics.

### EXISTING CHARACTER:

- Mix of vacant sites and small-scale retail development
- Increasing number of small strip-centers
- Multiple curb cuts on main thoroughfares
- Limited landscaping features and signage of variable sizes and shapes
- No unifying building elements across sites
- Increasing amount of neighborhood serving retail

### DEVELOPMENT PATTERN RECOMMENDATIONS (PRELIMINARY):

- Small-scale office and retail development (buildings and parcels)
- Maximum building square footages
- Shallow depth of commercial zoning
- Controlled vehicular access via curb spacing and cross-access easements
- On-site pedestrian and bicycle features
- Uniform design standards for buildings, landscaping and signage
- No off-premise signs
- Stringent lighting requirements
- Standards and incentives to promote the re-use of remaining residential structures
- Street improvements which promote urban style thoroughfare types



Parking in front of buildings with an auto centered design make the character of the gateway corridor forgettable



Uniform building style and walkability create an inviting and attractive gateway corridor

Glascok County Character Areas

# LAND USE

## (PRELIMINARY) GLASCOCK COUNTY CHARACTER AREA: COUNTRYSIDE

### GENERAL DESCRIPTION:

The Countryside character area is predominantly rural, undeveloped land that is used for agriculture or rural residential. Future development in the Countryside character area should strive to retain the rural character through the preservation of open spaces. Very large lot residential, clustered or conservation residential subdivisions and agricultural uses should continue to be the preferred development pattern within the area.

### EXISTING CHARACTER:

- Mix of rural uses including forestry, agriculture, and low density residential
- Commercial uses primarily limited to convenience enterprises at major intersections
- Location of current industrial park operations
- Increasing amount of subdivision and large lot residential development
- Targeted areas of public water and sewer expansion

### DEVELOPMENT PATTERN RECOMMENDATIONS (PRELIMINARY):

- Emphasize cluster subdivision design that incorporates a significant amount of open space
- Apply natural resource zoning district standards to majority of character area to significantly increase lot sizes for residential uses
- Encourage compatible architecture to maintain regional rural character
- Whenever possible connect to network of trails or bike routes particularly those located within the watershed reserve.
- Focus infrastructure investment on maintenance rather than expansion in order to retain rural character



Currently there is minimal development within the countryside character area



Future development impacts should be minimal and should strive to protect open spaces and rural character, like the example above.



# LAND USE

## (PRELIMINARY) GLASCOCK COUNTY CHARACTER AREA: INDUSTRIAL PARK AREA

The Industrial Park character area is so named not only because of the industries and companies that can relocate within its boundaries but the jobs and revenue that can also generated. This area lies away from most residential centers so conflicts from negative byproducts of industry are minimized. This character area has a high degree of access to all of the current and future transportation facilities within the county. This character area can be the home of all the future manufacturing and warehousing uses within the county.

### EXISTING CHARACTER:

- Vacant properties are intended for small industrial use
- Vacant properties are ready being used in a small industrial capacity
- High level of access to arterial thoroughfares
- Remaining pockets of low density residential, agriculture, and forestry
- Lots/parcels of varying size
- Centered on highway corridors with high volumes of traffic

### DEVELOPMENT PATTERN RECOMMENDATIONS (PRELIMINARY):

- Concentration of future industrial and manufacturing uses
- Provision of streets designed to accommodate continual large vehicle traffic
- Supporting commercial and offices as secondary uses
- Limitation on noises, smells, and lighting associated with industrial uses
- Removal of zoning districts that allow for residential development
- Landscaping with a focus on significant buffering of industrial uses from adjacent uses and thoroughfares



Vacant lots with industrial uses define the character in the industrial park character area



The concentration of industrial and supporting uses will create the defining character of the industrial park area.



# LAND USE

## (PRELIMINARY) GLASCOCK COUNTY CHARACTER AREA: WATERSHED PRESERVE

### GENERAL DESCRIPTION:

The environmentally sensitive nature lands located within this character area are unsuitable for most development. These areas include water supply watersheds, protected river corridors, wildlife management areas, and other environmentally sensitive areas. This land could be best utilized in the future as open space and utilized in conjunction with other character areas to create a network of trails or greenways that provide residents with recreation and transportation options.

### EXISTING CHARACTER:

- Lands containing and adjacent to streams, and floodplains
- Properties located within the Rocky Comfort Creek and Joe’s Creek Water supply Watershed
- Watershed properties subject to land use restrictions and environmental regulations
- Streams and floodplains largely undeveloped some instances of sedimentation due to agricultural /pasture operations

### DEVELOPMENT PATTERN RECOMMENDATIONS (PRELIMINARY):

- Promote preservation of watershed areas’ natural features
- Require buffer areas of streams and floodplains while retaining native vegetation
- Purchase of properties and or easements in the watershed
- Limit residential density in watershed areas
- Promote passive activity & development along stream and corridors (trails, benches, picnic tables, outdoor classrooms, etc.)
- Develop bicycle and pedestrian “greenway” corridors while creating linkages to and between adjacent development and properties



Pristine watershed properties define the character of the watershed preserve character area.



A greenway follows a floodplain. This character is appropriate for this area.

# LAND USE

## (PRELIMINARY) GLASCOCK COUNTY CHARACTER AREA: HISTORIC COMMUNITY

### GENERAL DESCRIPTION:

Agricola was one of the earliest settlements in the state of Georgia. Protection of the historic character of this historic community should be the guiding principle of all development within the character area. Clustering of low density residential development to protect the viewsheds, and open space will be the easiest way to keep the historic feel of the Shoals historic community intact.

### EXISTING CHARACTER:

- Concentration of National Register historic structures
- Location of Agricola Community and Agricola Historic Hotel
- Large tracts of agricultural and forest lands
- Surrounded by open space
- Historic Shoals water rock area located in close proximity

### DEVELOPMENT PATTERN RECOMMENDATIONS (PRELIMINARY):

- Low density clustered or conservation residential development
- Design guidelines to preserve historic character
- Placement of buildings as to protect view sheds
- Limitation of non-residential uses to home occupations
- Use of bisecting “watershed preserve” character areas according to applicable development pattern recommendations
- Limit development threat to historic context through concentration of water/sewer expansion to “industrial park” character areas



Historic structures define what the Agricola historic community is.



Clustered, low density development recommended for this character area works with the natural landscape to reduce the visual impact of new structures.

# LAND USE

## (PRELIMINARY) GLASCOCK COUNTY CHARACTER AREA: GATEWAY CORRIDOR

### GENERAL DESCRIPTION:

Future development patterns should focus along the Gateway Corridor. Bringing on-site access management features, pedestrian enhancements, and uniform buildings, sites, landscaping and sign standards collectively in order to improve function and aesthetics into the city.

### EXISTING CHARACTER:

- Mix of vacant sites and small-scale retail development
- Increasing number of small strip-centers
- Multiple curb cuts on main thoroughfares
- Limited landscaping features and signage of variable sizes and shapes
- No unifying building elements across sites
- Increasing amount of neighborhood serving retail

### DEVELOPMENT PATTERN RECOMMENDATIONS (PRELIMINARY):

- Small-scale office and retail development (buildings and parcels)
- Maximum building square footages
- Shallow depth of commercial zoning
- Controlled vehicular access via curb spacing and cross-access easements
- On-site pedestrian and bicycle features
- Uniform design standards for buildings, landscaping and signage
- No off-premise signs
- Stringent lighting requirements
- Standards and incentives to promote the re-use of remaining residential structures
- Street improvements which promote urban style thoroughfare types

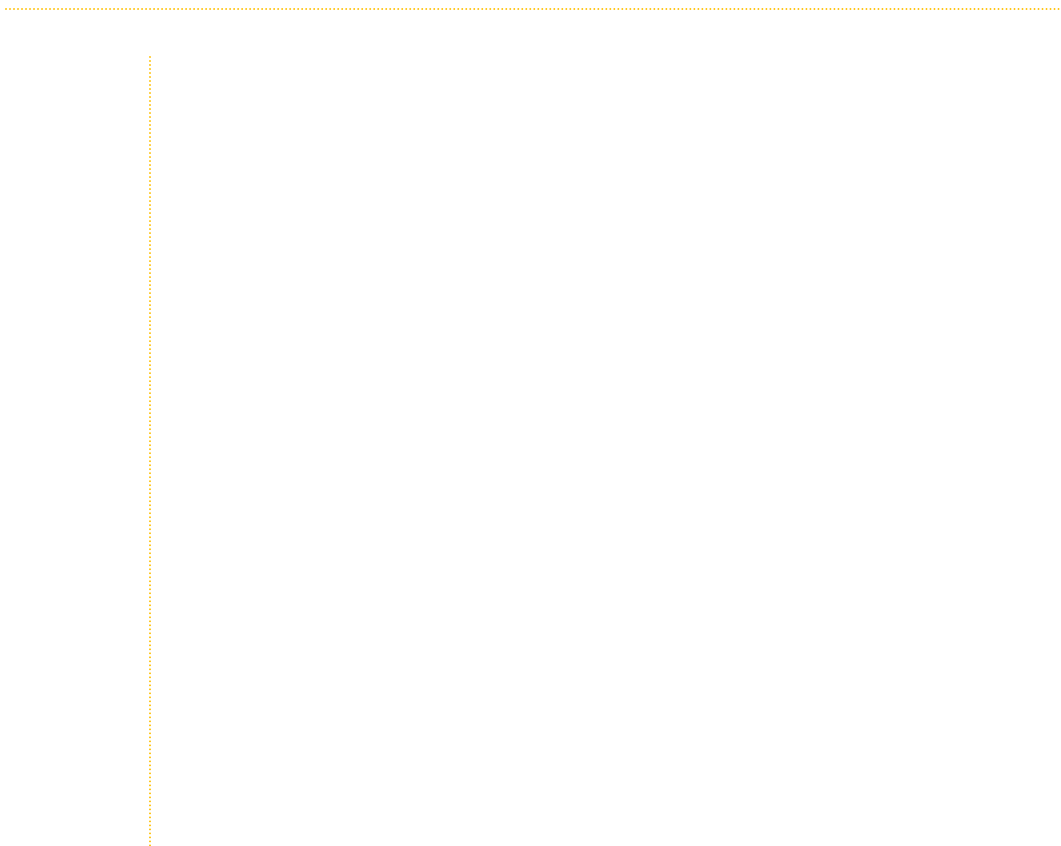


Parking in front of buildings with an auto centered design make the character of the gateway corridor forgettable



Uniform building style and walkability create an inviting and attractive gateway corridor

# STATE QUALITY COMMUNITY OBJECTIVES



# QUALITY COMMUNITY OBJECTIVES

## PURPOSE

The Georgia Department of Community Affairs' "Standards and Procedures for Local Comprehensive Planning" establish state-wide planning goals. These goals are accompanied by a list of "Quality Community Objectives" that elaborate on the state-wide goals through consideration of local and regional growth and development issues. As part of the *Community Assessment* (Chapters 1 – 10 of the *Glascok County Joint Comprehensive Plan*) Mitchell, Gibson and Glascok County have evaluated their current policies, activities and development patterns for consistency with the Quality Community Objectives.

Factoring in the data and recommendations contained in prior chapters, a comparison of Glascok County's current status with the Quality Community Objectives reveals additional issues and opportunities to consider. **The "issues and opportunities" associated with some of the objectives in the consistency review below are not intended to be an all-inclusive list.** In some instances, the issues and opportunities expand on prior recommendations made throughout other portions of the *Community Assessment*. In other instances, suggestions in this chapter may simply duplicate prior recommendations. Regardless, all issues and opportunities contained in the chapter should be considered further during preparation of the *Community Agenda*.

## QUALITY COMMUNITY OBJECTIVES

The Georgia Department of Community Affairs provides a tool for communities to assess their compliance with Quality Community Objectives. This tool has been utilized in the following sections. The comments column of the tool has been left largely blank because the commentary on each objective can be found in the text above it.

### Regional Identity

**Objective:** Regions should promote and preserve an "identity," defined in terms of traditional regional architecture, common economic linkages that bind the region together, or other shared characteristics.

**Status:** Glascok County and its communities are tied to the greater Central Savannah River Area region through both a shared culture and industry. Industrial operations tied to regional clusters can be found in a number of locations throughout Glascok County. Pulliam Lumber Company and Thiele Kaolin Company provide essential components for the timber and steele that have large operations in the region.

Additionally, the rural character and history of the region is preserved throughout Glascok County. From the historic district to the Gibson's Winterfest, Glascok County offers a tapestry of history and culture unique to this region.

**Issues and Opportunities:** Promotion of Glascok County as a regional center of industry should be continued with cooperation between all of the local and regional development entities listed in Chapter 3 (Economic Development). Continued promotion of cultural events in Glascok County will serve to strengthen Glascok County's status as a hub of culture in the region.

# QUALITY COMMUNITY OBJECTIVES

Development Patterns			
Regional Identity			
	YES	NO	Comments
1. Our community is characteristic of the region in terms of architectural styles and heritage.	X		
2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.	X		See above
3. Our community encourages businesses that create products that draw on our regional heritage( mountain, agricultural, metropolitan, coastal, etc.)	X		
4. Our community participates in the Georgia Department of Economic Development's regional tourism partnership.	X		
5. Our community promotes tourism opportunities based on the unique characteristics of our region.	X		No lodging available for tourists.
6. Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment and education.	X		

## Growth Preparedness

**Objective:** Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These may include housing and infrastructure (roads, water, sewer and telecommunications) to support new growth, appropriate training of the workforce, ordinances to direct growth as desired, or leadership responding to growth opportunities.

**Status:** Glascock County continues to make incremental improvements to its land as growth occurs. The previously discussed expansion of infrastructure is largely needed in an area that has been identified as suitable for industrial growth. Glascock County and its municipalities are pro-active in seeking new ways to encourage responsible, sustainable growth.

**Issues and Opportunities:** Glascock County's physical infrastructure presents an important challenge as well as a great resource as the county plans for its future. It is a resource in that it represents an extraordinary investment in economically useful capital. It is a challenge because it is aging and oversized for Glascock's shrunken population, and while the financial resources needed to manage and maintain it are greater than before, revenue from its users has declined. The needs are great because the County has underinvested for decades in systems they own and manage, deferring maintenance, replacement and necessary upgrades. Beyond the needed expansion of water and sewer to the industrial park, future priority should be given to maintenance of existing facilities.



# QUALITY COMMUNITY OBJECTIVES

Social and Economic Development			
Growth Preparedness			
	YES	NO	Comments
1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.		X	
2. Our local governments, the local school board, and other decision-making entities use the same population projections.	X		
3. Our elected officials understand the land-development process in our community.		X	
4. We have reviewed our development regulations and/or zoning code recently, and believe that our ordinances will help us achieve our QCO goals.		X	
5. We have a Capital Improvements Program that supports current and future growth.		X	
6. We have designated areas of our community where we would like to see growth, and these areas are based on a natural resources inventory of our community.	X		We have a Business/Industrial Park awaiting.
7. We have clearly understandable guidelines for new development.		X	
8. We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.		X	
9. We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development.		X	
10. We have a public-awareness element in our comprehensive planning process.		X	

## Appropriate Businesses

**Objective:** The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.

**Status:** Glascock County has benefited from its proximity to McDuffie, Warren, and Jefferson Counties and it has an environment that attracts business. The City of Gibson is actively recruiting employers from all sectors to locate within Glascock County.

**Issues and Opportunities:** Glascock County can work with the assistance of the numerous regional and local entities listed in Chapter 3 (Economic Development) in order to highlight community data and property to entice business investment in the County. The County can host prospective small business investors to highlight investment opportunities within Glascock County. The identification and reservation of land for future industrial development can be tied to pending infrastructure improvements and proposed land development patterns recommended in the *Glascock County Joint Comprehensive Plan*.



# QUALITY COMMUNITY OBJECTIVES

Social and Economic Development			
Appropriate Business			
	YES	NO	Comments
1. Our economic development organization has considered our community's strengths, assets and weaknesses, and has created a business development strategy based on them.	X		
2. Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit businesses and/or industries that will be compatible.	X		
3. We recruit firms that provide or create sustainable products.			
4. We have a diverse jobs base, so that one employer leaving would not cripple our economy.	X		Diverse Jobs include those at the School, Nursing Home, and governmental positions.

## Educational Opportunities

**Objective:** Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial advances.

**Status:** The campus of Sandersville Technical College is located in Sandersville (approx. 25 minutes away), and just recently began offering GED classes in the GAP Offices (Glascock Action Partners).

**Issues and Opportunities:** The expansion of classes offered at the GAP Offices such as adult classes will benefit not only the residents taking the classes but the county as a whole. The Glascock County Industrial Development Authority can work cooperatively with Sandersville Technical College to ensure tie job training and other economic development programs to prospective large employers considering investment in the county. The Glascock County Board of Education may also work with Sandersville Technical College to develop vocational training programs for at-risk students in the public school system.

Social and Economic Development			
Educational Opportunities			
	YES	NO	Comments
1. Our community provides workforce training options for its citizens.	X		
2. Our workforce training programs provide citizens with skills for jobs that are available in our community.		X	
3. Our community has higher education opportunities, or is close to a community that does.	X		See Above
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.		X	

# QUALITY COMMUNITY OBJECTIVES

## Employment Options

**Objective:** A range of job types should be provided in each community to meet the diverse needs of the local workforce.

**Status:** Active recruitment of service sector employers will provide Glascock County residents of varying education levels with expanded access to jobs.

**Issues and Opportunities:** Additional service and retail employment options in Gibson, Mitchell, and Glascock County must be matched with a variety of safe and convenient housing options within the County for potential employees.

Social and Economic Development			
Employment Options			
	YES	NO	Comments
1. Our economic development program has an entrepreneur support program.			
2. Our community has jobs for skilled labor.		X	
3. Our community has jobs for unskilled labor.		X	There are seasonal jobs offered.
4. Our community has professional and managerial jobs.		X	

## Heritage Preservation

**Objective:** The historic rural character of the community should be maintained through preserving and revitalizing historic buildings of the community, encouraging new development that is compatible with the historic features of the community, and protecting other scenic or natural features that are important to defining the community's character.

**Status:** With well defined historic buildings with rich cultural heritage, Glascock County and its municipalities have long been invested in the value of historic preservation. The recently revitalized Gibson Courthouse and the old depot in Mitchell is evidence that Glascock County is preserving its history.

**Issue and Opportunities:** Investment in existing historic residential structures can be promoted via live-work standards to increase the economic potential of the properties. The allowance of non-residential uses can be directly tied to exterior design guidelines. Gibson and Mitchell can investigate the possibility of National Register designation for some structures – either through individual listing, a geographic district or the creation of a Multiple Property Submission document. Glascock County can preserve historic viewsheds with proximity to such significant sites such as Rocky Comfort Creek and Agricola Historic Hotel via a historic preservation plan.

# QUALITY COMMUNITY OBJECTIVES

Resource Conservation			
Heritage Preservation			
	YES	NO	Comments
1. We have designated historic districts in our community.	X		
2. We have an active historic preservation commission.	X		City of Gibson Historic Preservation Committee is active.
3. We want new development to complement our historic development, and we have ordinances in place to ensure this.	X		

## Open Space Protection

**Objective:** New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelt/wildlife corridors.

**Status:** Glascock County's can provide an option for a clustered residential subdivision to protect open space through land development regulations.

**Issue and Opportunities:** Currently there are no county land use regulations in Glascock County. The combined effect of the municipalities' lot size will pose a threat to the rural character of the unincorporated portions of the county. Through a land development regulation, Glascock County can develop conservation subdivision standards and a natural resource zoning district, as described in Chapter 9 (Land Use). This would place a priority on substantially increasing the minimum lot size in rural portions of the county and require the preservation of open space.

Resource Conservation			
Open Space Protection			
	YES	NO	Comments
1. Our community has a greenspace plan.		X	
2. Our community is actively preserving greenspace, either through direct purchase or by encouraging set-asides in new development.		X	
3. We have a local land conservation program, or we work with state or national land conservation programs, to preserve environmentally important areas in our community.		X	
4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.		X	

## Environmental Protection

**Objective:** Air quality and environmentally sensitive areas should be protected from the negative impacts of development. Environmentally sensitive areas deserve special protection, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.

**Status:** The State of Georgia currently has soil erosion and sedimentation control ordinances in place. Glascock County and its municipalities currently have no environmental protection ordinances.

# QUALITY COMMUNITY OBJECTIVES

**Issues and Opportunities:** The State of Georgia has the minimum controls in place to mitigate the effects of development on the natural environment in Glascock County. Glascock County should go a step further in preserving the pristine character of the county’s environmentally sensitive areas by adding the previously mentioned conservation subdivision standards by creating land development regulations. Additional measures can be put in place to promote environmental preservation such as larger stream buffers, tree preservation/planting standards, decreases in allowable impervious surface ratios, required deed-restricted passive open space in new development, etc. The City of Gibson and Town of Mitchell can partner with the Glascock County Planning Commission to apply land development and/or environmental protection ordinances within the town limits.

Resource Conservation			
Environmental Protection			
	YES	NO	Comments
1. Our community has a comprehensive natural resources inventory.		X	
2. We use this resource inventory to steer development away from environmentally sensitive areas.		X	
3. We have identified our defining natural resources and taken steps to protect them.		X	
4. Our community has passed the necessary “Part V” environmental ordinances, and we enforce them.	X		
5. Our community has a tree preservation ordinance which is actively enforced.		X	
6. Our community has a tree-replanting ordinance for new development.		X	
7. We are using storm water best management practices for all new development.		X	
8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.).		X	

## Regional Cooperation

**Objective:** Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to the success of a venture, such as protection of shared natural resources.

**Status:** Gibson, Mitchell, and Glascock County are a model for how jurisdictions can work together to achieve a mutually beneficial goals.

**Issues and Opportunities:** The positive relationship between the jurisdictions needs to be fostered and continued.

# QUALITY COMMUNITY OBJECTIVES

Governmental Relations			
Regional Cooperation			
	YES	NO	Comments
1. We plan jointly with our cities and county for comprehensive planning purposes.	X		
2. We are satisfied with our Service Delivery Strategy.			
3. We initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or to craft region-wide strategies.		X	
4. We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.		X	

## Transportation Alternatives

**Objective:** Alternatives to transportation by automobile, including mass transit, bicycle routes and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.

**Status:** Glascock County and municipalities show a commitment to the provision of transportation alternatives through the recent demonstration of new pedestrian crossings and sidewalks in the City of Gibson.

**Issues and Opportunities:** The operations of the Glascock County Rural Transportation System should be reviewed to determine how it can be utilized to provide greater access to jobs and shopping destinations for a larger cross-section of the County.

Development Patterns			
Transportation Alternatives			
	YES	NO	Comments
1. We have public transportation in our community	X		
2. We require that new development connects with existing development through a street network, not a single entry / exit.		X	
3. We have a good network of sidewalks to allow people to walk to a variety of destinations.	X		
4. We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.		X	The city of Gibson is the only one with sidewalk requirements for new development
5. We require that newly built sidewalks connect to existing sidewalks whenever possible.		X	The city of Gibson is the only one with sidewalk requirements for new development
6. We have a plan for bicycle routes through our community		X	
7. We allow commercial and retail development to share parking areas wherever possible.		X	

## Regional Solutions

**Objective:** Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.

# QUALITY COMMUNITY OBJECTIVES

**Status:** As documented throughout the *Community Assessment*, Glascock County and the City of Gibson own and/or operate many services provided to all residents of the County. Although, there are a few services that are contracted with other counties such as Ambulance Services with McDuffie County.

**Issues and Opportunities:** A continuation of current policies that promote regional solutions is recommended. Additionally, an assessment of services to determine if further cooperation could benefit residents in Glascock County is recommended.

Governmental Relations			
Regional Solutions			
	YES	NO	Comments
1. We participate in regional economic development organizations.	X		
2. We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.		X	
3. We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E-911, homeland security, etc.	X		Glascock County works with McDuffie County Ambulance Services.
4. Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders.	X		

## Housing Choices

**Objective:** Quality housing and a range of housing size, cost, and density should be provided in each community, to make it possible for all who work in the community to also live in the County.

**Status:** Glascock County, City of Gibson, Town of Mitchell’s housing stock is defined by single-family and other low-density housing choices.

**Issues and Opportunities:** To provide additional safe and affordable housing options within the areas identified as appropriate in the Chapter 9 (Land Use). Areas located within the boundary of the City of Gibson that contain dilapidated housing stock can be targeted for redevelopment of higher-intensity residential uses. A housing needs assessment would also be beneficial in determining the exact needs for all jurisdictions within Glascock County.

# QUALITY COMMUNITY OBJECTIVES

Social and Economic Development			
Housing Choices			
	YES	NO	Comments
1. Our community allows accessory units like garage apartments or mother-in-law units.		X	
2. People who work in our community can also afford to live in the community.	X		
3. Our community has enough housing for each income level (low, moderate and above-average).	X		
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and maintaining small setbacks.		X	
5. We have options available for loft living, downtown living, or “neo-traditional” development.		X	
6. We have vacant and developable land available for multifamily housing.	X		
7. We allow multifamily housing to be developed in our community.	X		
8. We support community development corporations that build housing for lower-income households.	X		
9. We have housing programs that focus on households with special needs.	X		
10. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.	X		

## Traditional Neighborhood

**Objective:** Traditional neighborhood development patterns should be encouraged, including use of more human scale development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.

**Status:** Gibson, Mitchell, and Glascock County do not have any standards or incentives to promote traditional development patterns that are compact and promote a mixture of uses.

**Issues and Opportunities:** Gibson, Mitchell, and Glascock County should consider development of a traditional neighborhood development district and/or mixed-use development district on the outskirts of the City of Gibson.



# QUALITY COMMUNITY OBJECTIVES

Development Patterns			
Traditional Neighborhoods			
	YES	NO	Comments
1. If we have a zoning code, it does not separate commercial, residential and retail uses in every district		X	
2. Our community has ordinances in place that allow neo-traditional development “by right” so that developers do not have to go through a long variance process		X	
3. We have a street tree ordinance that requires new development to plant shade bearing trees appropriate to our climate.		X	
4. Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in the summer.		X	
5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.			
6. Our community maintains its sidewalks and vegetation so that walking is an option that some would choose.			
7. In some areas several errands can be made on foot if so desired.	X		
8. Some of our children can and do walk to school safely.		X	Glascoc County should consider the Safe Routes to School Program.
9. Some of our children can and do bike to school safely		X	Glascoc County should consider the Safe Routes to School Program.
10. Schools are located in or near neighborhoods in our community		X	

## Infill Development

**Objective:** Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.

**Status:** The County has a current inventory of vacant sites and buildings for redevelopment and revitalization.

**Issues and Opportunities:** Continued implementation of the strategies for both residential and commercial infill development.

Development Patterns			
Infill Development			
	YES	NO	Comments
1. Our community has an inventory of vacant sites and buildings that are available for redevelopment and / or infill development.	X		
2. Our community is actively working to promote brownfield redevelopment		X	
3. Our community is actively working to promote greyfield development		X	
4. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road).		X	
5. Our Community allows small lot development (5, 000 square feet or less) for some uses.	X		

# QUALITY COMMUNITY OBJECTIVES

## Sense of Place

**Objective:** Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where it is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.

**Status:** Gibson and Mitchell both have a well established downtown with a unique character. Additionally Gibson has a recently established historic preservation district in place to protect historic properties.

**Issues and Opportunities:** The development of nodes of higher intensity mixed-use development in specific character areas as recommended in Chapter 9 (Land Use) should be considered. Also, reinvestment in downtown Gibson could result in a great sense of place for Glascock County.

Development Patterns			
Sense of Place			
	YES	NO	Comments
1. If someone were dropped from the sky into our community, he or she would know immediately where he or she was, based on our distinct characteristics	X		
2. We have delineated the areas of our community that are important to our history and heritage, and have taken steps to protect those areas	X		
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.		X	
4. We have ordinances to regulate the type and size of signage in our community.		X	
5. We offer a development guidebook that illustrates the type of new development we want in our community.		X	
6. If applicable, our community has a plan to protect designated farmland		X	



# **GLASCOCK COUNTY JOINT COMPREHENSIVE PLAN (COMMUNITY PARTICIPATION PROGRAM) (2010-2020)**

Prepared by:  
CSRA Regional Commission  
For:  
Glascock County and the Cities of Gibson,  
Mitchell and Edgehill, Georgia

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February, 2010

# COMMUNITY PARTICIPATION PROGRAM

## PURPOSE

As a document that reflects the shared vision, goals and objectives of an entire community, a comprehensive plan must be based on extensive public involvement. Only through the input of local leaders and the general public can any comprehensive plan be embraced as the community's guide to long-term health and sustainability. The level of community ownership of a comprehensive plan is tied directly to the degree of public input that is incorporated into the planning effort. Only by conducting a comprehensive planning process that creates this public sense of ownership will the community make a conscious decision to work toward its implementation. Without active citizen involvement, it is unlikely that a comprehensive plan will do more than sit forgotten on a shelf. A comprehensive plan that is based on public input, however, will continue to serve as a dynamic policy guide that benefits the community well into the future.

The *Community Participation Program* ensures that public input is incorporated into the comprehensive planning process for Mitchell, Gibson, and Glascock County. To obtain this input, stakeholders are targeted to focus attention to key issues and opportunities that must be addressed through the creation of Glascock County's joint *Community Agenda*; and, to provide an understanding of priorities in advance of the *Agenda* preparation. Through workshops, the general public will refine and revise community issues and opportunities. The general public will also generate the ideas that will ultimately form the implementation policies of the *Glascock County Joint Comprehensive Plan*.

## STAKEHOLDERS

### Planning/Advisory Committee

The *Community Participation Program* proposes the continued use of a planning/advisory committee appointed by local officials. The Glascock County Joint Comprehensive Plan Advisory Committee will meet intermittently to provide direction to *Community Agenda* preparation based on input received through public workshops and surveys.

The Glascock County Joint Comprehensive Plan Advisory Committee was actually formed soon after *Community Assessment* data collection was initiated. The Advisory Committee is composed of a broad cross-section of community leaders including citizens and local officials. As with any data collection effort, a plan preparer must take into account quantitative and qualitative information. The support of the Advisory Committee during the data collection effort was essential – both in fulfilling many primary data requests; and, in providing the necessary feedback to better understand statistical information.

Glascock County Joint Comprehensive Plan Advisory Committee	
Name	Organization/ Area of interest
Anthony Griswell	Chairman, Glascock County Board of Commission
Mike Neal	Glascock County Board of Commission
Lori Boyen	Glascock County Industrial Development Authority
Wanda Davis	Executive Director, Glascock Action Partners Inc.
Jim Holton	Glascock County Board of Education
Mike Lyons	Director, Glascock County Emergency Management Agency
Stanley Phillips	Citizen

# COMMUNITY PARTICIPATION PROGRAM

## Additional Stakeholder Identification

With the assistance of the Advisory Committee during the *Community Assessment* process, additional stakeholders have been identified. During preparation of the *Community Agenda*, it will be important to offer stakeholder organizations and individuals the opportunity to provide feedback and direction through a variety of options. In addition to the principal public participation techniques proposed in this document, many community stakeholders will have the opportunity to participate in future Advisory Committee discussions. Stakeholder groups and organizations include the following:

Glascock County Joint Comprehensive Plan Stakeholders	
Augusta Regional Transportation Study	CSRA Business Lending Corporation
Sandersville Technical College	Industrial Development Authority of Glascock County
Georgia Department of Natural Resources	Fort Gordon
Georgia Department of Transportation	Glascock County Planning Commission
City of Gibson Historic Preservation Commission	Glascock County Historic Preservation Commission
Glascock County Sherriff's Office	Glascock County Board of Education
Agricultural and forestry interests (Co-op Extension, GFC, etc.)	City of Gibson Police Department
Major Employers (Gibson Health & Rehab, Pulliam Lumber Co., etc.)	McDuffie County Regional Medical Center
Glascock County Department of Public Works	Georgia Power
Glascock County Public Library Board	Gibson Department of Streets and Sanitation
CSRA Land Trust	Faith based organizations
The Clark's Hill Partnership	Community Service Organizations (Rotary, Kiwanis, etc.)
Trade Associations (Homebuilders, etc.)	

## PARTICIPATION TECHNIQUES

### Planning/Advisory Committee Meetings

#### *Community Assessment*

Meetings of the Advisory Committee began in November of 2009. The initial committee meeting focused on a description of the comprehensive planning process and the importance of a comprehensive plan in establishing long-term community policy. Committee members also provided initial input on issues and opportunities facing Mitchell, Gibson, Edgehill, and Glascock County. Subsequent committee meetings focused on presentations and discussions that revolved around data sets and information that are required in order to adhere to the "Supporting Analysis of Data and Information" section of the "Standards and Procedures for Local Comprehensive Planning."

#### *Community Agenda*

Advisory Committee meetings will continue during the preparation of the *Community Agenda* portion of the *Glascock County Joint Comprehensive Plan*. The committee will retain their role as a focus group – helping to translate community input into measurable goals and priorities. The committee will also assist in the initial development of *Plan* implementation strategies. Finally, the

# COMMUNITY PARTICIPATION PROGRAM

committee will serve as the primary vehicle for soliciting public participation in the *Community Agenda* process. It will be the Advisory Committee's responsibility to educate residents on the need to participate in the planning process; and, to inform the community of upcoming opportunities to participate. The number and frequency of Advisory Committee meetings during the *Community Agenda* process is illustrated in the comprehensive plan schedule within this document; but, is subject to change based on public input.

## Public Workshops

### *Community Assessment*

The initial public workshops for the *Glascocock County Joint Comprehensive Plan* were held on Monday, November 2<sup>nd</sup>, 2009 in Gibson. Through the initiative of Advisory Committee members, Mitchell, Gibson, Edgehill, and Glascocock County residents and property owners were invited to participate in the workshop through the distribution of flyers, and public hearing notices posted in *The News and Farmer and Wadley Herald*, *The Jefferson Reporter*. Newspaper postings advertising the workshop were prepared in large block format so that they would be conspicuous to readers.

The agenda at public workshop was simple. Attendees listened to a presentation explaining the comprehensive planning process and detailing how they would be able to participate in *Plan* preparation during the *Community Agenda* portion of the planning effort. After questions and answers, an attendee information/survey card was distributed that included basic questions soliciting citizens' opinions on positive and negative attributes of their communities. These responses supplemented information received from prior meetings and augmented recommendations contained in the *Community Assessment* document.

### *Community Agenda*

At least 3 sets of additional public workshops will be held for the general public during preparation of the *Community Agenda*. Unlike the formal presentation format of the initial *Community Assessment* workshop, some *Community Agenda* workshops may be held in a "drop-in" format. As with an open house, drop-in workshops allow members of the public to attend at any point during an identified block of time and stay for the period of time they feel comfortable with. Drop-in workshops also will provide individual staff members with the opportunity to speak one-on-one with attendees.

At the first workshop, attendees will be able to walk among displays that highlight issues and opportunities related to all topics addressed in the *Community Assessment*. For each topic, attendees may complete a survey form that allows them to rank the information presented in order of priority. The surveys will also allow attendees to suggest revisions and options to the preliminary recommendations that are being presented. Project staff will be available throughout to answer questions and provide clarification. All information will be compiled and utilized to revise community goals and objectives.

At the second workshop there will be a focus on the transportation and land use elements of the *Plan*. An explanation of the concept of "character areas" and their role in the comprehensive planning process will be given along with an explanation of all elements of the transportation plan including the Major Thoroughfare Plan.



# COMMUNITY PARTICIPATION PROGRAM

The third workshop will be conducted in the same format as the first; except, participants will focus on suggesting and prioritizing implementation policies. An additional workshop may be scheduled at any time during the Community Agenda process if planners determine that more focus needs to be given to a particular topic. This is the reason that a fourth workshop is included on the schedule found on page 197.

In an effort to elicit the maximum amount of community involvement and input during the development of the *Community Agenda* the Advisory Committee members will serve as a link between the *Plan's* preparers and the various groups that they represent. They will be the public face of the plan that they have coordinated to create. Additionally, the use of mass emails in order to get the word out about the open houses or other potential events relating to the *Plan* should be used. Finally, a web page on the County website should be created so that people that have not had the opportunity to attend in person an open house, but still wish to participate in the planning process may read the draft document and provide their input via web survey or direct email.

## Stakeholder Coordination

Many of the stakeholder groups identified herein were contacted for input during preparation of the *Community Assessment*. As previously suggested, stakeholder groups will have the opportunity to provide input on the draft *Community Assessment* document. Stakeholder groups expressing interest will have the opportunity to attend *Community Agenda* public workshops.

## Public Hearings

Public hearings will be held in accordance with the "Standards and Procedures for Local Comprehensive Planning."

## COMMUNITY AGENDA SCHEDULE

The remainder of the *Glascocock County Joint Comprehensive Plan* is being prepared according to the schedule. The number of Advisory Committee meetings and public workshops illustrated on the schedule is a minimum and may increase.



# COMMUNITY PARTICIPATION PROGRAM



**CSRA REGIONAL COMMISSION**  
 Glascock County, City of Gibson, Town of Mitchell, and Edge Hill Joint Comprehensive Plan Project Schedule

Task	Community Assessment*										Community Participation Plan/Community Agenda*							
	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10	Month 11	Month 12	Month 13	Month 14	Month 15	Month 16	Month 17	Month 18
Planning/ Advisory Committee meetings.		X																
Community Assessment/ Participation Plan draft report presentation by RCC.																		
Community Assessment/ Participation Plan transmitted by local government.																		
Community Assessment/ Agenda public workshops																		
Community Assessment/ Participation Plan DCA/RCC review period.																		
Community Agenda draft report presentation by RCC																		
Community Agenda transmitted by local government.																		
Community Agenda DCA/RCC review period.																		
Community Agenda Final product adopted by local government.																		

\*Project components required by the Georgia Department of Community Affairs.

For information about specific topics intended to be discussed at each public workshop, please refer to the *Community Agenda* sections.





# **GLASCOCK COUNTY JOINT COMPREHENSIVE PLAN (COMMUNITY AGENDA) *(2010-2020)***

Prepared by:  
CSRA Regional Commission  
For:  
Glascock County and the Cities of Gibson,  
Mitchell and Edgehill, Georgia

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August, 2010

**PURPOSE**

The *Community Agenda* document is the portion of the *Glascocock County Joint Comprehensive Plan* that will guide the county’s future and serve as the basis for the policy decisions of the county’s elected and appointed leaders; and, administrative staff. Local decisions should be consistent with the recommendations contained within this document.

The *Community Agenda* contains a final list of identified county-wide issues and opportunities. Through the implementation of the steps contained within the *Community Participation Plan*, county issues and opportunities have been prioritized in order to create a short-term and long-term guide for citizens and leaders to utilize. Through public input, the goals, objectives and policies contained in this document are best represented through the following vision statement:

**Glascocock County Vision Statement**

*Glascocock County will become a growing and self-sufficient community, one that cherishes and protects its natural heritage while embracing the opportunities that well-planned, sensible growth can bring. We will continue to maintain and enjoy the “small town feel”, along with a variety of amenities of a suburban lifestyle.*

Glascocock County’s vision statement is a prominent reminder of citizen preferences that were expressed during the preparation of the *Glascocock County Joint Comprehensive Plan* document. All sections of the *Community Agenda*, including the: Future development map, character area narratives, final list of issues and opportunities, the short-term work program and long-term goals and policies have been prepared with the vision statement in mind. Local decisions that adhere to the goals, objectives and strategies contained in the *Community Agenda* are a direct implementation of the county’s preferred vision.

**PROCESS**

**Public Notification**

The *Community Agenda* was prepared according to the process outlined in the *Community Participation Plan* document (**Appendix A**). While much of the *Community Assessment* document was prepared relying on the input of the Glascocock County Advisory Committee, *Community Agenda* preparation was based on open house informational style public workshops. In order to generate community participation in the planning process, the following means were utilized to generate citizen interest:

- *Public meeting notice generated and advertised in The News and Farmer and Wadley Herald / The Jefferson Reporter (Posted in block-format for easy recognition)*
- *Meeting Announcements at City council meetings*
- *Announcement posted on City Hall message board*
- *Informational flyers distributed throughout the community*



**Public Workshops**

Public workshops were held in an informal “open house” format in which attendees could meet directly with the city officials and staff from the CSRA Regional Commission. Upon signing-in to a workshop, attendees could meet with planners, view information boards, review future development maps and accompanying narrative charts, acquire informative handouts, fill out surveys, and talk with city officials. The focus of the first open house was to develop, finalize and prioritize community issues and opportunities. The second open house was used to solicit input on the proposed implementation program and allow for applicable revisions.

**Figure 1: Preliminary Glascock County Issues & Opportunities**

	<b>Issues</b>	<b>Opportunities</b>
<b>Population</b>	Rural small community	Increase population through housing and economic development efforts
<b>Economic Development</b>	There is no small business	Encourage quality employment (small and large businesses)
	Lack of opportunity for growth	Secure Permanent Funding for Development Authority
		Land is owned for Industrial Park
<b>Housing</b>	Needs land use planning/zoning/building codes for proper growth	Increase housing quality and affordability through code enforcement
	Rural family atmosphere	Encourage low density housing to retain rural character
<b>Natural &amp; Cultural Resources</b>	Beautiful landscape	Preserve historic homes
	Clean air/environment	Promote conservation program
<b>Community Facilities</b>	Low crime rates	Improve school and sports facility
	Access to internet is limited	Improve Broadband Access
<b>Transportation</b>	Improve the roads	Develop transportation alternatives
<b>Intergovernmental Coordination</b>	No unified leadership	Continue to work together
	Government needs to work together	Extend joint decision making between cities and county
<b>Land Use</b>	Lack infrastructure	Expand the Infrastructure (water, sewer, etc.)
	Don't want to be a big city	Land Use Regulations

Source: Glascock County Community Agenda Meeting 08-26-10

**Glascok County Advisory Committee**

Additional meetings of the Glascok County Advisory Committee were held in conjunction with public open houses. The advisory committee was invaluable in preparing for upcoming open houses and interpreting public input. The public has been provided with the opportunity to review all documentation prepared during the planning process – including the draft *Community Agenda* document.

**COMMUNITY ISSUES AND OPPORTUNITIES**

Since the first Glascok County Informational Workshop meeting in November, 2009, the community's list of issues and opportunities has continually been revised. The final list of identified issues and opportunities, with the exception of the topic of land use, is contained within this section (**Figure 1**). Issues and opportunities specifically related to the topic of land use are presented in narrative form within the "character area description" and "recommended development patterns" portions of the 11 character areas that have been developed by the community (See "Community Vision" section of this document.) Corresponding implementation measures of all final issues and opportunities can be found throughout the "Implementation Program" portion of the *Community Agenda*. Please note that the issues and opportunities contained in **Figure 1** are not ranked according to priority.

**COMMUNITY VISION****Future Development Map**

Following community input received during the preparation of the *Community Agenda* document, the preliminary character area map (**See: Community Assessment, Page 107 Maps L-1**) match the Glascok County's future character area maps (**Map 1**). As illustrated on **Maps 1** Glascok County, Gibson, Mitchell, and Edgehill have identified 8 character areas representing a variety of land use and development scenarios. Per the authority provided by the Georgia Department of Community Affairs' "Standards and Procedures for Local Comprehensive Planning," Glascok County has opted not to prepare a future land use map as part of its comprehensive plan but instead to include a character areas map. The parcel-specific parameters required for a character areas map have been determined to provide the city with less flexibility in accommodating development which may occur as a result of changing conditions in the area.

**Character Areas**

As previously noted in the *Community Agenda* document, it is important to consider the following issues when interpreting the final character areas presented on Glascok County's character areas map:

*Character Area Boundaries*

Unlike a parcel-specific future land use map, character area boundaries are conceptual and may cross parcel lines. The character area boundaries in this document are intended to represent an approximation of character area location. This flexibility allows the governing body charged with implementing the plan to make decisions based on changing conditions while reducing the need to continually update the character areas

map. As a result, it is possible to assume that small parcels located directly adjacent to 1 or more character areas may be permitted by the local government to develop according to the parameters of the adjacent area rather than the area in which it is located. Such an action should be taken sparingly and the decision should only be made if the local government can show that it is consistent with the recommendations provided in all other sections of the *Glascok County Joint Comprehensive Plan*. For the most part however, tracts should develop according to the parameters established in the specific character area in which it is located. Glascok County is strongly encouraged to initiate amendments to their future character areas map (**Map 1**) whenever the community intends to promote a development pattern in an area that is contrary to the adopted map.

*Annexations*

In the event that the City of Gibson, Mitchell, or Edgehill annexes county land into its municipal boundaries one should assume that in most instances character areas represented on **Map 1** would merely be extended to adjacent parcels as they are annexed. The annexing jurisdiction may also opt to create new character areas that are more appropriate for annexed land. Regardless, Glascok County should amend its character areas map as they annex adjacent parcels.

City of Gibson Character Areas



**GIBSON CHARACTER AREA**

**GENERAL DESCRIPTION:**

Because of its compact size the City of Gibson character area is bound by a strong sense of community. Encompassing the majority of the City, the somewhat traditional development pattern and distance from other development serve to strengthen the City of Gibson’s sense of place. This area should strive to include housing options for all residents, and increase interconnectivity throughout the community with the addition of pedestrian and bicycle facilities linking community facilities and destinations.

**EXISTING CHARACTER:**

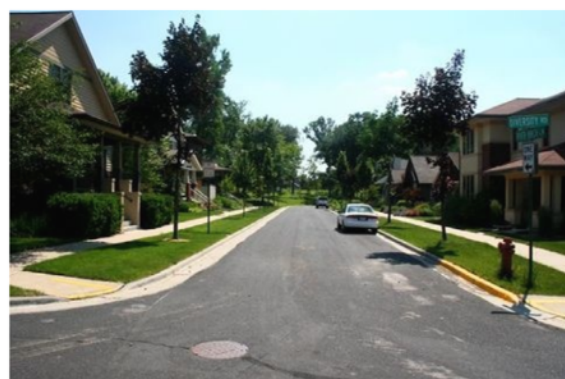
- Low density residential and supporting community uses
- Mixture of traditional and modern style of neighborhood development
- Properties and buildings in varying states of repair
- Large undeveloped tracts on the periphery of character area
- High level of interconnectivity within developed areas
- Streets characterized by open ditch sections without curb and gutter
- Incomplete connectivity of pedestrian facilities

**DEVELOPMENT PATTERN RECOMMENDATIONS:**

- Continued emphasis on single family development, particularly along or connecting to developed streets
- Addition of multi-family housing in close proximity to major public services and the downtown area
- More bike/pedestrian transportation options for linkages to community facilities
- Continue interconnected street pattern as new parcels are developed
- Abate building and property nuisances through codes and code enforcement
- Incorporate greenspace into new development



Larger lots with no curb and gutter or sidewalks define the character of Gibson.



Curb and gutter along with pedestrian facilities and attractive landscaping provide this neighborhood with a unique sense of place

Downtown Gibson Character Areas

**GIBSON CHARACTER AREA: DOWNTOWN GIBSON**

**GENERAL DESCRIPTION:**

Downtown Gibson will continue to serve as the focal point of the community. Its current mix of service and public /institutional uses will serve as the anchor for a walkable activity center. The addition of pedestrian and bicycle facilities will encourage alternative modes of transportation to the community facilities already located downtown. Additionally, design standards will serve to give new development a similar vernacular - strengthening and preserving Downtown Gibson’s sense of place.

**EXISTING CHARACTER:**

- Mix of commercial, service, institutional, and some retail uses
- Property in varying conditions
- Limited pedestrian features and connectivity
- Recent development heavily auto-centric
- Bisected by major highway corridors (GA 171 and 102)
- Includes some underutilized or vacant properties
- Completely contained within historic district
- Mixture of old and new structures
- Historic downtown character still intact
- Some infill with inappropriate design and character

**DEVELOPMENT PATTERN RECOMMENDATIONS:**

- Adopt design guidelines to ensure that future development reflects a traditional building character, orientation, and placement on site
- Soften hard-scape with landscaping standards
- Encourage new commercial development to locate downtown
- Add more pedestrian facilities to increase access to major destinations (post office, city hall, etc.)
- Incorporate design guidelines for new development to preserve historic downtown character



Limited pedestrian facilities define Downtown Gibson’s character.



Similar architecture and a high level of pedestrian access make this an example of what Downtown Gibson could be.

**GIBSON CHARACTER AREA: GATEWAY CORRIDOR**

**GENERAL DESCRIPTION:**

Office and retail areas along Main Street that focus on local community services located in smaller buildings and development tracts than would be found in the “regional commercial” character area. Future development patterns should focus on on-site access management features, pedestrian enhancements, and uniform building, site, landscaping and sign standards in order to improve function and aesthetics.

**EXISTING CHARACTER:**

- Mix of vacant sites and small-scale retail development
- Increasing number of small strip-centers
- Multiple curb cuts on main thoroughfares
- Limited landscaping features and signage of variable sizes and shapes
- No unifying building elements across sites
- Increasing amount of neighborhood serving retail

**DEVELOPMENT PATTERN RECOMMENDATIONS:**

- Small-scale office and retail development (buildings and parcels)
- Maximum building square footages
- Shallow depth of commercial zoning
- Controlled vehicular access via curb spacing and cross-access easements
- On-site pedestrian and bicycle features
- Uniform design standards for buildings, landscaping and signage
- No off-premise signs
- Stringent lighting requirements
- Standards and incentives to promote the re-use of remaining residential structures
- Street improvements which promote urban style thoroughfare types



Parking in front of buildings with an auto centered design make the character of the gateway corridor forgettable



Uniform building style and walkability create an inviting and attractive gateway corridor

Glascok County Character Areas

**GLASCOCK COUNTY CHARACTER AREA: COUNTRYSIDE**

**GENERAL DESCRIPTION:**

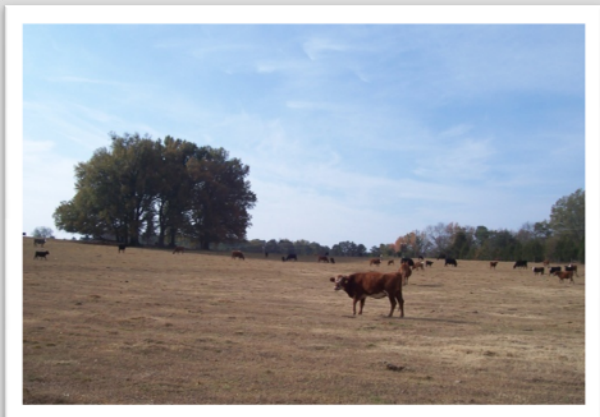
The Countryside character area is predominantly rural, undeveloped land that is used for agriculture or rural residential. Future development in the Countryside character area should strive to retain the rural character through the preservation of open spaces. Very large lot residential, clustered or conservation residential subdivisions and agricultural uses should continue to be the preferred development pattern within the area.

**EXISTING CHARACTER:**

- Mix of rural uses including forestry, agriculture, and low density residential
- Commercial uses primarily limited to convenience enterprises at major intersections
- Location of current industrial park operations
- Increasing amount of subdivision and large lot residential development
- Targeted areas of public water and sewer expansion

**DEVELOPMENT PATTERN RECOMMENDATIONS:**

- Emphasize cluster subdivision design that incorporates a significant amount of open space
- Apply natural resource zoning district standards to majority of character area to significantly increase lot sizes for residential uses
- Encourage compatible architecture to maintain regional rural character
- Whenever possible connect to network of trails or bike routes particularly those located within the watershed reserve.
- Focus infrastructure investment on maintenance rather than expansion in order to retain rural character



Currently there is minimal development within the countryside character area



Future development impacts should be minimal and should strive to protect open spaces and rural character, like the example above.



**GLASCOCK COUNTY CHARACTER AREA: INDUSTRIAL PARK AREA**

The Industrial Park character area is so named not only because of the industries and companies that can relocate within its boundaries but the jobs and revenue that can also generated. This area lies away from most residential centers so conflicts from negative byproducts of industry are minimized. This character area has a high degree of access to all of the current and future transportation facilities within the county. This character area can be the home of all the future manufacturing and warehousing uses within the county.

**EXISTING CHARACTER:**

- Vacant properties are intended for small industrial use
- Vacant properties are ready being used in a small industrial capacity
- High level of access to arterial thoroughfares
- Remaining pockets of low density residential, agriculture, and forestry
- Lots/parcels of varying size
- Centered on highway corridors with high volumes of traffic

**DEVELOPMENT PATTERN RECOMMENDATIONS:**

- Concentration of future industrial and manufacturing uses
- Provision of streets designed to accommodate continual large vehicle traffic
- Supporting commercial and offices as secondary uses
- Limitation on noises, smells, and lighting associated with industrial uses
- Removal of zoning districts that allow for residential development
- Landscaping with a focus on significant buffering of industrial uses from adjacent uses and thoroughfares



Vacant lots with industrial uses define the character in the industrial park character area



The concentration of industrial and supporting uses will create the defining character of the industrial park area.



**GLASCOCK COUNTY CHARACTER AREA: WATERSHED PRESERVE**

**GENERAL DESCRIPTION:**

The environmentally sensitive nature lands located within this character area are unsuitable for most development. These areas include water supply watersheds, protected river corridors, wildlife management areas, and other environmentally sensitive areas. This land could be best utilized in the future as open space and utilized in conjunction with other character areas to create a network of trails or greenways that provide residents with recreation and transportation options.

**EXISTING CHARACTER:**

- Lands containing and adjacent to streams, and floodplains
- Properties located within the Rocky Comfort Creek and Joe’s Creek Water supply Watershed
- Watershed properties subject to land use restrictions and environmental regulations
- Streams and floodplains largely undeveloped some instances of sedimentation due to agricultural /pasture operations

**DEVELOPMENT PATTERN RECOMMENDATIONS:**

- Promote preservation of watershed areas’ natural features
- Require buffer areas of streams and floodplains while retaining native vegetation
- Purchase of properties and or easements in the watershed
- Limit residential density in watershed areas
- Promote passive activity & development along stream and corridors (trails, benches, picnic tables, outdoor classrooms, etc.)
- Develop bicycle and pedestrian “greenway” corridors while creating linkages to and between adjacent development and properties



Pristine watershed properties define the character of the watershed preserve character area.



A greenway follows a floodplain. This character is appropriate for this area.

**GLASCOCK COUNTY CHARACTER AREA: HISTORIC COMMUNITY**

**GENERAL DESCRIPTION:**

Agricola was one of the earliest settlements in the state of Georgia. Protection of the historic character of this historic community should be the guiding principle of all development within the character area. Clustering of low density residential development to protect the viewsheds, and open space will be the easiest way to keep the historic feel of the Shoals historic community intact.

**EXISTING CHARACTER:**

- Concentration of National Register historic structures
- Location of Agricola Community and Agricola Historic Hotel
- Large tracts of agricultural and forest lands
- Surrounded by open space
- Historic Shoals water rock area located in close proximity

**DEVELOPMENT PATTERN RECOMMENDATIONS:**

- Low density clustered or conservation residential development
- Design guidelines to preserve historic character
- Placement of buildings as to protect view sheds
- Limitation of non-residential uses to home occupations
- Use of bisecting “watershed preserve” character areas according to applicable development pattern recommendations
- Limit development threat to historic context through concentration of water/sewer expansion to “industrial park” character areas



Historic structures define what the Agricola historic community is.



Clustered, low density development recommended for this character area works with the natural landscape to reduce the visual impact of new structures.

## **IMPLEMENTATION PROGRAM**

Through the community participation process, Glascock’s identified issues and opportunities have been refined and prioritized in order to develop a clear direction in which to dedicate resources and energy. The “Implementation Program” portion of the *Community Agenda* document is divided into 2 sections. First, the “short-term work program” represents clear objectives whose implementation is of immediate priority to the community. Next, the “long-term goals and policies” section provides further direction and support for city actions above and beyond the immediate 5 year planning period.

### **Short-Term Work Program**

As a list of community priorities resulting from the comprehensive planning process, the measurable objectives contained within the short-term work program are subject to revision only through the formal amendment of the *Glascock County Joint Comprehensive Plan*. In contrast, specific strategies that have been proposed to obtain each objective are subject to change at any time. Changes to strategies can occur for any number of reasons including: lack of funding or resources, identification of alternative strategies, strategies rendered moot as a result of implementing alternatives, determination of infeasibility, etc. Changes to strategies contained in the short-term work program must be reflected in updates provided by Glascock County in accordance with the “Standards and Procedures for Local Comprehensive Planning.”

Each item listed as a strategy in the short-term work program is applicable to all jurisdictions within Glascock County unless otherwise noted.

#### *Relation to Character Areas*

While many of the strategies listed within the short-term work program are not categorized under the topic of “land use,” many of the development objectives proposed in Glascock County’s character area descriptions are intended to be implemented through strategies listed under other topics. In some cases, implementation of the short-term work program will result in the implementation of recommended development objectives for multiple character areas.

# COMMUNITY AGENDA

**FIGURE 2-A: GLASCOCK COUNTY – SHORT-TERM WORK PROGRAM**

<b>TOPIC: ECONOMIC DEVELOPMENT</b>									
Activity		Year of Implementation					Responsible Party	Estimated Cost	Potential Funding Source(s)
		2010	2011	2012	2013	2014			
1.	Continue to fund efforts to recruit clean, responsible industry to all areas of Glascock County capitalizing on our infrastructure and multi-modal transportation access.	XXX	XXX	XXX	XXX	XXX	Industrial Development Authority	\$500,000	Glascock County & City of Gibson
2.	Establish facilities and services that will enhance the development of an educated, motivated workforce.		XXX				Glascock County, Municipalities	\$1,500,000	Federal and State Grants, Local Funds.
3.	Promote Glascock County as a day-trip destination for people in the surrounding counties and Metro Areas.				XXX		Gibson IDA, Glascock County, Municipalities	Staff Time	General Funds
4.	Actively promote support of locally grown and produced agricultural products.		XXX			XXX	Glascock County, Municipalities	Staff Time	General Funds
5.	Pursue targeted expansion of infrastructure in areas deemed appropriate to support new industrial growth.			XXX			Glascock County, Municipalities	\$3,000,000	USDA Rural Development, Other Federal & State funding, SPLOST, local funds
6.	Expand transit service in order to increase options for local workers.	XXX			XXX		Glascock County Transit	\$75,000 Annually	5311, 5310 Federal Funds, Local Funds

<b>TOPIC: HOUSING</b>									
Activity		Year of Implementation					Responsible Party	Estimated Cost	Potential Funding Source(s)
		2010	2011	2012	2013	2014			
1.	Implement the housing recommendations of the adopted in the Glascock County Joint Comprehensive Plan		XXX				City of Gibson	Undetermined	CDBG, CHIP, private investment, local funds
2.	Actively work to increase quality multi-family options in areas identified as appropriate.		XXX	XXX			Glascock County, Municipalities	Staff Time	Private Sector
3.	Establish local programs for small scale home maintenance loans, down payment assistance to improve the overall quality of housing stock in the smaller urban and unincorporated areas.			XXX	XXX		Glascock County, Municipalities	Undetermined	Georgia Department of Community Affairs
4.	Work with local non-profit groups to increase the number and quality of housing for elderly residents in all jurisdictions.				XXX	XXX	Glascock County, Municipalities	Undetermined	Private Sector



# COMMUNITY AGENDA

<b>TOPIC: NATURAL &amp; CULTURAL RESOURCES</b>									
Activity		Year of Implementation					Responsible Party	Estimated Cost	Potential Funding Source(s)
		2010	2011	2012	2013	2014			
1.	Adopt and apply design guidelines to new development so that it complements the character of historic structures.	XXX					City of Gibson, Glascock County, RC	\$10,000	DCA, City of Gibson, Glascock County
2.	Actively develop and market historic sites for adaptive re-use and infill development			XXX		XXX	City of Gibson, Glascock County, IDA	Staff Time	General Funds
3.	Review existing development documents for potential weaknesses in protecting water resources.	XXX		XXX		XXX	City of Gibson, Glascock County, RC	Staff Time \$5,000	General Funds, DCA
4.	Actively market Agricola Historic Area as a unique and significant Georgia historical site.		XXX		XXX		City of Gibson, Glascock County	\$20,000	DCA, HPD, Applicable Federal and State Grants
5.	Develop walking, biking, and driving tours to show off Glascock County variety of attractions.			XXX		XXX	City of Gibson, Glascock County, IDA, HPD, Tourism	\$100,000	City, County, Applicable State and Federal Grants
6.	Review current development procedures to ensure that natural and cultural resources as well as identified areas requiring special attention are protected from the unintended consequences of development.	XXX		XXX		XXX	City of Gibson, Glascock County, RC	\$5,000	City, County, DCA

<b>TOPIC: COMMUNITY FACILITIES</b>									
Activity		Year of Implementation					Responsible Party	Estimated Cost	Potential Funding Source(s)
		2010	2011	2012	2013	2014			
1.	Actively market abandoned sites for infill development.		XXX	XXX	XXX	XXX	School Board, City of Gibson, Glascock County, IDA	Undetermined	Undetermined
2.	Assess the status and replace failing public safety equipment.	XXX	XXX	XXX	XXX	XXX	City of Gibson, Glascock County	\$500,000	City, County, GEMA
3.	Continue to deliver water and sewer service to City of Gibson residents through targeted maintenance and repair of the existing system.	XXX	XXX	XXX	XXX	XXX	City of Gibson	\$1,000,000	City, CDBG
4.	Assess the functionality and replace equipment as needed for local government use.			XXX		XXX	City of Gibson, Glascock County	\$100,000	City, County, DCA
5.	Actively work with hospital authority to coordinate expansion of medical facilities in an orderly manner.		XXX				Hospital Authority, Glascock County	\$20,000,000	County, Hospital Authority, HUD
6.	Expand and enhance the water systems in Gibson and Mitchell to decrease dependence on ground water sources.			XXX			Gibson, Mitchell	\$5,000,000	Gibson, Mitchell, USDA
7.	Improve the accessibility of park facilities. And seek input on the types of expansions in the future.				XXX		City of Gibson, Glascock County	Undetermined	City, County, Georgia Parks Service



# COMMUNITY AGENDA

TOPIC: TRANSPORTATION									
Activity		Year of Implementation					Responsible Party	Estimated Cost	Potential Funding Source(s)
		2010	2011	2012	2013	2014			
1.	Focus on the maintenance of existing local roads, and the repair of bridges that have been deemed deficient by GDOT.		XXX		XXX		Glascocock County	\$10,000,000	County, GDOT, Federal
2.	Prepare transit development plan for the county.			XXX			RC	\$7,500	GDOT
3.	Prepare Bicycle and Pedestrian plan for the county.			XXX			RC	\$10,000	GDOT

TOPIC: POPULATION									
Activity		Year of Implementation					Responsible Party	Estimated Cost	Potential Funding Source(s)
		2010	2011	2012	2013	2014			
1.	Establish <i>Complete Count Committee</i> to increase awareness about and promote participation in the 2010 Decennial Census	XXX					Glascocock County, Municipalities	\$5,000	General Funds
2.	Utilize established social networks to build good will and positive dialogue between Glascocock County diverse racial and ethnic groups.		XXX	XXX	XXX	XXX	Various community organizations (Religious, charitable, service, etc.)	Undetermined	Undetermined
3.	Assess current level of service to aging population to determine where services are lacking and can be expanded.			XXX	XXX		Glascocock County, Municipalities	Staff Time	General Fund
4.	Continue to support and engage local non-profit organizations that aim to address child and family welfare.	XXX	XXX	XXX	XXX	XXX	Glascocock County, Municipalities	Staff Time	General Fund

GLASCOCK COUNTY – SHORT-TERM WORK PROGRAM									
TOPIC: LAND USE									
Activity		Year of Implementation					Responsible Party	Estimated Cost	Potential Funding Source(s)
		2010	2011	2012	2013	2014			
1.	Prepare and adopt recommended design guidelines for use in identified character areas. (Includes facades, signs, etc.)		XXX		XXX		RC	\$25,000	City, County, DCA
2.	Upgrade subdivision regulations and zoning ordinance to implement character area recommendations (City of Gibson)		XXX	XXX	XXX	XXX	RC	\$25,000	City, DCA
4.	Prepare and adopt Land Development Ordinances in Mitchell		XXX			XXX	RC	\$15,000	City, DCA
5.	Prepare and adopt a Manufactured Housing ordinance for Mitchell			XXX	XXX	XXX	RC	\$10,000	City, DCA





**Long-Term Goals and Supporting Policies**

In addition to the community priorities listed within the short-term work program, the comprehensive planning process has revealed long-term goals that Glascock County citizens, stakeholders and leaders would like to achieve in order to maintain community prosperity and promote a unique community character. Many of the long-term goals and supporting policies listed in this Section are consistent with, and extensions of, the objectives and strategies contained in the short-term work program. Other long-term goals are distinct from any of the ideas generated in the short-term work program. Regardless, all items in **Figure 2-B** represent courses of action that Glascock County intends to take as it charts its future. Where applicable, decisions of the local leadership will be consistent with the ideas contained in the *Community Agenda* “Implementation Program.”

<b>Figure 2-B: GLASCOCK COUNTY – LONG-TERM GOALS AND SUPPORTING POLICIES</b>	
<b>TOPIC: POPULATION</b>	
<b>Long Term Goal:</b>	Strive to improve the quality of life for all citizens of Glascock County
<b>Policy 1.</b>	Continue to support and look for ways to improve services to our aging population
<b>Policy 2.</b>	Work with technical colleges to increase education opportunities for our residents
<b>TOPIC: ECONOMIC DEVELOPMENT</b>	
<b>Long Term Goal:</b>	Improve the economic viability of Glascock County
<b>Policy 1.</b>	Engage and support the local agricultural sector, as the focus shifts towards smaller markets
<b>Policy 2.</b>	Openly communicate with employers about work force needs, and assist in addressing their concerns (i.e. transportation, education of workforce, etc.)
<b>TOPIC: HOUSING</b>	
<b>Long Term Goal:</b>	Increase housing options for all of Glascock County’s residents.
<b>Policy 1.</b>	Focus residential growth in targeted areas that are identified as appropriate
<b>Policy 2.</b>	Promote affordable housing options
<b>TOPIC: NATURAL AND CULTURAL RESOURCES</b>	
<b>Long Term Goal:</b>	Capitalize on Glascock County’s unique natural and cultural heritage to attract tourism
<b>Policy 1.</b>	Collaborate with various stakeholders to ensure that significant natural and cultural resources are protected and preserved for future generations
<b>Policy 2.</b>	Follow the recommendations of existing reports and plans to preserve significant natural and cultural resources (Agricola Historic Area, Shoals Rock Water Area, etc)
<b>TOPIC: COMMUNITY FACILITIES</b>	
<b>Long Term Goal:</b>	Provide cost-effective services to the citizens of Glascock County
<b>Policy 1.</b>	Make maintenance of existing water and sewer infrastructure a priority rather than expansion
<b>Policy 2.</b>	Review and re-assess current agreements to ensure that services are not being duplicated
<b>TOPIC: TRANSPORTATION</b>	
<b>Long Term Goal:</b>	Decrease reliance on automobiles as the primary mode of transportation where feasible
<b>Policy 1.</b>	Support development of extensive multi-use trails network throughout the county
<b>Policy 2.</b>	Support the expansion of the current transit system to strengthen workforce
<b>TOPIC: LAND USE</b>	
	(See “Community Vision”. Recommended development patterns contained within each character area description represent Glascock County’s land use goals and policies.)





**A RESOLUTION OF THE TOWN OF MITCHELL  
ADOPTING THE GLASCOCK COUNTY JOINT  
COMPREHENSIVE PLAN**

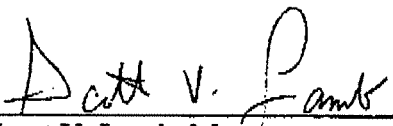
**WHEREAS**, The Mitchell Town Council, the governing authority of the Town of Mitchell, GA has helped prepare the Community Agenda portion of the *Glascok County Joint Comprehensive Plan*; and,

**WHEREAS**, The Town of Mitchell prepared so in accordance with the Rules and Procedures of the Georgia Department of Community Affairs; and,


**WHEREAS**, The Town of Mitchell's comprehensive plan has been reviewed by the Central Savannah River Area Regional Commission and the Georgia Department of Community Affairs and found to be in compliance with the minimum "Standards and Procedures for Local Comprehensive Planning;"

**NOW, THEREFORE, BE IT RESOLVED** by the Mitchell Town Council that the *Glascok County Joint Comprehensive Plan (2010)* is hereby adopted and that a copy of this resolution shall be submitted to the Central Savannah River Area Regional Commission.

Adopted this 13th day of DECEMBER, 2010

  
\_\_\_\_\_  
Scott V. Lamb, Mayor

**ATTEST:**

  
\_\_\_\_\_  
(Clerk)

**A RESOLUTION OF THE CITY OF EDGEHILL  
ADOPTING THE GLASCOCK COUNTY JOINT  
COMPREHENSIVE PLAN**

**WHEREAS**, The Edgehill City Council, the governing authority of the City of Edgehill, GA has prepared the Community Agenda portion of the *Glascok County Joint Comprehensive Plan*; and,

**WHEREAS**, The City of Edgehill's comprehensive plan was prepared in accordance with the Rules and Procedures of the Georgia Department of Community Affairs; and,

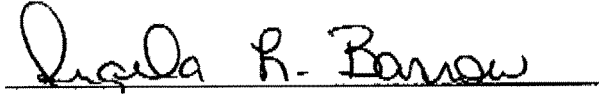
**WHEREAS**, The City of Edgehill's comprehensive plan has been reviewed by the Central Savannah River Area Regional Commission and the Georgia Department of Community Affairs and found to be in compliance with the minimum "Standards and Procedures for Local Comprehensive Planning;"

**NOW, THEREFORE, BE IT RESOLVED** by the Edgehill City Council that the *Glascok County Joint Comprehensive Plan* (2010) is hereby adopted and that a copy of this resolution shall be submitted to the Central Savannah River Area Regional Commission.

Adopted this 31 day of January, 2011

  
W. Durham Milburn, Mayor

**ATTEST:**

  
Ingrida R. Barrow  
(Clerk)

**A RESOLUTION OF THE CITY OF GIBSON  
ADOPTING THE GLASCOCK COUNTY JOINT  
COMPREHENSIVE PLAN**

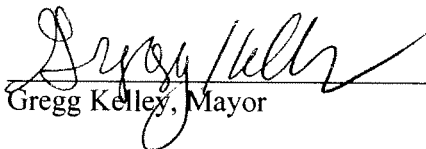
**WHEREAS**, The Gibson City Council, the governing authority of the City of Gibson, GA has prepared the Community Agenda portion of the *Glascok County Joint Comprehensive Plan*; and,

**WHEREAS**, The City of Gibson's comprehensive plan was prepared in accordance with the Rules and Procedures of the Georgia Department of Community Affairs; and,

**WHEREAS**, The City of Gibson's comprehensive plan has been reviewed by the Central Savannah River Area Regional Commission and the Georgia Department of Community Affairs and found to be in compliance with the minimum "Standards and Procedures for Local Comprehensive Planning;"

**NOW, THEREFORE, BE IT RESOLVED** by the Gibson City Council that the *Glascok County Joint Comprehensive Plan* (2010) is hereby adopted and that a copy of this resolution shall be submitted to the Central Savannah River Area Regional Commission.

Adopted this 16<sup>th</sup> day of December, 2010

  
\_\_\_\_\_  
Gregg Kelley, Mayor

**ATTEST:**  
  
\_\_\_\_\_  
(Clerk)

**A RESOLUTION OF GLASCOCK COUNTY  
ADOPTING THE GLASCOCK COUNTY JOINT  
COMPREHENSIVE PLAN**

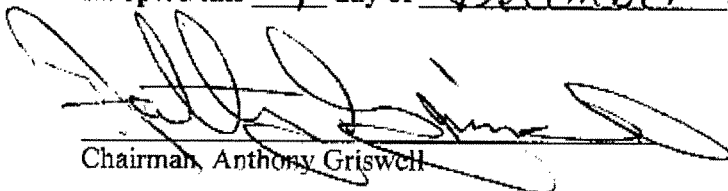
WHEREAS, Glascock County Board of Commissioners, the governing authority of Glascock County, GA has prepared the Community Agenda portion of the *Glascock County Joint Comprehensive Plan*; and,

WHEREAS, Glascock County's comprehensive plan update was prepared in accordance with the Rules and Procedures of the Georgia Department of Community Affairs; and,

WHEREAS, Glascock County's comprehensive plan has been reviewed by the Central Savannah River Area Regional Commission and the Georgia Department of Community Affairs and found to be in compliance with the minimum "Standards and Procedures for Local Comprehensive Planning;"

NOW, THEREFORE, BE IT RESOLVED by the Glascock County Board of Commissioners that the *Glascock County Joint Comprehensive Plan (2010)* is hereby adopted and that a copy of this resolution shall be submitted to the Central Savannah River Area Regional Commission.

Adopted this 7<sup>th</sup> day of December, 2010

  
Chairman, Anthony Griswell

ATTEST:

  
(Clerk)