#### **GREENE COUNTY**

#### **Board of Commissioners**

Zippy Duvall, County Chair Elna Hutchinson, County Clerk Byron Lombard, County Manager Titus Andrews, Commissioner W. L. "Bud" Sanders, Commissioner Gerald Torbert, Commissioner

#### **Municipalities**

#### Greensboro

Glenn Wright, Mayor Larry Postell, City Manager/Clerk Freddie Evans, Councilmember Ronald McWorter, Councilmember Jim Strickland, Councilmember Gary Usry, Councilmember, Mayor Pro Tempore Shirley Wynn, Councilmember

#### Siloam

C. L. Rhodes, Jr., Mayor Nancy R. Miller, City Clerk/Treasurer David Conley, Councilmember Bobby Hill, Councilmember Dottie Jarrard, Councilmember Margaret Thornton, Councilmember Charlie Woods, Councilmember

#### **Union Point**

Ann Pump, Mayor Wayne Jackson, City Clerk/Treasurer Paul Callaway, Councilmember Scott Drucker, Councilmember Richard D. Newsom, Councilmember Jill Rhodes, Councilmember Kenneth Rowland, Councilmember Jimmy Scott, Councilmember

#### White Plains

Harry E. Blanchard, Mayor Amy Coleman, Clerk Allen Askew, Councilmember William R. Coleman, Councilmember Richard Dunagan, Sr., Councilmember Wallace Pate, Councilmember

Woodville     Phil Brock, Mayor     Larry Mauldin, City Clerk     Bart R. Bisson, Councilimember     Johnnie Mae Jackson, Councilimember     Johnnie Mae Jackson, Councilimember     M. Key Lumpkin, Councilimember     M. Key Lumpkin, Councilimember     M. Key Lumpkin, Councilimember     M. Key Lumpkin, Councilimember     Marke Seckemeyer     Deanna Gerrard   Gwynn Nesbitt     Peanut O'Neal     Tom Roberts     Banna Gerrard   Gwynn Nesbitt     Peanut O'Neal     Tom Roberts     Banna Gerrard   Gwynn Nesbitt     Peanut O'Neal     Tom Hieber   Gary Robinson     Don Harrison   Doran Samples     Dick Schneider     Peanut O'Neal     Dene Channell   Martie Hillman     Dene Channell   Don Harrison     Dene Channell   Don Harrison     Dene Channell   Marie Hillman   Preston Shaifer<						
Nancy Beckemeyer Deanna Gerrard Gwynn Nesbitt   Elizabeth Beckemeyer McCord W. Hall Peanut O'Neal   Robyn Brown Don Harrison Tom Roberts   Brian Burdette Tom Hieber Gary Robinson   Sam Carlton Harvey Higdon Dora Samples   Dene Channell Mamie Hiliman Dick Schneider   Becky Cronic James & Rosilyn Hunt Preston Shaifer   Charles Crumbley LaFaye Jackson Jerry Shaifer   Derry Drake Vincent Lewis Bill Shirley   Scott & Olga Drucker Mark Lipscomb Cynthia Smith   Lias Eddy Bobby Mapp Margaret Thornton   Larry & Nancy Eley Tom Mayers Brad Weekley   Geraldine Fulton Robert Motley Brad Weekley   Janice Gallimore Robert Motley Charlie Woods   Janice Gallimore Robert Motley Charlie Woods   Lee A. Carmon, AICP, Planning Director/General Counsel Staff:   Julie Ball, Planning Assistant Marge McKee, Clerical Assistant   Marge McKee, Clerical Assistant Heather Quinn, GIS Specialist	Phil Brock, Mayor Larry Mauldin, City Clerk Bert R. Bisson, Councilmember C. J. Davison, Councilmember Johnnie Mae Jackson, Councilmember M. Key Lumpkin, Councilmember					
Elizabeth Beckemeyer   McCord W. Hall   Peanut O'Neal     Robyn Brown   Don Harrison   Tom Roberts     Brian Burdette   Tom Hieber   Gary Robinson     Sam Carlton   Harvey Higdon   Doran Samples     Dene Channell   Mamie Hillman   Dick Schneider     Becky Cronic   James & Rosilyn Hunt   Preston Shaifer     Charles Crumbley   LaFaye Jackson   Jerry Shaifer     Derry Drake   Vincent Lewis   Bill Shirley     Scott & Olga Drucker   Mark Lipscomb   Cynthia Smith     Lisa Eddy   Bobby Mapp   Bragaret Thornton     Larry & Nancy Eley   Tom Mayers   Brad Weekley     Geraldine Fulton   Robert Motley   Charlie Woods     Janice Gallimore   Rabun Neal   Charlie Woods     Staff:     Julie Ball, Planning Director/General Counsel   Staff:     Julie Ball, Planning Assistant   Marge McKee, Clerical Assistant     Heather Quinn, GIS Specialist   Heather Quinn, GIS Specialist	Comp	rehensive Plan Advisory Con	nmittee			
Local Planning Division Lee A. Carmon, AICP, Planning Director/General Counsel Staff: Julie Ball, Planning Assistant Marge McKee, Clerical Assistant Heather Quinn, GIS Specialist	Elizabeth BeckemeyerMcCord W. HallPeanut O'NealRobyn BrownDon HarrisonTom RobertsBrian BurdetteTom HieberGary RobinsonSam CarltonHarvey HigdonDoran SamplesDene ChannellMamie HillmanDick SchneiderBecky CronicJames & Rosilyn HuntPreston ShaiferCharles CrumbleyLaFaye JacksonJerry ShaiferDerry DrakeVincent LewisBill ShirleyScott & Olga DruckerMark LipscombCynthia SmithLisa EddyBobby MappMargaret ThorntonLarry & Nancy EleyTom MayersBrad WeekleyGeraldine FultonRobert MotleyCharlie Woods					
Lee A. Carmon, AICP, Planning Director/General Counsel Staff: Julie Ball, Planning Assistant Marge McKee, Clerical Assistant Heather Quinn, GIS Specialist	Northeast		ent Center			
Julie Ball, Planning Assistant Marge McKee, Clerical Assistant Heather Quinn, GIS Specialist	Lee A. Carr		eral Counsel			
Marge McKee, Clerical Assistant Heather Quinn, GIS Specialist		Staff:				
Heather Quinn, GIS Specialist	Julie Ball, Planning Assistant					
	Marge McKee, Clerical Assistant					
Blake Sartin, GIS Manager	Heather Quinn, GIS Specialist					
	Blake Sartin, GIS Manager					
Joe Tichy, Special Projects Coordinator		Joe Tichy, Special Projects Coordinator				
Chris Ulmer, Planner						
Burke Walker, Preservation Planner		Burke Walker, Preservation Planner				

# TABLE OF CONTENTS

## **GREENE COUNTY COMPREHENSIVE PLAN**

CHAPTER 1:	POPULATION	
	Introduction	1-1
	Population Trends	
	Population Projections	
	Seasonal Population	
	Functional Population	1-12
	Age Distribution	1-13
	Racial Distribution	1-19
	Educational Attainment	1-21
	Income	1-23
CHAPTER 2:	ECONOMIC DEVELOPMENT	
		2.1
	Purpose	
	Organization	
	Economic Base	
	Labor Force	
	Local Economic Development Resources	
	Assessment of Local Economic Development	
	Labor Force Assessment	
	Economic Development Agencies, Programs,	2-30
	and Tools Assessment	2 21
	Goals and Policies	
CHAPTER 3:	HOUSING	
CHAFTER 3.		2.1
	Introduction	
	Purpose	
	Organization	
	Housing Types	
	Age and Condition of Housing	
	Occupancy and Tenure of Housing	
	Cost of Housing	
	Future Housing Demand	
	Assessment of Local Housing	
	Goals and Policies	3-15
CHAPTER 4A:	CULTURAL RESOURCES	
	Community Vision	4A-1
	Residential Resources	4A-1
	Commercial Resources	
	Industrial Resources	4A-5
	Institutional Resources	
	Transportation Resources	4A-8
	Rural Resources	4A-9
	Other Historic, Archaeological, and Cultural Resources	4A-10
	Goals and Implementation	4A-15

# CHAPTER 4B:

## NATURAL RESOURCES

Introduction	4B-1
Public Water Supply Sources	4B-1
Water Supply Watersheds	4B-2
Groundwater Recharge Areas	4B-3
Wetlands	
Protected Mountains	4B-9
Protected River	
Coastal Resources	
Flood Plains	4B-10
Soil Types	4B-11
Steep Slopes	4B-11
Prime Agricultural and Forest Land	4B-15
Plant and Animal Habitats	4B-24
Major Park, Recreation, and Conservation Areas	4B-24
Scenic Views and Sites	
Greenspace	4B-25
Assessment	4B-25
Vision Statement	4B-27
Goals and Policies	4B-28

## CHAPTER 5: COMMUNITY FACILITIES AND SERVICES

Introduction	5-1
Purpose	5-1
Organization	
Community Facilities and Services Inventory	
Transportation	5-2
Water Supply and Treatment	5-7
Solid Waste	5-10
Public Safety	5-11
Hospitals and Other Public Health Facilities	5-14
Parks and Recreation Facilities	5-14
Government Facilities	5-16
Educational Facilities	5-17
Libraries and Cultural Facilities	5-19
Community Facilities Assessment	
Transportation Assessment	5-19
Water System Assessment	5-24
Sewer System Assessment	5-28
Assessment of Solid Waste Management	5-30
Public Safety Assessment	5-30
Hospitals and Public Health Facilities Assessment	5-32
Assessment of Parks and Recreation Facilities	
Government Facilities Assessment	5-33
Education Facilities Assessment	
Assessment of Libraries and Cultural Facilities	5-34
Goals and Policies	
Transportation	5-35
Water Supply and Treatment	5-35
Public Sewerage and Wastewater	5-36
Solid Waste Management	5-36
Public Safety	
Hospitals and Other Public Health Facilities	
General Government	5-37
Educational Facilities	5-38

	Libraries and Cultural Facilities	5-38
CHAPTER 6:	LAND USE	4 1
	Purpose	0-1 4 1
	Organization Existing Land Use Land Use Assessment	
	Existing Land Use	6-1
	Land Use Assessment	6-5
	Future Land Use	6-7
	Future Land Use Narrative	
	Goals and Policies	6-18
CHAPTER 7:	INTERGOVERNMENTAL COORDINATI	N
	Inventory of Existing Conditions Sheriff	7-1
	Sheriff	7-2
	Development Authorities	7-2

## SHORT TERM WORK PROGRAM

# Introduction

The Greene County Comprehensive Plan provides county and city elected officials, staff, and residents with a set of goals and policies to help manage future growth and development over the next twenty years. This is a joint city/county plan, incorporating all of unincorporated Greene County and its municipalities. The plan represents the county's participation in, and contribution to, the statewide planning process required by the Georgia Planning Act of 1989. The Greene County Comprehensive Plan establishes a framework for planning for the provision of public facilities and services, choosing desirable economic growth, preserving the natural environment, protecting unique historic buildings, districts, and scenic areas, and establishing compatible future land uses.

This Plan Update represents a major revision to the 1994 Comprehensive Plan for Greene County, Greensboro, Siloam, White Plains, Woodville, and Union Point and was written to comply with the Minimum Standards and Procedures for Local Comprehensive Planning effective January 2004.

The Minimum Planning Standards accommodate the diversity in the State's local governments in terms of size, growth rate, economic based, and environmental and geographic conditions, and their needs, concerns, and goals for the future. According, the Planning Standards provide for varied planning levels and flexibility within each planning level to allow all communities to address their individual range of issues.

Planning levels are Basic, Intermediate, and Advanced. A local government's planning level is based on its total population or its annual growth rate for the previous decade. Greene County is classified as a Basic Planning Level community.

The Northeast Georgia Regional Development Center (RDC) was selected by Greene County, Greensboro, Siloam, White Plains, Woodville, and Union Point to assist with the Plan's Development. The RDC met with representatives from the jurisdictions to develop a project schedule, public participation requirements, and a method for keeping the public informed throughout the process. Each local government appointed representatives from its respective departments, representative of local business interests, and community leaders in an effort to have broad-based community representation. The local government initiated contact with each individual to solicit his or her participation in the planning process. Over 30 individuals were appointed to the Planning Advisory Committee.

All communication regarding the plan was handled electronically. A list-serve was established to foster dialogue throughout the planning process. Drafts of each planning element were posted to the RDC's web site prior to each element's meeting. Revised drafts were posted within a week following the meeting and upon completion of the final draft. Advisory Committee members were notified of all postings to the web site and meetings via the list serve and direct e-mail. Meeting notices were also published in the local newspaper and posted on the RDC's web site.

The initial public hearing was held at the Greene County Courthouse on March 4, 2004. Advisory Committee meetings were held March through July and the final public hearing was held July 15, 2004 at the Greene County Courthouse.

The Plan includes an Inventory and Assessment of the resources within Greene County and its municipalities and addresses eight planning elements; population, economic development, housing, natural resources, cultural resources, community facilities, intergovernmental coordination, and land use. The planning horizon for this document is 1980-2024.

A community vision was established for Greene County, Greensboro, Siloam, White Plains, Woodville, and Union Point. The purpose of the vision is to portray a complete picture of what the community desires to become. That vision is:

Greene County's resources evidence its past, provide a wealth of community amenities, and distinguish it from other places. While growth is inevitable, managing growth so it does not come at the expense of the county's resources will conserve the unique qualities of our community. We should promote orderly development, provide safe, sanitary, and affordable housing, conserve and protect our natural and cultural resources, and work to foster relationships among local and regional governments and quasi-governmental entities within and outside Greene County so our community will continue to thrive.

The community vision is supported by a vision for each individual planning element that can be found in the individual planning element's chapter. Visions for each planning element are supported by the community goals and implementation policies.

# Chapter 1: Population

## Introduction

The population element provides Greene County and its cities with the opportunity to inventory and assess population trends and characteristics. The information provided in the population element will form the basis for several planning decisions on the Economic Development, Community Facilities, Housing, and Land Use elements of the comprehensive plan. A community's future goals are heavily dependent on population growth rates and demographic patterns. This chapter will present and analyze past and present population trends to determine future population projections. Components of this element include: population, households, age distribution, racial composition, education attainment, and personal/household income levels.

## **Population Trends**

Table 1 shows the recent historical population trends of Greene County and its cities. Like most Northeast Georgia counties, Greene County lost population from 1920 (approximately the time that the boll weevil disrupted the dominant cotton agriculture) through the recession and World War II. Greene County's population only began a slow and moderate growth during the 1970's.

The cities in Greene County have seen highly variable population trends. This is partly due to their small populations, which tend to experience more fluctuation, in terms of percentage, than large populations. Greensboro and White Plains have shown more or less steady if slow growth over the last four decades. Siloam has seen a slight decline. Union Point and Woodville showed increases in the 1970's and 1980's followed by slight declines.

Table 1 Population Trends 1970 - 2000							
	Greene	<u> </u>	0.1	Union	White		
Year	County	Greensboro	Siloam	Point	Plains	Woodville	
1960	11,193	2,773	321	1,615	273	372	
1965	10,703	2,678	320	1,620	255	376	
1970	10,212	2,583	319	1,624	236	379	
1975	10,802	2,784	383	1,687	234	417	
1980	11,391	2,985	446	1,759	231	455	
1985	11,592	2,923	388	1,751	260	435	
1990	11,793	2,860	329	1,753	286	415	
1995	13,100	3,059	316	1,704	316	404	
2000	14,406	3,258	302	1,655	345	393	
Source: U.S	S. Census, 19	70 - 2000; Int	erpolations b	y NEGRDC	, 2004.		

Table 2 compares changes in population of Greene County jurisdictions with the state and region. While growth rates in Georgia and the region have been high in the past two decades, Greene County has grown relatively slowly. The county did outpace the state from 1990 to 2000, however. The recent growth is attributed to increasing subdivision of land along the shores and near Lake Oconee, which is developing as a significant resort and first and second-home community. Table 3 indicates that the accelerated growth in Greene County has been the result of net in-migration. In fact, the proportion of growth explained by in-migration in Greene County exceeds that in the region as a whole and the state. Still, only about one in four residents moved from out of the county in the last five years in 2000 (Table 4).

Table 2Change in PopulationGreene County and Other Areas1980 - 2000					
% Change % Change 1980-1990 1990 - 2000					
Greene County	3.5	22.2			
Greensboro	-4.2	13.9			
Siloam	-26.2	-8.2			
Union Point	-0.3	-5.6			
White Plains 23.8 20.					
Woodville	-8.8	-5.3			
Region	19.2	33.5			
State 9.8 13.2					
Source: 2000 (	Census of the F	opulation.			

Table 3 Sources of Population Increase 1990 - 2000						
Change Natural 1990 - 2000 Increase Percent Migration Percent						
Greene County 2,613 485 18.6 2,128 81.4						
NEGA 110,077 26,598 24.2 83,479 75.8						
Georgia 1,708,304 582,140 34.1 1,126,164 65.9						
Source: Georgia County Guide, 2002.						

Table 4 Mobility of the Population Residence in 1995 for Persons 5 Years Old and Over 2000							
Residence in 1995	Total Population	Same House	Same County	Same State	Different State	Not in the U.S.	
Greene County	13,432	7,574	2,809	1,984	932	133	
Greensboro	2,945	1,577	1,018	230	39	81	
Siloam	297	215	59	11	2	10	
Union Point	1,523	947	372	156	42	6	
White Plains	320	200	60	57	3	0	
Woodville	995	557	234	90	103	11	
	I	Percent of t	he Total Po	pulation			
Greene County		56.4	20.9	14.8	6.9	1.0	
Greensboro		53.5	34.6	7.8	1.3	2.8	
Siloam		72.4	19.9	3.7	0.7	3.4	
Union Point		62.2	24.4	10.2	2.8	0.4	
White Plains		62.5	18.8	17.8	0.9	0.0	
Woodville		56.0	23.5	9.0	10.4	1.1	
Source: 2000 Cens	Source: 2000 Census of the Population.						

Greene County is a rural county, as is shown by the data in Table 5. Over 75% of the population is classified as rural by the U.S. Census, compared with a state average of less than 37% and a region average of 61%.

Table 5 Urban and Rural Population Greene County and Selected Areas 1990 and 2000								
	2000 1990							
	Urban Percent Rural Percent Urban Percent Rural Percen							Percent
Greene County	Greene County 2,631 18.3 11,775 81.7 2,860 24.3 8,933 75.7							75.7
Region 206,056 47.0 232,244 53.0 127,173 38.7 201,050 61.3							61.3	
Georgia     5,866,567     71.7     2,319,886     28.3     4,096,078     63.2     2,382,138     36.8								
Source: 2000 (	Source: 2000 Census of the Population.							

## **Population Projections**

Five different projections were prepared for Greene County. Linear regression and exponential (logarithmic) regressions were prepared using historical data from 1960 through 2000. The results were very similar due to the more or less linear, slow growth rates seen in the past few decades. Therefore an exponential regression (chosen due to its better description of non-linear data as is seen from 1980-2000) based on the past twenty years of census data was prepared. These projections prepared for this plan can be compared with county data prepared using the RDC population model in connection with the regional comprehensive plan and data compiled by Woods and Poole for the Georgia Department of Community Affairs and available on its plan development website. The results are shown in Table 6.

The Planning Advisory Committee selected the exponential regression based on the most recent twenty years of data as the most likely. Their best judgment is that with the lake-based retirement communities being built out soon there will be some momentum in population growth from filling service industries for that community, but the county will not continue to experience the acceleration of growth seen in the recent past.

Table 6     Projection Alternatives     Greene County     2004 - 2024						
Year	Linear Regression	Exponential Regression 40 years	RDC Projections 2003	Exponential Regression 20 years	Woods & Poole (from DCA) 2003	
1960	11,193	11,193	11,193	11,193	11,193	
1965	10,703	10,703	10,703	10,703	10,386	
1970	10,212	10,212	10,212	10,212	10,184	
1975	10,802	10,802	10,802	10,802	11,162	
1980	11,391	11,391	11,391	11,391	11,407	
1985	11,592	11,592	11,592	11,592	11,760	
1990	11,793	11,793	11,793	11,793	11,848	
1995	13,100	13,100	13,100	13,100	13,902	
2000	14,406	14,406	14,406	14,406	14,416	
2004	13,831	13,846	15,744	14,735	14,869	
2005	13,688	13,706	16,078	14,887	15,010	
2006	13,768	13,798	16,412	15,137	15,141	
2007	13,848	13,890	16,747	15,386	15,269	
2008	13,928	13,981	17,081	15,803	15,403	
2009	14,008	14,073	17,416	16,012	15,548	
2010	14,088	14,165	17,750	16,220	15,662	
2015	14,487	14,638	19,635	17,607	16,756	
2020	14,887	15,128	21,520	18,637	17,030	
2024	15,207	15,532	23,404	19,522	17,617	
Source: We	oods & Poole Ed	conomics, Inc.; C	Calculations by N	NEGRDC.		

Linear regression and exponential regression tables were prepared for the cities in Greene County. Additional regression projections based on twenty years of data were prepared for Union Point at the suggestion of the Planning Advisory Committee. The small population size and rapid fluctuation of population in the cities make reliance on projections of population very suspect. However, some planning numbers are required to proceed with other aspects of the planning process. These projections, based as they are on statistical analysis, assume that most cities will continue their gradual increase in population. Siloam's projections are for very slight decline. The results are shown in Table 7 through Table 11.

The committee chose the exponential regression for population in Greensboro. In the committee's opinion, past trends will continue in the city and the data accurately reflect what is happening in Greensboro.

Table 7   Projection Alternatives					
Greensboro					
	Linear	Exponential			
1960	2,773	2,773			
1965	2,678	2,678			
1970	2,583	2,583			
1975	2,784	2,784			
1980	2,985	2,985			
1985	2,923	2,923			
1990	2,860	2,860			
1995	3,059	3,059			
2000	3,258	3,258			
2004	3,206	3,211			
2005	3,193	3,269			
2006	3,205	3,352			
2007	3,218	3,435			
2008	3,231	3,685			
2009	3,243	3,727			
2010	3,256	3,769			
2015	3,319	4,269			
2020	3,382	4,354			
2024	3,432	4,441			
	Woods & Poc Alculations by N				

The population of Siloam is changing very little. Younger people in the community tend to move away for jobs and a different lifestyle while the elderly population remains. The committee chose the slow rate of growth indicated by the exponential regression as the most likely.

Table 8 Projection Alternatives Siloam							
Linear Exponential							
1960	321	321					
1965	320	320					
1970	319	319					
1975	383	383					
1980	446	446					
1985	388	388					
1990	329	329					
1995	316	316					
2000	302	302					
2004	334	331					
2005	342	339					
2006	342	338					
2007	341	338					
2008	341	338					
2009	341	338					
2010	341	337					
2015	340	336					
2020	339	335					
2024	338	334					
Source: Woods & Poole Economics, Inc.; Calculations by NEGRDC.							

The City of Union Point has a large population over sixty-five. The city is not seeing much in-migration to replace the elderly population who die. The committee representative from Union Point does not see a reversal of the trend of decreasing population observed for the past twenty years.

Table 9 Projection Alternatives Union Point						
	Linear	Exponential 40 Years	Exponential 20 Years			
1960	1,615	1,615	1,615			
1965	1,620	1,620	1,620			
1970	1,624	1,624	1,624			
1975	1,687	1,687	1,687			
1980	1,759	1,759	1,759			
1985	1,751	1,751	1,751			
1990	1,753	1,753	1,753			
1995	1,704	1,704	1,704			
2000	1,655	1,655	1,655			
2004	1,729	1,729	1,649			
2005	1,747	1,747	1,648			
2006	1,749	1,750	1,643			
2007	1,752	1,752	1,638			
2008	1,754	1,755	1,632			
2009	1,756	1,758	1,627			
2010	1,759	1,760	1,622			
2015	1,771	1,773	1,597			
2020	1,783	1,786	1,571			
2024	1,793	1,797	1,551			
Source: Woods & Poole Economics, Inc.; Calculations by NEGRDC.						

White Plains is the fastest growing city in Greene County. Young families make up the bulk of the increasing population. The committee foresees continued growth, as there is still significant land area undeveloped. The exponential and linear regression projections are similar.

Table 10 Projection Alternatives White Plains							
Linear Exponential							
1960	273	273					
1965	255	255					
1970	236	236					
1975	234	234					
1980	231	231					
1985	260	260					
1990	286	286					
1995	316	316					
2000	345	345					
2004	325	324					
2005	320	319					
2006	322	321					
2007	324	323					
2008	326	325					
2009	328	328					
2010	330	330					
2015	340	342					
2020	350	354					
2024	358	363					
	Source: Woods & Poole Economics, Inc.; Calculations by NEGRDC.						

The regression population projections for Woodville show very modest growth of only fifty-two persons over twentyfour years. The committee believes the projections to be best available data. Woodville is nearly built out, and there is little likelihood of conversion to multi-family housing from the predominant single-family housing there now.

Table 11 Projection Alternatives Woodville								
	Linear Exponential							
1960	372	372						
1965	376	376						
1970	379	379						
1975	417	417						
1980	455	455						
1985	435	435						
1990	415	415						
1995	404	404						
2000	393	393						
2004	420	420						
2005	427	427						
2006	427	428						
2007	428	429						
2008	429	430						
2009	430	431						
2010	431	432						
2015	435	437						
2020	440	441						
2024	443	445						
	: Woods & Po alculations by N	ole Economics, NEGRDC.						

In order to use population projections to develop land use and public facilities plans, the population figures must be used to calculate the number of housing units that will be needed. The household size, that is the number of persons per housing unit, has been dropping steadily in the nation, the state, and the region for many years. Table 12 shows the historical household sizes for Greene County and its cities and compares them with those of the region, the state, and the nation. Household size has declined in Greene County and most of its cities (with the exception of White Plains, where the household size has increased). Since the average size of household is decreasing, the number of households will increase at a slower rate (percentage) than population. When coupled with the process of fitting a regression line to historical data, this can result in apparent anomalies, such as Greene County's population being projected to increase from 2000 to 2005 while housing units are projected to decrease. This is only one reason why these data should be used for general planning purposes only.

Future household sizes are difficult to predict. For obvious reasons, there is a lower limit to the average household size, so it is not reliable to project recent declines too far into the future. For planning purposes, the household size was projected by the best estimation of the Advisory Committee. Table 13 presents the results. The household size for Greene County as a whole is expected to continue to decline and then stabilize at about 2.5 persons per household. Greensboro has a very high incidence of teenage pregnancy, single parents living with their parents or grandparents, a large population with low incomes (and therefore unable to start new households), and other considerations that led the committee to base projections on a constant household size of 2.8. Siloam, like the

county, is projected to continue to see its household size decline to a steady 2.2 in the outer years of the plan horizon. Union Point is not seeing small, elderly households being replaced by younger populations with children. The projected household size is based on the midpoint between a regression line of historical trends and the current (2000) figure. White Plains, alone of all the cities in Greene County, has a history of increasing household size. The committee believes that is due to young families with children moving into the community and replacing older households with fewer persons. The trend is projected to continue, but household size is expected to level off by 2005 at about 2.8 persons per household. Woodville's household size is expected to continue to decline, although not quite as rapidly as in the past. The projected household sizes reflect the midpoint between the regression line and the current (2000) household size.

Table 12 Historic, Current and Projected Average Household Size Greene County, Cities, and Selected Areas, 1970 - 2024									
Year	Greene County	Greensboro	Siloam	Union Point	White Plains	Woodville	NEGRDC	State	U.S.
1970	3.4	3.1	3.4	3.0	2.7	4.1	3.1	3.3	3.1
1975	3.1	3.0	3.3	3.0	2.5	3.7	3.0	3.1	3.0
1980	2.8		3.1	3.0	2.2	3.3	2.8	2.8	2.8
1985	2.8	2.8	3.1	2.9	2.6	3.3	2.7	2.8	2.7
1990	2.7	2.8	3.0	2.7	2.9	3.2	2.5	2.7	2.6
1995	2.7	2.8	2.7	2.6	2.9	3.1	2.5	2.7	2.6
2000	2.6	2.8	2.3	2.5	2.8	3.0	2.5	2.7	2.6
2005	2.5	2.8	2.3	2.5	2.8	2.9			
2010	2.5	2.8	2.3	2.4	2.8	2.8			
2015	2.5	2.8	2.2	2.4	2.8	2.8			
2020	2.5	2.8	2.2	2.4	2.8	2.7			
2024	2.5	2.8	2.2	2.3	2.8	2.7			
Source: l	J.S. Census,	1970-2000; 1	NEGRDC,	2004.					

Table 13Historical and Projected Number of HouseholdsGreene County and Cities,1970 - 2000							
	Greene County	Greensboro	Siloam	Union Point	White Plains	Woodville	
1970	3,005	841	94	543	86	93	
1975	3,390	954	119	568	96	116	
1980	3,774	1,067	144	593	105	138	
1985	3,942	1,048	127	618	101	135	
1990	4,109	1,028	110	642	97	131	
1995	5,381	1,098	122	655	111	131	
2000	5,477	1,184	134	667	125	130	
2005	5,955	1,189	146	706	112	148	
2010	6,488	1,371	150	723	116	153	
2015	7,043	1,552	153	740	120	158	
2020	7,455	1,583	153	758	124	163	
2024	7,809	1,615	152	772	128	167	
Sources: l	J.S. Census	s, 1970-2000;	NEGRDC,	2004.			

## **Seasonal Population**

Greene County has become a vacation destination point because of the development surrounding Lake Oconee. This has led to the construction of "second homes" that are vacant for the majority of the year and occupied on a seasonal basis. This directly contributes to the high vacancy rates discussed in the Housing chapter. Table 14 illustrates the estimated seasonal population for the county based on the expected increase in the construction of seasonal homes.

Table 14Projected Seasonal PopulationGreene County2000 - 2024									
	Total Housing	% of Seasonal	Total Seasonal	A.H.S. of	Seasonal				
Year	Units	Units	Units	Seasonal Units	Population				
2000	6,653	10.7%	712	2.0	1,424				
2005	6,860	10.7%	734	2.0	1,468				
2010	7,446	10.7%	797	2.0	1,593				
2015	8,053	10.7%	862	2.0	1,723				
2020	8,526	10.7%	912	2.0	1,825				
2025	2025 8,932 10.7% 956 2.0 1,911								
Source	: Calculations by	NEGRDC.							

Seasonal population has been estimated only for the county. The number of seasonal homes present within each of the municipalities is considered insignificant for planning purposes.

Total Housing Units is the estimate provided within the Housing Chapter based on the projected full-time population and a projected vacancy rate of 15% allowing for the construction of seasonal homes. In 2000, seasonal homes accounted for 10.7% of the total housing stock, which has been kept as a constant throughout the planning horizon. Multiplying the estimated percent of seasonal units by the total housing units illustrates the estimated total seasonal housing units expected. The Average Household Size (A.H.S.) of Seasonal Units illustrates the expected average household size of seasonal units when occupied. This estimate will differ from the estimate of the permanent population households because, typically, older couples without children are the most common users of seasonal homes. Multiplying this estimate by the estimated total seasonal units generates the estimated seasonal population.

This estimate is the maximum expected population based on full occupancy and based on the assumptions. Because of attractions associated with lakeside development the summer season will typically generate the largest population increases. However, because of the climate of the region population, fluctuations can be expected on a year-round basis.

## **Functional Population**

Functional population is the maximum number of people that can be expected within the community at any given point. This is a function of the full-time population, the number of commuters coming into the county versus the number leaving, the seasonal population, and the maximum occupancy of major hotels. Table 15 illustrates the estimated functional population of Greene County. Because of the uncertainty of commuter information into each of the municipalities a total is given for the county as a whole.

The Commuter Ratio is a relationship between the commuters entering the county and those leaving. It illustrates that 0.98 commuters come into the county for every commuter that leaves. This relationship is projected to remain constant throughout the planning horizon. Total hotel units illustrate the existing number of units and a potential expansion as development around the lake continues to increase. A.H.S. of hotel units illustrates the estimated occupancy of hotel units and is a rule-of-thumb estimate taken from the Planner's Estimating Guide. The Functional Population is a composite of the total population multiplied by the commuter ratio to estimate the workforce in the county, plus the seasonal population based on the number of seasonal homes, plus the expected population within local hotels.

Table 15Projected Functional PopulationGreene County2000 - 2024									
Year	TotalCommuterSeasonalTotal HotelA.H.S. of HotelFunctionalPopulationRatioPopulationUnitsUnitsPopulation								
2000	14,406	0.98	1,424	250	1.78	15,987			
2005	14,887	0.98	1,468	250	1.78	16,502			
2010	16,220	0.98	1,593	250	1.78	17,934			
2015	17,607	0.98	1,723	500	1.78	19,868			
2020	18,637	0.98	1,825	500	1.78	20,979			
2025	2025 19,522 0.98 1,911 500 1.78 21,933								
Source: C	Source: Calculations by NEGRDC.								

## Age Distribution

Table 16 shows the population distribution in Greene County for the past two decades and compares the distribution, as percent of the population, with the region, state, and nation. Greene County has a higher percentage of its population in the categories over fifty-five and lower percentages in the categories twenty-five to forty-four than the state or region. There are probably three reasons for these trends. First, the development around Lake Oconee has attracted incoming residents in the older age groups – retired persons and well-to-do "empty nesters." Second, the economic growth of Greene County has lagged behind other areas, leading to less migration to the county of the prime employment ages fifteen to forty-four. Finally, the same economic conditions have led to out-migration of young mature individuals in the same age groups leaving for college and jobs elsewhere.

Table 16Population By AgeGreene County and Other Areas1970 - 2000								
Age Group	1980 1985 1990 1995 2000							
	Gr	eene Cou	unty					
0-4	1,033	980	926	944	961			
5-14	1,979	2,071	2,162	2,078	1,993			
15-24	1,959	1,811	1,663	1,790	1,917			
25-34	1,538	1,574	1,610	1,600	1,589			
35-44	1,112	1,351	1,589	1,749	1,908			
45-54	1,012	1,108	1,203	1,619	2,035			
55-64	1,111	1,073	1,034	1,486	1,938			
65 +	1,663	1,662	1,661	1,868	2,075			
Age	Distribu	tion as Pe	ercent of	Total				
0-4	9.1	8.4	7.8	7.2	6.7			
5-14	17.3	17.8	18.2	15.8	13.8			
15-24	17.2	15.6	14.0	13.6	13.3			
25-34	13.5	13.5	13.6	12.2	11.0			
35-44	9.7	11.6	13.4	13.3	13.2			
45-54	8.9	9.5	10.2	12.3	14.1			
55-64	9.7	9.2	8.7	11.3	13.4			
65 +	14.6	14.3	14.0	14.2	14.4			
Northeas	t Georgia	a Region	as Perce	ent of To	tal			
0-4	7.3	7.4	7.5	7.3	7.0			
5-14	16.0	15.1	14.2	14.3	14.3			
15-24	22.1	20.7	19.3	18.5	17.6			
25-34	16.0	16.3	16.6	15.9	15.2			
35-44	11.1	12.6	14.1	14.6	15.0			
45-54	8.9	9.4	9.9	11.2	12.4			
55-64	8.2	7.9	7.5	8.0	8.4			
65 +	10.5	10.7	10.8	10.4	10.0			
	Georgia	as Percer	nt of Tot	al				

Table 16Population By AgeGreene County and Other Areas1970 - 2000							
Age Group	1980	1985	1990	1995	2000		
0-4	7.6	7.8	7.9	7.6	7.3		
5-14	16.7	15.7	14.6	14.8	14.9		
15-24	19.1	17.4	15.7	15.1	14.5		
25-34	17.1	17.6	18.1	17.0	15.9		
35-44	11.9	13.8	15.7	16.1	16.5		
45-54	9.6	10.0	10.3	11.8	13.2		
55-64	8.5	8.1	7.6	7.9	8.1		
65 +	9.5	9.8	10.1	9.9	9.6		
	U.S. as	Percent	of Total				
0-4	7.2	7.4	7.6	7.2	6.8		
5-14	15.3	14.7	14.1	14.4	14.6		
15-24	18.7	16.8	14.8	14.4	13.9		
25-34	16.5	16.9	17.3	15.8	14.2		
35-44	11.4	13.3	15.1	15.6	16.0		
45-54	10.0	10.1	10.1	11.8	13.4		
55-64	9.6	9.1	8.5	8.6	8.6		
65 +	11.3	11.9	12.5	12.5	12.4		
Source: U.S. Ce	nsus 200	0.					

Table 17 shows the age distribution among the cities in Greene County. The statistics indicate that Greensboro is fairly typical of the county age distribution; Siloam is a community of mature householders with older children present plus a substantial population of retirees; Union Point has a mixture of younger families and retired persons; White Plains and Woodville are more dominated by younger families than the county or other cities.

The population of the county and most of the cities is getting older, as can be seen in Table 18. The median age of all jurisdictions has increased steadily over the years with the exception of White Plains, whose median age has declined from a peak of forty-seven in 1980 to thirty-five in 2000.

Table 17Age Distribution of Cities2000							
	1980	1985	1990	1995	2000		
		Green	sboro				
0 – 4	351	270	188	251	313		
5 – 13	444	502	560	517	473		
14 – 17	249	222	194	195	195		
18 - 20 160 131 101 148 194							
21 – 24	201	173	145	151	157		

Table 17Age Distribution of Cities2000							
	1980	1985	1990	1995	2000		
25 – 34	436	415	394	408	421		
35 – 44	316	339	362	412	462		
45 – 54	268	239	209	291	373		
55 – 64	305	272	238	214	189		
65 +	432	451	469	475	481		
		Silo	am				
0 – 4	31	20	8	7	5		
5 – 13	39	33	27	24	20		
14 – 17	22	19	16	16	15		
18 – 20	15	15	15	16	17		
21 – 24	18	15	11	11	10		
25 – 34	38	40	41	33	25		
35 – 44	27	32	36	44	52		
45 – 54	27	32	37	51	65		
55 – 64	29	35	41	34	26		
65 +	46	47	48	58	67		
		Union	Point				
0 – 4	218	175	132	132	132		
5 – 13	273	278	283	246	208		
14 – 17	156	137	118	102	86		
18 – 20	106	81	56	57	58		
21 – 24	122	91	59	84	109		
25 - 34	267	249	231	195	158		
35 – 44	193	205	217	218	218		
45 – 54	191	182	173	187	200		
55 – 64	202	170	137	148	159		
65 +	323	335	347	337	327		
		White	Plains				
0 - 4	21	23	25	25	25		
5 – 13	26	35	43	48	52		
14 – 17	15	15	14	20	26		
18 – 20	11	11	11	12	12		
21 – 24	12	14	15	26	36		
25 – 34	26	35	44	47	50		
35 – 44	19	23	26	35	43		
45 – 54	19	25	30	35	39		
55 - 64	20	30	40	30	19		
65 +	32	35	38	41	43		

	Table 17 Age Distribution of Cities 2000								
	1980	1985	1990	1995	2000				
		Wood	lville						
0 – 4	41	42	43	32	20				
5 – 13	51	54	57	72	86				
14 – 17	29	24	19	23	26				
18 – 20	19	21	22	21	19				
21 – 24	23	24	24	16	7				
25 – 34	51	59	66	61	56				
35 – 44	37	41	44	43	41				
45 – 54	31	38	45	44	43				
55 – 64	35	35	35	38	41				
65 +	50	44	37	46	54				
Source: L	J.S. Censu	s Data, DC	CA DataVie	ews, 2004	4.				

	Table 18Age Distribution of CitiesAs Percent of Total Population								
	1980	1985	1990	1995	2000				
		Green	sboro						
0 - 4	11.1	9.0	6.6	8.2	9.6				
5 – 13	14.0	16.7	19.6	16.9	14.5				
14 – 17	7.9	7.4	6.8	6.4	6.0				
18 – 20	5.1	4.3	3.5	4.8	6.0				
21 – 24	6.4	5.7	5.1	4.9	4.8				
25 – 34	13.8	13.8	13.8	13.3	12.9				
35 – 44	10.0	11.3	12.7	13.5	14.2				
45 – 54	8.5	7.9	7.3	9.5	11.4				
55 – 64	9.6	9.0	8.3	7.0	5.8				
65 +	13.7	15.0	16.4	15.5	14.8				
		Silo	am						
0 – 4	10.6	6.8	2.9	2.2	1.7				
5 – 13	13.4	11.5	9.6	8.1	6.6				
14 – 17	7.5	6.6	5.7	5.3	5.0				
18 – 20	5.1	5.2	5.4	5.5	5.6				
21 – 24	6.2	5.1	3.9	3.6	3.3				
25 – 34	13.0	13.8	14.6	11.3	8.3				
35 – 44	9.2	11.0	12.9	15.1	17.2				
45 – 54	9.2	11.2	13.2	17.5	21.5				

	Table 18Age Distribution of CitiesAs Percent of Total Population									
	1980	1985	1990	1995	2000					
55 – 64	9.9	12.2	14.6	11.5	8.6					
65 +	15.8	16.4	17.1	19.8	22.2					
		Union	Point							
0 - 4	10.6	9.2	7.5	7.7	8.0					
5 – 13	13.3	14.6	16.1	14.4	12.6					
14 – 17	7.6	7.2	6.7	6.0	5.2					
18 – 20	5.2	4.3	3.2	3.3	3.5					
21 – 24	5.9	4.8	3.4	4.9	6.6					
25 – 34	13.0	13.1	13.2	11.4	9.5					
35 – 44	9.4	10.8	12.4	12.8	13.2					
45 – 54	9.3	9.6	9.9	10.9	12.1					
55 – 64	9.8	8.9	7.8	8.7	9.0					
65 +	15.7	17.6	19.8	19.8	19.8					
		White	Plains							
0 - 4	10.4	9.4	8.7	7.9	7.:					
5 – 13	12.9	14.2	15.0	15.1	15.1					
14 – 17	7.5	6.0	4.9	6.3	7.					
18 – 20	5.5	4.5	3.8	3.6	3.					
21 – 24	6.0	5.5	5.2	8.1	10.4					
25 – 34	12.9	14.4	15.4	14.9	14.					
35 – 44	9.5	9.2	9.1	10.9	12.					
45 – 54	9.5	10.1	10.5	10.9	11.					
55 – 64	10.0	12.3	14.0	9.4	5.					
65 +	15.9	14.4	13.3	12.8	12.					
		Wood	dville							
0 - 4	11.2	11.1	11.0	8.0	5.					
5 – 13	13.9	14.2	14.5	18.2	21.9					
14 – 17	7.9	6.3	4.8	5.7	6.0					
18 – 20	5.2	5.4	5.6	5.2	4.8					
21 – 24	6.3	6.2	6.1	3.9	1.5					
25 – 34	13.9	15.4	16.8	15.5	14.:					
35 – 44	10.1	10.7	11.2	10.8	10.4					
45 – 54	8.4	10.0	11.5	11.2	10.9					
55 – 64	9.5	9.2	8.9	9.7	10.4					
65 +	13.6	11.5	9.4	11.6	13.					
	U.S. Cer ns by NEG			DataViews	, 2004					

#### Greene County Comprehensive Plan

Table 19 presents projected county age distributions calculated for the Department of Community Affairs by Woods & Poole. The key change by the year 2024 is a substantial increase in the percentage of persons over sixty-five and corresponding decrease in persons of middle ages forty-five to sixty-four. The Northeast Georgia Regional Development Center projected the median age of the county and cities through 2024, using linear regression based on historical trends. The results are shown in Table 20. Care must be taken in interpreting both of these sets of data in the cases of small populations, especially in the towns of Siloam, Union Point, White Plains, and Woodville.

Projecte	Table 19       Projected Age Distribution of the Population,							
Greene County, 2010 - 2024								
	2000	2010	2020	2024				
0-4	961	979	1,126	1,166				
5-14	1,993	1,982	2,181	2,316				
15-24	1,917	2,003	2,005	2,038				
25-34	1,589	2,112	2,141	2,150				
35-44	1,908	1,720	2,316	2,428				
45-54	2,035	2,039	1,871	2,044				
55-64	1,938	2,004	2,046	1,949				
65 +	2,075	2,823	3,344	3,526				
	Percent	of the Po	pulation					
0-4	6.7	6.3	6.6	6.6				
5-14	13.8	12.7	12.8	13.1				
15-24	13.3	12.8	11.8	11.6				
25-34	11.0	13.5	12.6	12.2				
35-44	13.2	11.0	13.6	13.8				
45-54	14.1	13.0	11.0	11.6				
55-64	13.4	12.8	12.0	11.1				
65 +	14.4	18.0	19.6	20.0				
	oods & Poo are shown	-		2004.				

Trends	Table 20Trends and Projections of Median Age, Greene County and Cities,1970 - 2024								
Year	Greene County	Greensboro	Siloam	Union Point	White Plains	Woodville			
1970	28.5	30.6	32.2	34.0	38.2	25.8			
1980	29.3	31.2	29.5	32.2	47.5	19.2			
1990	32.5	30.2	32.1	35.5	33.0	29.8			
2000	33.4	32.0	38.0	37.0	35.0	36.0			
2005	34.4	31.6	37.0	37.1	33.6	35.9			
2010	35.4	31.8	38.0	37.8	32.4	38.0			
2015	35.8	32.0	39.0	38.4	31.2	40.1			

Trends	Table 20Trends and Projections of Median Age, Greene County and Cities,1970 - 2024								
Year	Greene County	Greensboro	Siloam	Union Point	White Plains	Woodville			
2020	36.2	32.1	40.0	39.0	30.0	42.1			
2024	36.4	32.2	40.8	39.5	29.0	43.8			

## **Racial Distribution**

Table 21 shows the racial distribution of the population in Greene County and its cities from 1980 through 2000. About half the county's residents are white and half black. The percentage of white persons has increased since 1980. The historical trends among the cities has been mixed, with the percentage of white persons increasing in White Plains and remaining virtually the same in Woodville, while decreasing in Greensboro, Siloam, and Union Point. The number and percentage of "other" races has increased, but it must be noted that in the 2000 Census, for the first time, persons were able to identify their race as "two or more" races; these have been included in the "other" category in Table 21.

Table 22 shows the historical trends in the Hispanic population from 1970 through 2000. There has been a sharp increase in the number and percent of Hispanic persons from 1990 to 2000 in the county. The changes have been less pronounced in the cities.

					Raci	Greene	Table 2 bution of County a 1980 - 20	the Popu and Citie							
		1980			1985			1990			1995		2000		
	White	Black	Other	White	Black	Other	White	Black	Other	White	Black	Other	White	Black	Other *
Greene County	5,386	6,018	22	5,656	5,970	18	5,926	5,921	13	6,671	6,145	58	7,481	6,403	102
Greensboro	1,420	1,434	19	1,362	1,493	13	1,303	1,551	6	1,193	1,780	86	1,083	2,008	166
Siloam	185	253	0	144	240	1	102	226	1	93	234	4	84	242	7
Union Point	1,044	711	4	1,020	734	3	995	757	1	927	766	24	859	774	47
White Plains	115	115	0	140	119	0	164	122	0	161	124	0	158	125	0
Woodville	149	313	0	140	299	1	130	284	1	124	281	3	118	278	5
		1980			1985			1990		1995		2000			
	White	Black	Other	White	Black	Other	White	Black	Other	White	Black	Other	White	Black	Other *
Greene County	47.1	52.7	0.2	48.6	51.3	0.2	50.0	49.9	0.1	50.8	46.8	0.4	51.9	44.4	0.7
Greensboro	49.4	49.9	0.7	47.5	52.1	0.4	45.6	54.2	0.2	39.0	58.2	2.8	33.3	61.7	5.1
Siloam	42.2	57.8	0.0	37.4	62.5	0.1	31.0	68.7	0.3	28.1	70.7	1.2	25.2	72.7	2.1
Union Point	59.4	40.4	0.2	58.1	41.8	0.1	56.8	43.2	0.1	54.0	44.6	1.4	51.1	46.1	2.8
White Plains	50.0	50.0	0.0	54.1	45.9	0.0	57.3	42.7	0.0	56.6	43.4	0.0	55.8	44.2	0.0
Woodville	32.3	67.7	0.0	31.8	68.1	0.1	31.3	68.4	0.2	30.4	68.9	0.7	29.4	69.3	1.2
Source: U.S. Ce races" in the 200								ne categor	y "other"	includes	persons	classifyir	g themsel	ves as "two	o or more

Table 22Hispanic Population ofGreene County and Cities1970 - 2000								
	1970	1980	1990	2000				
Greene County	10	75	97	420				
Greensboro	NA	34	13	173				
Siloam	NA	NA	2	8				
Union Point	NA	21	3	35				
White Plains	NA	NA	0	9				
Woodville	NA	NA	20	6				
	Per	cent						
Greene County	0.1	0.7	0.8	2.9				
Greensboro	NA	1.1	0.5	5.3				
Siloam	NA	NA	0.6	2.6				
Union Point	NA	1.2	0.2	2.1				
White Plains	NA	NA	0.0	2.6				
Woodville	NA	NA	4.8	1.5				
Source: 2000 C	ensus o	f the Po	pulation.					

Historic trends illustrate a relatively significant increase in White and Hispanic populations. The increasing White population can be largely explained by the increase in development adjacent to Lake Oconee. The demographics of the area are largely affluent, white, elderly couples. This trend is expected to continue as development within proximity to the lake remains in high demand.

The minority population is increasing within each of the municipalities, which is a function of a number of variables. Within the cities of Greensboro and Union Point this is a reflection of the fact that all of the subsidized housing is found within each of these municipalities. This creates an increase in low-to-moderate income minority households. Within the smaller municipalities the increase may simply be the result of declining populations. Small shifts in population may illustrate larger percentage changes.

The visible historic trends are expected to continue. Overall, the county should expect to see an increasing percentage of white population as high-end housing continues to develop. In turn, the percentage share of minority populations within the municipalities is expected to remain relatively constant within the smaller municipalities and to increase within Greensboro and Union Point. The majority of multi-family rental housing is within the two larger communities and should continue to attract the majority of the county's low-to-moderate income minority households.

## **Educational Attainment**

Table 23 shows the highest educational attainment for persons twenty-five years of age and over for Greene County and its cities in comparison with state, regional, and national averages. All of the jurisdictions in Greene County show lower attainment levels than the region, the state, or the nation. Within Greene County, the county as a whole shows the highest educational attainment levels overall, while Siloam has the lowest.

Some of the differences among communities can be explained by demographics. For example, Siloam has a very high rate of persons with less than a 9<sup>th</sup>-grade education. Most people with less than a ninth grade education are a legacy of an earlier time when school attendance was not required above age 14 in Georgia, and many people left school earlier than they have

in the past few decades. Therefore, high percentages of persons with less than a 9<sup>th</sup> grade education are usually associated with small populations with high numbers of elderly (who are of the generations when later school attendance was not required) and low net in-migration (so that the legacy population has not been diluted by better-educated in-migrants). Siloam has the highest percentage of persons over sixty-five in Greene County, and has had a negative growth rate over the past two decades.

Table 24 compares the Greene County public school system with the region and the state in three key measures of student performance. The county lags behind the region and the state in all three measures. According to the 2000 Census, there were 3,055 students enrolled in Kindergarten through 12<sup>th</sup> grade living in Greene County. Of these, 403 (13%) were enrolled in private schools. That is comparable to the state average of 12%. School enrollment figures report 2,264 students in the Greene County School System in the school year 1999-2000 (Georgia County Guide, 2001). Approximately 388 (10%) of people enrolled in school according to the Census are not accounted for. This compares with 10% for the state. Greene County schools experience a slightly higher loss of students to other education alternatives than the state as a whole; the discrepancy may be explained by students attending public schools in other counties such as Morgan and Oglethorpe.

Table 23Highest Educational Attainment of Persons 25 Yrs and OverGreene County, Cities, and Selected Areas								
1980 - 2000 Elem 0-8 HS 1-3 HS Grad Coll 1-3 Coll Grad+								
		198						
Nation	18	14	37	15	17			
State	24	20	28	13	15			
Region	29	23	24	9	15			
Greene County	39	27	22	7	6			
Greensboro	NA	NA	NA	NA	NA			
Siloam	NA	NA	NA	NA	NA			
Union Point	NA	NA	NA	NA	NA			
White Plains	NA	NA	NA	NA	NA			
Woodville	NA	NA	NA	NA	NA			
		199	90					
Nation	10	14	30	25	20			
State	12	17	30	22	19			
Region	15	21	30	16	17			
Greene County	23	26	30	12	9			
Greensboro	21	23	32	12	12			
Siloam	28	32	24	6	10			
Union Point	26	30	30	8	8			
White Plains	25	31	29	8	7			
Woodville	18	31	34	7	10			

Table 23 (continued) Highest Educational Attainment of Persons 25 Yrs and Over Greene County, Cities, and Selected Areas 1980 - 2000								
	Elem 0-8	HS 1-3	HS Grad	Coll 1-3	Coll Grad+			
		200	0					
Nation	8	12	29	21	31			
State	8	14	29	20	30			
Region	8	17	33	18	24			
Greene County	10	20	33	16	21			
Greensboro	10	26	35	13	16			
Siloam	29	17	42	10	2			
Union Point	12	28	36	14	10			
White Plains	8	25	34	16	17			
Woodville	12	28	37	12	10			
Source: 2000 0	Census of the	e Populatio	n.					

Table 24 Measures of Academic Attainment Greene County and Other Areas 2001									
Class% of Graduating Class% Passing All FourCompletion RateAttending Post-secondaryDropout RatesGraduation Tests1997 - 2001 (%)Schools, 2001Grades 9 - 12on First Attempt									
Region Average	69.3	41.5	6.9	61.7					
State	71.1	44.9	6.4	65.0					
Greene County	Greene County 64.3 28.4 7.4 41.0								
Source: Georgia	County Guide, 2002	2.							

#### Income

Tables 25 and 26 summarize income data for Greene County and its cities. Greene County has a few very high-income households (Five percent exceed \$200,000 per year). This is consistent with very high-end development around the resort communities on Lake Oconee. It also affects the per capita income of the county, which exceeds that of the state and the average for counties in the region. However, when the median household income is compared with the state and region, Greene County is well behind. An examination of the distribution of household incomes in Table 26 shows the county with an unusually high percentage of very high-income households. Unfortunately, the county also exceeds the state percentage in the very low income groups.

The developments around Lake Oconee were populated rapidly during the 1990's. During this time, the per capita income of Greene County grew 149% while the region average grew just 69%, the state 55%, and the South Region Urban Consumer Price Index rose 37%. Median household income, however, grew only slightly faster 210% than the region one-198% and the state one-hundred eighty-two percent 182%.

#### Greene County Comprehensive Plan

Comparison of city data shows that Greensboro and Siloam have a very high percentage of very low income households (Table 26). White Plains leads among cities in the percentage of middle-income households. Other cities have a distribution of incomes that reflects the county's. Income data are especially sensitive to small sampling size, so comparisons among cities, especially the smaller ones, should be made with care.

Table 25Historical Trends in Measures of IncomeGreene County, Cities, and Selected Areas1969 - 1999									
		Per Ca	pita Inc	ome					
Area	1969	1974	1979	1984	1989	1994	1999		
Greene County	1,735	3,022	4,308	6,849	9,390	16,390	23,389		
Greensboro	2,340	3,710	5,079	7,177	9,275	11,885	14,494		
Siloam	NA	NA	3,698	5,725	7,752	11,111	14,469		
Union Point	NA	NA	4,676	6,406	8,136	11,426	14,715		
White Plains	NA	NA	4,168	5,731	7,293	9,811	12,328		
Woodville	NA	NA	3,011	5,607	8,203	11,377	14,550		
Region (avg.)	2,096	3,758	5,420	8,277	11,133	14,996	18,859		
Georgia	2,649	4,526	6,402	10,017	13,631	17,393	21,154		
		Mediar	n HH Ind	come					
Area	1969	1974	1979	1984	1989	1994	1999		
Greene County	5,973	7,183	8,393	9,603	10,813	22,146	33,479		
Greensboro	7,263	8,341	9,419	10,497	11,575	17,913	24,250		
Siloam	NA	NA	NA	NA	9,018	16,072	23,125		
Union Point	NA	NA	NA	NA	10,288	18,336	26,384		
White Plains	NA	NA	NA	NA	6,161	20,034	33,906		
Woodville	NA	NA	NA	NA	10,833	21,250	31,667		
Region (avg.)	6,857	8,458	10,058	11,659	13,260	26,405	39,550		
Georgia	8,167	9,884	11,600	13,317	15,033	28,733	42,433		
Percent of State									
Р	er Capita	Income	as Perc	ent of th	e State'	s			
Area	1969	1974	1979	1984	1989	1994	1999		
Greene County	65	67	67	68	69	94	111		
Greensboro	88	82	79	72	68	68	69		
Siloam	NA	NA	58	57	57	64	68		
Union Point	NA	NA	73	64	60	66	70		
White Plains	NA	NA	65	57	54	56	58		
Woodville	NA	NA	47	56	60	65	69		
Georgia	79	83	85	83	82	86	89		
M	ledian HH	Income	as Perc	ent of th	ne State	S			
Area	1969	1974	1979	1984	1989	1994	1999		

Table 25Historical Trends in Measures of IncomeGreene County, Cities, and Selected Areas1969 - 1999												
Greene County	73	73	72	72	72	77	79					
Greensboro	89	84	81	79	77	62	57					
Siloam	NA	NA	NA	NA	60	56	54					
Union Point	NA	NA	NA	NA	68	64	62					
White Plains	NA	NA	NA	NA	41	70	80					
Woodville	NA	NA	NA	NA	72	74	75					
Region	84	86	87	88	88	92	93					
Georgia	100	100	100	100	100	100	100					
Source: U.S. Census 1970 - 2000; Interpolations by NEGRDC.												

Table 26Distributions of Households by IncomeGreene County, Cities, and Selected Regions1999												
	Greene			Union	White							
	County	Greensboro	Siloam	Point	Plains	Woodville	Region	State				
Less than 10,000	886	309	37	118	17	29	19,682	304,816				
10,000 to 14,999	455	78	4	67	4	1	10,861	176,059				
15,000 to 24,999	789	209	38	133	26	20	21,254	369,279				
25,000 to 34,999	703	176	13	101	19	28	20,809	378,689				
35,000 to 49,999	787	155	14	114	30	23	28,036	502,961				
50,000 to 74,999	842	127	14	80	23	8	32,246	593,203				
75,000 to 99,999	300	65	6	29	5	6	14,264	311,651				
100,000 to 149,999	360	14	2	19	1	12	9,503	234,093				
150,000 to 199,999	82	10	6	3	0	2	2,243	66,084				
200,000 or more	288	25	0	3	0	1	2,520	70,843				
Distribution as Percent of Total												
Less than 10,000	16	26	28	18	14	22	12	10				
10,000 to 14,999	8	7	3	10	3	1	7	6				
15,000 to 24,999	14	18	28	20	21	15	13	12				
25,000 to 34,999	13	15	10	15	15	22	13	13				
35,000 to 49,999	14	13	10	17	24	18	17	17				
50,000 to 74,999	15	11	10	12	18	6	20	20				
75,000 to 99,999	5	6	4	4	4	5	9	10				
100,000 to 149,999	7	1	1	3	1	9	6	8				
150,000 to 199,999	1	1	4	0	0	2	1	2				
200,000 or more	5	2	0	0	0	1	2	2				
Source: U.S. Census, 1970 - 2000; Interpolations by NEGRDC.												

# Chapter 2: Economic Development

## Introduction

Economic development, defined by the International Economic Development Council, is:

"The process of creating wealth through the mobilization of human, capital, physical and natural resources to generate marketable goods and services. The economic developer's role is to influence the process for the benefit of the community through expanding job opportunities and the tax base."

Or simply put, it is the process of creating and maintaining a stable local economy. A key element of economic development, not mentioned within the definition, is the long-term requirement of maintaining the stability of the economy. It is not an overnight, nor a static process. The local economy must be diverse and capable of adapting to changes in regional, national and international markets.

## Purpose

This element provides local government with an inventory and assessment of Greene County's economic base, labor force characteristics, local economic development resources, and a framework to promote change within the local economy. The inventory identifies trends and characteristics of the local labor force, the economic base of the community, and local economic development programs, tools and resources. The assessment determines the adequacy of the local economy and identifies areas of strength and weakness for the local government to address in implementing its strategy.

There is little economic data available at the municipal level; therefore this element examines the local economy from a county perspective. Municipal data, wherever available, are included and analyzed as contributing factors to the local economy.

Many forces affecting Greene County's economy are beyond the control of the local government. However, there are factors that the local government can affect and manage to direct the county towards its economic goals. This document represents the first full revision to the original Comprehensive Plan adopted in 1994. This element examines the evolution of the local economy over the past decade and addresses the county's strategy to develop a sustainable economic environment that complements the adopted statewide goals and objectives guiding economic development throughout the State of Georgia.

# • Statewide Economic Development Goal: To achieve a growing and balanced economy, consistent with the prudent management of the state's resources, that equitably benefits all segments of the population.

In accordance with the overall goal the state has developed a set of Quality Community Objectives to help direct local governments formulate a set of local goals, policies and objectives. The statewide objectives are as follows:

- **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.
- **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 to support new growth, appropriate workforce training, ordinances to direct growth as desired, or capable leadership.
- Appropriate Business Objective. The businesses and industries encouraged to expand or develop 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.

- 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 pursue entrepreneurship.
- **Employment Options Objective**. A range of job types should be provided in each community to meet the diverse needs of the local workforce.

## Organization

The outline of this element follows the minimum planning standards set forth by the Georgia Department of Community Affairs. The first section examines the economic base of the county and discusses employment and earnings by sector, average weekly wages, derivation of personal income, and major and unique economic activities that have occurred in the county since the previous plan update. Data is derived from census records, State Department of Labor, Greene County Chamber of Commerce, and Woods and Poole Economics, Inc. forecasts.

The second section inventories the local labor force identifying occupational statistics, employment status, unemployment rates, and commuting patterns. Data sources include census records and State Department of Labor reports.

The third section inventories all local economic development resources including agencies, programs and tools that help facilitate economic development throughout the county. This information has been obtained from the Northeast Georgia Regional Development Center (NEGRDC) and the Greene County Chamber of Commerce.

The final section assesses the local economy based on analysis of the economic base, labor force, economic development programs, and local economic development issues that may affect the implementation of the county's economic development strategies. The analysis captures the county's strengths and weaknesses and presents a strategy for achieving and maintaining economic stability through the identification of goals and the policy measures needed to achieve them.

## Economic Base

A community's economic base refers to two main economic sectors of a community and their ability to serve nonlocal (referred to as the basic sector) and local (referred to as the non-basic sector) markets. The sectors are linked in two ways. First, the basic sector purchases goods and services directly from the non-basic sector. Second, basic sector employees purchase goods and services from the non-basic sector.

Conventional economic base theory discusses the notion of a multiplier effect. It theorizes that an increase in basic industry income generates an increase in total income for the community because of the extensive linkages between the basic and non-basic sectors. Using this theory, the industries most crucial to economic growth and stability are those that produce goods and services sold outside the community.

This section inventories both the basic and non-basic sectors of the Greene County economy. The inventory includes information on employment and earnings, wages, personal income, and major and unique economic activities. Further analysis is provided in the assessment section.

**\*NOTE:** Within this section employment refers to the number of people employed by local businesses and industries. It includes people living in surrounding areas commuting to Greene County to work, and does not include Greene County residents commuting elsewhere to work, unless stated otherwise.

### **Employment and Earnings**

#### Sector Employment

Much of the following analysis refers to the term "sector." The federal government classifies local industries and businesses into eleven major industrial sectors as follows:

- Farming
- Agricultural Services
- Mining
- Construction
- Manufacturing
- Transportation, Communication, Public Utilities (TCU)
- Wholesale Trade
- Retail Trade
- Finance, Insurance, Real Estate (FIRE)
- Services
- Government

Each sector is a compilation of the full range of economic activities relating to that sector, as defined by the North American Industrial Classification System (NAICS formerly the Standard Industrial Classification System, or SIC). Refer to Table and Figure 1 for numerical data on Greene County's employment totals for each of the following sectors, and to Table and Figure 2 for state employment totals.

#### Farming

The farming sector can be defined as: "all establishments such as farms, orchards, greenhouses, and nurseries primarily engaged in the production of crops, plants, vines, trees (excluding forestry operations), and specialties such as sod, bulbs, and flower seed. It also includes all establishments such as ranches, dairies, feedlots, egg production facilities, and poultry hatcheries primarily engaged in the keeping, grazing or feeding of cattle, hogs, sheep, goats, poultry of all kinds, and special animals such as horses, bees, pets and fish in captivity." Woods and Poole Economics, Inc.

According to the 2002 Georgia County Guide the total farm gate value for Greene County was approximately \$52.5 million, ranking 56 out of 159 counties. The total number of farms has decreased from 341 reported in the 1969 Agricultural Census to 198 reported in the 1997 Census. The major production commodities are Livestock/Aquaculture (35.8%), Poultry/Eggs (31.1%), and Forestry and Products (18.1%). The average farm size in, both Greene County, as well as statewide is 265 acres. The decreasing percentage share of employment is expected to continue throughout the planning horizon, reaching 3.3% in 2025.

#### Agricultural Services

The agricultural services sector can be defined as: "establishments primarily engaged in performing soil preparation, crop services, veterinary services, farm labor and management, and horticultural services. Forestry includes establishments engaged in the operation of timber tracts, tree farms, forest nurseries, and related activities such as reforestation. Fisheries include commercial fishing (including shellfish) and commercial hunting and trapping." Woods and Poole Economics, Inc.

Despite the decline in agriculture there has been an increase in agricultural services employment. This sector currently employs 203 people, and has increased from a total of 94 people in 1990. Much of this growth is a result of secondary employment generated from the timber industry. The modest increase in total employment has led to an increase in percentage share of total employment from 1.62% to 2.75%. The moderate growth is expected to continue, reaching 3.36% by the year 2025.

#### Mining

The mining sector is defined as: "establishments primarily engaged in the extraction, exploration, and development of coal, oil, natural gas, metallic minerals (such as iron and copper), and nonmetallic minerals (such as stone and sand). Mining does not include refining, crushing, or otherwise preparing mining products; this activity is classified as manufacturing." Woods and Poole Economics, Inc.

Mining represents an insignificant percentage of the local economy, only 0.07% of total employment. This sector is expected to remain relatively constant throughout the planning horizon.

#### Construction

The construction sector is defined as: "establishments engaged in building new structures and roads, alterations, additions, reconstruction, installation, and repairs. It includes general contractors engaged in building residential and non-residential structures; contractors engaged in heavy construction, such as bridges, roads, tunnels, and pipelines; and special trade construction, such as plumbing, electrical work, masonry, and carpentry. Employment is counted at the fixed place of business where establishment-type records are maintained and not at the job site. Establishments engaged in managing construction projects are classified under services. Establishments engaged in selling and installations of construction material are generally classified under trade, except for materials such as installed elevators and sprinkler system. The installation of pre-fabricated building materials is included in construction." Woods and Poole Economics, Inc.

Construction employment has remained relatively constant, increasing slightly since 1990. Construction activity is generally cyclical and dependent on a variety of external variables such as, interest rates and housing demand, making future employment unpredictable. The county has undergone rapid development change in the Lake Oconee area over the past decade, which is expected to continue throughout the planning horizon. Currently the construction sector employs 367 people, compared with 260 in 1990, and is expected to exceed 400 in 2025.

#### Manufacturing

The manufacturing sector can be defined as: "establishments engaged in the mechanical or chemical transformation of materials or substances into new products. Included in manufacturing are establishments engaged in assembling component parts in or associated with structures, and those engaged in blending materials such as lubricating oils or liquor. Broadly defined, manufacturing industries include: food processing; tobacco products; textile mill products; apparel; wood products; furniture; paper; printing and publishing; chemicals; petroleum refining; rubber and plastics; leather, aluminum; machinery, including computers, office equipment, and engines; electronics and electrical equipment; transportation equipment; instruments; and miscellaneous industries, such as jewelry, musical instruments, and toys." Woods and Poole Economics, Inc.

The manufacturing sector remains the largest employer in Greene County despite the nationwide shift away from the traditional manufacturing industries. The 1990 employment figures reported that 1,903 employees were engaged in manufacturing activity and the 2000 numbers report 1,930. Despite the nominal increase in actual employment manufacturing employment has declined in the county, and the current percentage share of employment is different than reported because of the 2001 closure of the Chipman-Union plant. The employment figures are expected to increase as the county's economy continues to diversify and development occurs along the Interstate 20 corridor.

#### Transportation, Communication, Public Utilities

The transportation, communication, public utilities sector can be defined as: *"establishments providing, to the general public or to other business enterprises, passenger and freight transportation, communications services, or electricity, gas, steam, water, or sanitary services, and all establishments of the Postal Service." Woods and Poole Economics, Inc.*
This sector currently employs 230 persons and represents a small percentage of the total employment. As private utility companies continue to expand to serve the increasing population this sector should continue to increase and is expected to employ 329 in 2025.

### Wholesale Trade

The wholesale trade sector can be defined as: "establishments primarily engaged in selling merchandise to retailers, industry, other wholesalers or brokers. The merchandise sold by wholesalers includes all goods used by institutions such as schools and hospitals, as well as virtually all goods sold at the retail level. The three main types of wholesalers are merchant wholesalers; sales branches of manufacturing, mining, or farm companies; and agents, merchandise or commodity brokers, and commission merchants." Woods and Poole Economics, Inc.

Wholesale trade employment figures report 183 employees in 2000, up from 123 reported in 1990. Wholesale Trade does not currently represent a large percentage of total employment, however development along the Interstate corridor may stimulate employment in this sector.

#### Retail Trade

The retail trade sector can be defined as: "establishments engaged in selling merchandise for personal or household consumption and rendering services incidental to the sale of goods. Buying goods for resale to the consumer is a characteristic of retail trade establishments that distinguishes them from agricultural and extractive industries. Retail establishments include hardware stores, garden supply stores, and mobile home dealers; department stores; food stores, including supermarkets, convenience stores, butchers, bakeries, and fruit stands; automobile dealers; gasoline service stations; apparel and accessory stores; furniture and home furnishing stores, including electronics and home appliances; eating and drinking places." Woods and Poole Economics, Inc.

The level of retail employment has remained relatively consistent over the past twenty years. Generally, retail employment levels correlate with population. Greene County's population has recently increased at a rapid rate, in correlation with growth in the retail employment sector. In 2000, retail trade represented the fifth largest sector in the county, employing 752 persons. This trend is expected to continue, mirroring the forecasted population projections, reaching nearly 800 employees in 2025. This projection is subject to change based on the continued development of the Lake Oconee area. Currently the retail sector draws employees not only from Greene County, but also from the surrounding area because of gaps in the rental housing market. The county can expect to capture a larger percentage of future retail employees as affordable housing options increase (see the Housing chapter for further discussion).

#### Finance, Insurance, Real Estate (FIRE)

The FIRE sector can be defined as: "establishments, depository institutions, such as commercial banks, savings and loans, and foreign banks: credit institutions; holding companies not engaged in operation; investment companies; brokers and dealers in securities and commodity contracts; security and commodity exchanges; carriers of all types of insurance; insurance agents and insurance brokers; real estate operators including operators of nonresidential facilities, apartments, other residential properties, mobile home parks and railroad properties; real estate agents and managers; title offices; and developers not engaged in construction." Woods and Poole Economics, Inc.

The FIRE sector has experienced the greatest increase in both total employment (increasing from 446 to 1,042 and the percentage share (increasing from 7.69% to 14.13%). This trend is expected to continue and employment forecasts for 2025 estimate the FIRE sector employing 1,830 people.

#### Services

The service sector can be defined as: "establishments primarily engaged in providing services for individuals, businesses, governments, and other organizations. Service industries include: hotel and other lodging places; personal services; business services; automobile repair and automobile services; entertainment services; health services; legal services; education services; social services provided in privately owned establishments; private

museums and zoos; membership organizations; professional services, and public relations; and private household employment." Woods and Poole Economics, Inc.

As previously mentioned, Greene County's economy has not witnessed as dramatic a shift of manufacturing employment to the services sector as many other areas of the nation. However, the service industry has increasingly represented a larger employment share in the county because of the tourism generated from Lake Oconee. This trend is expected to continue throughout the planning horizon as population increases and the tourism industry continues to develop. In 2000, service sector employment represented the third largest sector with 1,273 and is expected to reach 2,221 by 2025.

#### Government

The government sector can be defined as: *"all government workers regardless of their establishment classification includes executive offices and legislative bodies; courts; public order and safety; correctional institutions; taxation; administration and delivery of human resource programs such as health, education and public assistance services; housing and urban development programs; environmental programs; regulators, including air traffic controllers and public service commissions; and other government agencies." Woods and Poole Economics, Inc.* 

The government sector can be further defined as federal civilian, federal military, and state and local government. In 2000, all levels of government represented 980 employees. An increasing population demands greater public services and government employment is forecasted to reach 1,404, including 1,312 state and local officials by 2025.

Table 1 Greene County Employment by Sector 1990-2025												
Category 1990 1995 2000 2005 2010 2015 2020 2025												
Total	5,801	6,196	7,372	7,996	8,556	9,089	9,599	10,097				
Farm	413	413	407	378	364	353	343	333				
Agricultural Services	94	132	203	237	265	291	316	339				
Mining	4	4	5	5	5	6	6	6				
Construction	260	254	367	381	390	397	403	410				
Manufacturing	1,903	1,773	1,930	2,040	2,108	2,159	2,199	2,230				
TCU	72	105	230	258	282	302	318	329				
Wholesale Trade	123	176	183	187	191	195	198	201				
Retail Trade	717	724	752	753	766	779	788	794				
FIRE	446	572	1,042	1,203	1,358	1,515	1,673	1,830				
Services	885	1,099	1,273	1,482	1,666	1,843	2,025	2,221				
Federal Civilian Government	46	43	37	38	38	38	38	37				
Federal Military Government	52	53	53	54	54	55	55	55				
State and Local Government	786	848	890	980	1,069	1,156	1,237	1,312				

Source: Woods & Poole Economics, Inc.

\*TCU refers to the Transportation, Communication, and Public Utilities sector. FIRE refers to the Finance, Insurance, and Real Estate sector.



Figure 1 Greene County 2000 Employment by Sector (%)

\*Other combines employment figures of the Agricultural Services, Mining, and Wholesale Trade Sectors. \*Government includes Federal Civilian, Federal Military, and State and Local levels of government.

Georgia Employment by Sector 1990-2025 (x 100)											
Category	1990	1995	2000	2005	2010	2015	2020	2025			
Total	36,906	42,293	48,405	52,391	56,257	60,121	63,898	67,512			
Farm	743	688	695	671	647	625	605	587			
Agricultural Services	315	447	571	628	683	737	789	838			
Mining	106	94	95	98	102	106	111	115			
Construction	2,123	2,361	2,835	3,020	3,181	3,329	3,472	3,613			
Manufacturing	5,725	6,034	6,156	6,299	6,429	6,537	6,614	6,659			
TCU	2,163	2,419	2,893	3,162	3,405	3,626	3,815	3,965			
Wholesale Trade	2,282	2,425	2,835	3,100	3,347	3,594	3,835	4,064			
Retail Trade	6,066	7,249	8,147	8,797	9,430	10,047	10,631	11,165			
FIRE	2,449	2,692	3,208	3,457	3,694	3,921	4,131	4,316			
Services	8,766	11,254	13,979	15,706	17,441	19,260	21,129	23,010			
Federal Civilian Government	1,030	983	927	924	925	928	931	936			
Federal Military Government	907	947	948	947	946	945	945	944			
State and Local Government	4,230	4,699	5,116	5,581	6,027	6,464	6,890	7,300			

Table 2
Georgia Employment by Sector 1990-2025 (x 100)

Source: Woods & Poole Economics, Inc.

\*TCU refers to the Transportation, Communication, and Public Utilities sector. \*FIRE refers to the Finance, Insurance, and Real Estate sector.



Figure 2 Georgia 2000 Employment by Sector (%)

\*Other combines employment figures of the Farm, Agricultural Services, and Mining Sectors. \*Government includes Federal Civilian, Federal Military, and State and Local levels of government.

The most striking differences between state and county employment percentages relate to the Retail, Services, FIRE, and manufacturing sectors. The relatively small population and rural character of the majority of the county contributes to the discrepancy between the state and county retail sector employment percentages.

The difference in the service sector, although it represents the second largest employment sector for the county, can be attributed to a more diverse set of services available throughout the state, particularly those typically found within larger urban areas, which are not present in Greene County.

The contrast in manufacturing percentages reflects the county's continued reliance on manufacturing employment. Georgia's economy has diversified at a faster rate than Greene County's and is reflected in a smaller percentage of manufacturing employment.

The high percentage of FIRE employment in Greene County illustrates a unique environment surrounding Lake Oconee. The rapid development of the area, and the type of development, has created a lucrative industry, particularly in the Finance and Real Estate sectors.

#### Sector Earnings

Earnings represent the total of wages, salaries and other earned income paid to employees of businesses and industries in a given geographic area. This section examines trends in sector earnings for both the county and state, and forecasts earnings for each sector through the year 2025. Refer to Table and Figure 3 for county earnings and Table and Figure 4 for state data.

Since 1990 the total earnings reported by local industries and businesses in Greene County has grown by nearly 42%. This figure is nearly double the 27% increase in total employment over the same time period, indicating that on average, Greene County employees are earning higher wages today than they were in 1990 discounting for

inflation. This is a reflection of the higher percentage of Management, Professional, and Related occupations discussed further in the Labor Force section.

The leading sector in earnings percentage for the county is manufacturing \$50.2 million, representing over 31% of the total earnings. This further illustrates the reliance on the manufacturing sector. Manufacturing is expected to continue providing the majority of county earnings; however, the percentage share should decrease over time as the services and FIRE sectors continue to expand within the county.

As in the comparison of employment percentages, similar differences are evident between state and county earnings. The higher percentage of earnings reflected in the manufacturing sector for the county illustrates the dependence on manufacturing employment. The large discrepancy between the services percentage reflects an overall lack of higher paying, professional services employment in the county as compared to the state.

Greene County Earnings by Sector 1990-2025 (x 1,000)									
Category	1990	1995	2000	2005	2010	2015	2020	2025	
Total	112,701	122,242	159,916	182,977	205,741	229,058	253,105	277,958	
Farm	7,023	5,555	6,222	6,390	6,775	7,214	7,672	8,144	
Agricultural Services	974	1,697	3,200	3,958	4,677	5,406	6,162	6,948	
Mining	558	418	667	703	732	761	792	824	
Construction	7,130	6,434	11,199	11,945	12,545	13,070	13,577	14,115	
Manufacturing	41,734	41,686	50,246	56,393	61,669	66,670	71,491	76,147	
TCU	1,925	2,947	5,492	6,497	7,435	8,324	9,133	9,835	
Wholesale Trade	1,915	3,586	3,416	3,582	3,745	3,901	4,051	4,196	
Retail Trade	11,233	9,922	11,231	11,507	11,958	12,410	12,826	13,199	
FIRE	7,912	10,851	21,235	26,497	32,102	38,221	44,801	51,763	
Services	12,085	16,199	20,695	25,786	30,876	36,264	42,190	48,863	
Federal Civilian Government	1,594	1,953	1,924	2,062	2,166	2,244	2,302	2,346	
Federal Military Government	576	597	685	727	769	810	851	890	
State and Local Government	18,042	20,397	23,704	26,930	30,292	33,763	37,257	40,688	

Table 3 Greene County Earnings by Sector 1990-2025 (x 1.000)

Source: Woods & Poole Economics, Inc.

\*TCU refers to the Transportation, Communication, and Public Utilities sector.

\*FIRE refers to the Finance, Insurance, and Real Estate sector.



Figure 3 Greene County 2000 Earnings by Sector (%)

\*Other combines employment figures of the Agricultural Services, Mining, and Wholesale Trade Sectors.

Georgia Earnings by Sector 1990-2025 (x 100,000)										
Category	1990	1995	2000	2005	2010	2015	2020	2025		
Total	102,642	123,514	157,037	178,093	199,848	222,606	245,945	269,434		
Farm	1,391	1,734	1,521	1,641	1,763	1,891	2,027	2,173		
Agricultural Services	475	660	914	1,056	1,205	1,361	1,521	1,681		
Mining	374	360	411	426	445	467	491	515		
Construction	5,975	6,661	8,829	9,693	10,490	11,253	11,997	12,728		
Manufacturing	17,974	20,801	23,821	25,923	28,002	29,978	31,782	33,368		
TCU	8,981	11,644	15,095	17,259	19,388	21,490	23,473	25,358		
Wholesale Trade	9,091	10,085	13,433	15,109	16,737	18,399	20,049	21,651		
Retail Trade	9,414	11,217	13,631	15,087	16,557	18,031	19,472	20,843		
FIRE	6,601	8,476	13,360	14,277	16,258	18,271	20,247	22,117		
Services	22,532	30,045	42,216	50,430	59,371	69,323	80,183	91,809		
Federal Civilian Government	4,781	5,147	5,322	5,498	5,670	5,915	6,139	6,372		
Federal Military Government	2,765	3,080	3,305	3,452	3,602	3,755	3,912	4,071		
State and Local Government	12,287	13,603	16,179	18,243	20,332	22,473	34,651	26,846		

Table 4
Georgia Earnings by Sector 1990-2025 (x 100,000)

Source: Woods & Poole Economics, Inc.

\*TCU refers to the Transportation, Communication, and Public Utilities sector. \*FIRE refers to the Finance, Insurance, and Real Estate sector.



\*Other combines employment figures of the Farm, Agricultural Services, and Mining Sectors. \*Government includes Federal Civilian, Federal Military, and State and Local levels of government.

### Average Weekly Wages

Another variable to consider when analyzing the local economy is the average weekly wage paid by industrial sector. Since 1990 the average weekly wage for all industries in Greene County increased by approximately 46% to \$437.00. During the same time frame the state average weekly wage increased by 55% to \$658.00. See Table 5 for a detailed state and county comparison.

The overall percentage increases in the county wages was below the state increase and on average county industries are paying well below state average wages. The only sectors comparable in actual wages were retail trade and state government. The largest discrepancies in actual wages are in the TCU and FIRE sectors. The majority of higher-paying employment opportunities found in these two sectors is generally located in major metropolitan areas.

Of note is that the retail employment sector represents the lowest average weekly wage paid to employees. Retail jobs generally pay lower wages with many starting at minimum wage. An over-dependence on retail employment can create problems for the community if adequate, affordable housing is not available.

	C	County	/	State			
Category	1990 1995 2000 1		1990	1995	2000		
All Industries	300	353	437	424	509	658	
Agricultural Services	288	304	355	276	322	403	
Mining	NA	NA	NA	589	734	879	
Construction	354	408	567	434	508	655	
Manufacturing	316	386	461	450	555	721	
TCU	NA	NA	414	603	737	949	
Wholesale Trade	241	364	NA	603	729	988	
Retail Trade	230	208	279	236	275	350	
FIRE	321	351	532	544	693	967	
Services	237	330	397	414	501	657	
Federal Government	NA	NA	NA	543	666	847	
State Government	405	470	509	451	493	588	
Local Government	250	288	402	387	440	549	

Table 5 State and County Comparison Of Average Weekly Wages by Sector

Source: U.S. Bureau of Labor Statistics

#### Sources of Personal Income

Sources of personal income are indicators of how a community obtains its wealth. Table and Figure 6 illustrate actual and percentage income figures respectively. Table and Figure 7 chart the same information for the state.

There are five categories used to analyze the sources of personal income. These categories are defined as follows:

- 1. Wage and Salary: Total income earned as compensation for working or rendering services;
- 2. Other Labor Income: Total employer contributions to private pension or worker's compensation funds:
- 3. Proprietor's Income: Measures total profits earned from partnerships and proprietorships;
- 4. Dividends, Investment, Rent and Interest Income (DIRI): Total income derived from investments and rental property; and
- **5. Transfer Payments:** Total income from payments by the government under a variety of different programs including, Social Security, Unemployment Insurance, Food Stamps, Veterans Benefits, to name a few.

Associated with these categories is a category termed **Residence Adjustment Income (RAI)** that relates to the total income within the county. It is a measure of the personal income of county residents earned outside of the county. A positive number indicates that the amount of income earned outside the county by residents is greater than the amount of income earned inside the county by non-residents. Simply put, there are more people commuting out of the county to work than there are commuting into the county.

Between 1990 and 2000 Census years Greene County residents experienced a nearly 50% increase in total personal income, which is nearly identical to the 51% increase for the state. Although there are differences between real wages paid in the county and elsewhere in the state, as discussed in the Earnings and Average Weekly Wages sections, the higher percentages of Transfer Payments and DIRI in the county have contributed to the increase in total personal income.

The largest discrepancy between state and county sources of income is within the Wage and Salary category. Large differences also are apparent in the DIRI and Transfer Payments categories. Each of these differences can be better understood through further examination of the population statistics. Based on the higher percentage of population in the fifty-five to sixty-four) and sixty-five plus cohorts in the county versus the state, one could assume that the majority of these population groups are earning income from Transfer Payments or DIRI, as opposed to Wage and Salary. The population information also helps to explain the relatively low RAI figure. With higher percentages of the population earning income from sources other than Wage and Salary, the amount of income earned outside the county has decreased correspondingly.

Greene County Total Personal Income by Type (x 1,000)										
Category	1990	1995	2000	2005	2010	2015	2020	2025		
Total Income	182,202	216,734	272,661	308,516	345,409	384,359	425,737	469,836		
Wage and Salary	83,564	89,786	117,564	135,007	152,236	169,971	188,364	207,483		
Other	11,814	12,672	13,495	15,290	17,013	18,743	20,493	22,266		
Proprietor's	17,323	19,784	28,857	32,680	36,492	40,344	44,248	48,209		
DIRI	35,876	43,952	56,826	62,985	69,532	76,456	83,739	91,353		
Transfer Payments	33,744	49,740	58,594	66,223	74,943	84,883	96,234	109,216		
Less: Social Insurance	6,397	7,473	9,421	11,244	13,184	15,234	17,388	19,632		
RAI	6,278	8,273	6,746	7,575	8,377	9,196	10,047	10,941		

Table 6
Greene County Total Personal Income by Type (x 1 000)

Source: Woods & Poole Economics, Inc.

\*DIRI: Dividends, Investment, Rent, and Interest

\*RAI: Residence Adjusted Income

\*Categories do not add to the total because of the contributions paid to social insurance programs



Figure 6 Greene County Percentage Personal Income by Type

Georgia Total Personal Income by Type (x 100,000)												
Category	1990	1990 1995 2000 2005 2010 2015 2020 20										
Total Income	134,782	163,230	203,905	231,841	261,193	292,236	324,550	357,693				
Wage and Salary	81,356	96,423	124,507	141,630	159,337	177,925	197,065	216,414				
Other	11,702	14,092	15,789	17,663	19,551	21,489	23,433	25,344				
Proprietor's	9,584	12,999	16,741	18,800	20,960	23,193	25,447	27,675				
DIRI	23,367	26,625	32,898	37,038	41,450	46,123	51,043	56,189				
Transfer Payments	14,750	20,607	23,416	26,777	30,675	35,210	40,504	46,704				
RAI	(136,775)	. ,	•		1,964,981	3,317,010	4,704,668	6,028,798				

Table 7 Georgia Total Personal Income by Type (x 100.000

Source: Woods & Poole Economics, Inc.

\*DIRI: Dividends, Investment, Rent, and Interest

\*RAI: Residence Adjusted Income - \*() reflects a negative number illustrating residents outside Georgia are commuting into the state for employment.

\*Categories do not add to the total because of the contributions paid to social insurance programs



Figure 7 Georgia Percentage Personal Income by Type

#### **Major Economic Activities**

The Greene County Development Authority and County Chamber of Commerce work together in the promotion of Greene County to both existing and prospective businesses. Through their combined efforts, the county has increased its industrial and commercial base since the 1994 Comprehensive Plan. The City of Greensboro has also been designated as a Better Hometown community and works with business owners to rent, renovate, and sell buildings as well as work to revitalize and refurbish downtown areas and structures. The City of Union Point has been designated as Greensboro's sister city and work is underway to implement similar downtown development strategies.

An initiative of the Better Hometown was the revitalization of downtown Greensboro. The city received a Transportation Enhancement award to implement streetscape improvements within the downtown core as illustrated in Figures 8 and 9.

Figure 8 Greensboro Streetscape



Figure 9 Greensboro Streetscape



#### **Unique Activities**

The tourism sector is often overlooked in economic development strategies; however, it can serve as a major stimulant to a local economy. The main purpose of promoting a local tourism industry is to generate revenue in the community through increased expenditures on goods and services by people outside of the community.

Greene County is in a unique situation, occupying 235 miles of Lake Oconee's shoreline. The lake (created in 1979 by Georgia Power) is the second largest body of water in Georgia and offers a variety of recreational opportunities. Georgia Power created three 85-acre recreational parks on the lake (one of which is located in Putnam County) providing beaches, camping and picnic facilities, as well as public boat ramps. In addition to providing some of the state's primary fishing and game hunting, Lake Oconee has been ranked as one of the Top 50 golf destinations in the world by Golf Digest.

Development on Lake Oconee also offers a variety of fine dining establishments, and a luxurious Ritz-Carlton resort. The Ritz-Carlton and Reynolds Plantation offers 81 holes of championship caliber golf, five restaurants, a variety of

water activities, as well as a state-of-the-art spa. The residential development along the lake offers not only unique housing opportunities, but also provides recreational housing for tourism purposes.

In addition to the attractions on Lake Oconee, the county is also rich in natural, historical and cultural resources. The Oconee National Forest and Wildlife Management Areas offer opportunities to attract tourists seeking urban escape. The cities of Greensboro and Union Point both offer tours of their respective communities, highlighting the abundance of historic resources each has to offer. Aside from the tours (both walking and driving tours are available) the respective downtowns offer visitors a unique opportunity to experience a semblance of small-town Georgia, as it once existed.

### Labor Force

#### Employment by Occupation

Table 8 depicts the percentage of total employment by occupational classification for the Census years 1990 and 2000 (1990 data is aggregated in select categories to account for the 2000 classification system). The table offers a comparison between Greene County, Georgia, and national figures related to occupational characteristics.

There has been a national trend over the last decade that has seen a shift in employment from the manufacturing sector, and other "blue collar" associated jobs, to the service sector. While Greene County has seen an increase in service occupations this trend has not been as pronounced for the county because of the large presence of manufacturing sector employment. The county is below state and national averages in the *Management, professional and related occupations* and *Service occupations*, but has shown increasing employment trends in these categories since 1990. The *Production, transportation, and material moving occupations* percentage comparison further illustrates the county's reliance on manufacturing employment as it continues to exceed state and national averages.

	Percentage of Total Employment									
		1990			2000					
Occupation	Greene	Georgia	U.S.A.	Greene	Georgia	U.S.A				
Management, professional, and related occupations	15.6	28.3	30.1	25.9	32.7	33.6				
Service occupations	12.8	12.0	13.2	14.9	13.4	14.9				
Sales and office occupations	19.9	28.3	28.1	22.2	26.8	26.7				
Farming, fishing, and forestry occupations	7.3	2.2	2.5	2.8	0.6	0.7				
Construction, extraction, and maintenance occupations	18.7	12.8	10.7	10.6	10.8	9.4				
Production, transportation, and material moving occupations	25.7	16.5	15.4	23.6	15.7	14.6				

Table 8 Employment by Occupation

Source: U.S. Bureau of the Census.

### **Employment Status**

Table 9 identifies the labor force participation rates for Greene County and compares them with state and national averages. The labor force identifies persons sixteen years of age and older who are working or seeking work.

		1990		2000						
	Greene	Georgia	U.S.A.	Greene	Georgia	U.S.A.				
Total in labor force	61.7%	67.9%	65.3%	54.5%	66.1%	63.9%				
Civilian labor force	61.5%	66.4%	64.4%	54.5%	65.0%	63.4%				
Armed forces	0.2%	1.5%	0.9%	0.0%	1.1%	0.5%				
Males in labor force	73.6%	76.6%	74.4%	62.7%	73.1%	70.7%				
Females in labor force	52.2%	59.9%	56.8%	47.1%	59.4%	57.5%				
C.		C D	- 6 11 6							

Table 9	
Labor Force Participation F	Rates

Source: U.S. Bureau of the Census

In 1990 the total labor force consisted of 8,538 residents, sixteen years of age or older. This figure increased by 31.6% to 11,239 in 2000. Overall the county is well below state and national averages in all categories. This can be attributed to the increase in the fifty-five to sixty-four and sixty-five plus cohorts, many of whom have retired to Greene County and are no longer participating in the local labor force.

#### **Unemployment Rates**

According to the Georgia Department of Labor Greene County had a December 2003 unemployment rate of 6.1%. This figure was higher than the Northeast Georgia Region, state and national rates. Figure 10 illustrates the unemployment rates over the past ten years for Greene County, the Northeast Georgia Region, Georgia, and the nation.

Over the past decade unemployment rates have steadily decreased but the county's rate has remained above the region, state, and national averages. Historically economists have considered an unemployment rate under five as meaning that virtually everyone in the area that is actively looking for work is able to find it. The lack of employment opportunity within reasonable proximity to Greene County may contribute to the higher rates because of low-to-moderate income residents' inability to travel to larger metropolitan areas. Greene County does have a relatively self-contained local economy, but the high unemployment rate reflects the need for continued economic diversification to ensure an adequate supply of job opportunities exist to maintain a high level of employment. Spikes in unemployment reflect reliance on single industries and illustrate the effects that plant closures and layoffs have on the local labor force. The increase in 2001 and 2002 illustrate the impact on local unemployment that the Chipman-Union plant closing had on the local labor force. Low unemployment rates minimize the community impacts associated with jobless residents including crime, poverty, stress, substance abuse, and domestic violence.



Figure 10 Unemployment Rates

Source: U.S. Bureau of Labor Statistics

#### **Commuting Patterns**

Examining Greene County's commuting patterns provides insight for economic development planning, land use issues, and traffic patterns. Table 10 illustrates the local commuting statistics of the local labor force.

Commuting Patterns to Work		
Commuting Category	1990	2000
Total number of workers	4,797	5,609
Number of residents commuting to work	4,729	5,362
Number of residents working at home	68	247
Percent working in Greene County	78.6%	68.7%
Percent working outside Greene County	21.4%	31.3%
Mean travel time to work (minutes)	20.7	26.0
% of commuters traveling more than 30 minutes to work	25.6%	30.8%
Number of workers employed in Greene County	4,873	5,583
Total number of residents employed in Greene County	3,772	3,856

Table 10Commuting Patterns to Work

Source: U.S. Bureau of the Census

Examining Greene County's commuting patterns helps illustrate the nature of the local economy. Despite the nominal increase in residents commuting to work from 4,729 to 5,362, the percentage total decreased from 98.6% to 95.6% because of the relatively large increase in residents working at home. The increase in the percentage of Greene County workers working outside the county is further illustrated by examining the increases in mean travel time to work (increasing from 20.7 to 26.0 minutes) and percent of commuters traveling greater than 30 minutes to work (increasing from 25.6% to 30.8%). On average, commuters leaving the county are driving further for employment opportunities.

The majority of the employment migration is into contiguous counties Morgan and Putnam, and into the Athens Metropolitan Area. Of the 5,609 total employed residents of Greene County, Morgan, Clarke, and Putnam

counties attract 7.1%, 4.7%, and 4.1% of workers respectively. These figures increased for Morgan and Putnam counties, up from 4.0% and 2.1% respectively, and decreased slightly for Clarke County, down from 5.4%, between 1990 and 2000 Census years.

Despite the increase in outward commuters, Greene County continues to attract a labor pool from outside of the county. According to Department of Labor statistics (reporting only on employment covered by unemployment insurance and excluding all government agencies) the county employed a total of 1,727 residents from outside Greene County. This has created a nearly balanced commuting pattern resulting in a net loss of 26 commuters working outside of the county. Figures 11 and 12 illustrate the directional distribution of Greene County commuting patterns.



Source: Georgia Department of Labor

The Greene County Chamber of Commerce and Development Authority continue to promote the county as an attractive location to prospective business and industry in an attempt to match the skills of the local labor force decreasing the outward flow of commuters.

Figure 12 illustrates the incoming commuters. There is no definitive data that reports the types of occupations that the commuters occupy. However, comparing County Business Patterns data (dataset that reports on non-governmental businesses located within the county) between 1993 and 2001 reveals a 122% increase (from 533 to 1,185) in service sector jobs available. This figure reveals the probability that a large percentage of workers filling the new service sector jobs are commuting into Greene County. This is further illustrated in the Housing chapter and the discussion on affordable housing.



Source: Georgia Department of Labor

# Local Economic Development Resources

### Economic Development Agencies

The Greene County Development Authority serves an important role in expanding economic development in the county. The Authority works closely with city and county officials to promote Greene County as a viable location to prospective businesses and industries. The Authority also works closely with existing businesses and industries to maintain the health of the local economy.

The Greene County Chamber of Commerce is a nonprofit organization that promotes the entire county to help improve existing businesses and create a better business environment. It serves existing businesses through various volunteer committees, events, and promotions. The mission of the Chamber is to *"improve the quality of life in Greene County by promoting, strengthening, and continuing to develop a diverse business community."* 

The City of Greensboro is designated as a Better Hometown Community. This organization strives to promote downtown Greensboro as a viable location for new business. Downtown Greensboro and Union Point offer the county numerous resources for economic development, including necessary infrastructure and available building space, and present opportunities to increase economic stability throughout the county.

Several agencies provide economic assistance to Greene County. Georgia Power Company's Community Development Department offers Georgia communities development assistance in six program areas: research and information, business retention and expansion, leadership development, downtown revitalization, board governance,

industrial location, and demographic and labor market analysis. A Georgia Power district office is located in Madison.

The Georgia Department of Industry, Trade and Tourism (GDITT) is another resource for industrial recruitment and tourism development. The University of Georgia Small Business Development Center (SBDC) in Athens provides management consulting for entrepreneurs and conducts marketing analyses and surveys designed to evaluate a community's economic development potential. The Institute of Community and Area Development (ICAD) offers technical assistance, training, and research services for local government community organizations.

Finally, the Northeast Georgia Regional Development Center (RDC) provides assistance in many community development areas. The RDC prepares local comprehensive plans, which includes economic development information for communities, and provides assistance through the administration of various financial grants. Additional services include the preparation of special economic development surveys and evaluations on how to improve, promote or reorganize a segment of the community. The RDC is actively involved in youth job training programs that are designed to employ residents and enhance job skills. The center also has a comprehensive network of elderly-related programs that address social, health and employment needs.

#### Economic Development Programs and Tools

The Directors of the Development Authority, Chamber of Commerce, and Better Hometown are the current local contacts for prospective developers.

Georgia Power Resource Center, located in downtown Atlanta, introduces prospective industries from other states and countries to the state's economic development resources. Georgia Power's database includes industrial parks and sites located throughout Georgia. The database can display photographs of a site or park and a list of its utility and infrastructure features. The Georgia 100 software is a computer program designed to meet the business needs of companies through geographic analysis. Georgia's SBDC's are equipped with the Georgia 100 program.

The Greene County Industrial Park is located southwest of Greensboro, along Georgia Highway 44 within direct proximity to Interstate 20. The Park is fully serviced with water, sewer, gas, electricity, roads, and rail, and has available, affordable sites for construction. Union Point has a fully serviced industrial park along U.S. Highway 278. The park does not have any available space for construction but does have available buildings. The county also has an industrial park adjacent to the airport with available space. The availability of a Level 2 airport is a tremendous asset for the county. The planned expansion will serve a greater variety of users and increase the county's marketability (discussed further in the Community facilities chapter).

Greene County qualifies to capitalize on Georgia's existing "Business and Expansion Act" (BEST) program. The state program classifies counties in a tier system according to their economic status based on unemployment rates, poverty rates, and per capita income (Greene County is classified as Tier 1). A Tier 1 status refers to the counties ranked one through seventy-one and represents the least developed counties in the state. This status allows businesses that create five or more jobs to qualify for a \$3,500.00 job tax credit. A county that is a member of a joint-development authority is eligible to receive an additional \$500.00 job tax credit. Greene County is partnered with Putnam County in the Lake Oconee Area Development Authority.

Some federal and state grants and lending programs promote economic development in eligible communities. The county continues to seek available funding for which it qualifies to promote economic stability in the region. There are a variety of programs available from the Department of Community Affairs (DCA), U.S. Department of Agriculture (USDA), Economic Development Administration (EDA), and the OneGeorgia Authority, to name a few.

Greene County has established a 100% Freeport tax exemption. This exempts businesses from paying taxes on inventories of raw materials for manufactured goods or finished goods held by the manufacturer or producer for up to twelve months.

The Greene County Chamber of Commerce produces a business and newcomer's guide that provides information on Greene County and its municipalities. It is a useful guide to all of the services and amenities within the county

and surrounding area, and serves to enlighten new residents as well as prospective businesses on what Greene County has to offer.

The county is actively participating in the Interstate 20 Corridor Management Study cooperatively with Morgan and Newton counties. The study will address interchange development, needed infrastructure improvements, and signage requirements. The three counties are each seeking to ensure that orderly development occurs along the corridor to maximize economic development potential.

#### **Educational and Training Opportunities**

The Greene County Public School System offers a comprehensive education program from Pre-Kindergarten to Grade 12. The county also houses the Bethel Christian School and Nathanael Greene Academy offering a private educational experience to students enrolled in Kindergarten through Grade 12. The County implements a number of volunteer programs aimed at instilling greater value in education among children of all ages. Programs provide opportunities for children to increase knowledge and learn life skills increasing the probability that they remain in school through graduation.

The Athens Area Technical Institute is a unit of the State Board of Post-Secondary Vocational Education. The institution opened a satellite campus in Greene County and offers diplomas and associate degrees in a variety of vocational-technical fields. In addition, a job placement service is available to students enrolled in programs of study at the institution assisting students in securing full or part-time employment. The Campus offers a variety of continuing education and adult education programs.

Georgia also has a unique manpower-training concept known as "Quick Start." The state designed this program to train workers for specific, clearly designed jobs in a new or expanding company. Employees learn new skills and receive the opportunity to earn higher pay. Additionally, the company realizes one of its primary goals: increase production with minimum expenditures of time and money.

When a company selects a plant site in Greene County, the Director of Quick Start from Athens Area Technical Institute and the State Training Coordinator from the Department of Technical and Adult Education, consult with company officials. Together, they discuss the company's manpower needs, job requirements, and start-up schedule. Training coordinators develop a training plan and submit it to the company for approval. Training facilities are set up at Athens Tech or, if more suitable, on the plant site.

The local State Employment Agency in Athens will recruit, test, and screen applicants in accordance with company specifications. Costly recruitment hours are saved and only qualified applicants are referred to the company for final selection and enrollment. Once the company accepts an employee, the trainee begins an on-the-job training program. The trainee is able to contribute to the company but also sharpens his or her skills under the guidance of state-paid instructors.

There are a variety of higher education institutions operating in the vicinity of Greene County. Included are the University of Georgia, Georgia Institute of Technology, Georgia State University and a variety of Junior and Community Colleges located throughout the region.

The Northeast Georgia Regional Development Center (RDC) provides staff support for the regional Workforce Investment Board (WIB). The WIB is a group of appointed local business, industry and education representatives that focus on meeting the local business needs for skilled workers and the training, education and employment of local individuals.

# Assessment of Local Economic Development

#### Economic Base Assessment

The economic base inventory provides an overview of the county's economic makeup. The assessment attempts to look at some of the underlying factors that have led to the existing conditions of the local economy and identify strategies for improving them.

#### **Employment Assessment**

Table 11 presents the location quotient analysis for each of the major industry sectors of the local economy. In order to get a closer look at the existing specialization of the economy it is important to refine the search beyond major industrial sectors and look at sub-categories within each of those sectors. The U.S. Census Bureau County Business Patterns reveals employment data at the sub-category level and allows for a more detailed local analysis to take place.

As mentioned previously, economic base theory's guiding principle is that all economic activity can be classified as either basic (export oriented) or non-basic (local serving). Based on this principle, the theory further states that an area's economic stability is dependent on outside demand for locally produced goods and services. The location quotient analysis attempts to identify the basic sectors of the county and in which of those sectors the county enjoys a competitive advantage over other local economies.

Industries with location quotients greater than 1.25 indicate relatively high production of a good or service and are categorized as basic industries that help to support the economy as a whole. Conversely, those industries with location quotients less than 0.75 indicate sectors that are not meeting local needs. A location quotient between 0.75 and 1.25 are generally considered self-sufficient.

The location quotient is meant to serve as a guideline for the county to help identify potential strengths and weaknesses in the local economy that could be further pursued. Its general assumptions are that demand is constant throughout the state, labor productivity does not vary, and that each firm within an industry produces an identical product. Every community does not need to be self-sufficient in every sector and a location quotient less than one may not be cause for alarm.

The analysis reveals fourteen sub-sectors of the local economy with location quotients above 1.25. Of these sectors the largest location quotients were generated by the forestry and logging and apparel manufacturing sub-sectors. The other major sectors identified are building, developing and general contracting, plastics and rubber products and primary metal manufacturing sub-categories.

Major Inductrial			2004 County	2004 Coordia		
Major Industrial	NAICS Code	Sub Castor	2001 County	2001 Georgia	2004 1 0	4000 1 0
Sector	NAICS Code 11	Sub-Sector	Employment	Employment	2001 L.Q.	1998 L.Q.
Agricultural Services		Forestry, fishing, hunting, and agriculture support	<b>211</b> 194	9,331 5,798	17.11 25.32	13.60
	113	Forestry and logging Agriculture & forestry support activities	194	3.289	3.91	15.53
Mining	21	Totals	23	6,839	2.55	0.87
Minning	212	Mining (except oil and gas)	16	6,163	1.96	-
	213112	Mining support activities	7	653	8.11	_
Construction	23	Totals	534	194,679	2.08	1.68
oonstruction	233	Building, developing & general contracting	473	51,408	6.96	6.14
	234	Heavy construction	10	28.334	0.27	-
	325	Special trade contractors	51	114.937	0.34	_
Manufacturing	31-33	Totals	1,400	491,688	2.15	2.37
	314	Textile product mills	190	40,275	3.57	3.12
	315	Apparel mfg	820	12,865	48.24	32.79
	321	Wood product mfg	35	25,479	1.04	-
	325	Chemical mfg	35	24.867	1.07	-
	326	Plastics & rubber products mfg	252	28.314	6.74	9.34
	327	Nonmetallic mineral product mfg	3	20,362	0.11	-
	331	Primary metal mfg	60	6,452	7.04	-
	337	Furniture & related product mfg	2	14,465	0.10	-
	339	Miscellaneous mfg	3	15,151	0.15	-
тси	22,48-49,51	Totals	79	298,743	0.20	0.31
	221	Utilities	25	25.229	0.75	1.03
	484	Truck transportation	23	47,469	0.37	-
	485	Transit & ground passenger transportation	16	3,383	3.58	-
	488	Transportation support activities	6	13,338	0.34	-
	511	Publishing industries	3	27,666	0.08	0.58
	513	Broadcasting & telecommunications	6	95.921	0.05	-
Wholesale Trade	42	Totals	80	201,981	0.30	0.27
	421	Durable Goods	54	127,921	0.32	-
	422	Nondurable goods	26	74,060	0.27	-
Retail Trade	44-45	Totals	468	464,576	0.76	0.94
	441	Motor vehicle & parts dealers	47	58,495	0.61	-
	442	Furniture & home furnishing stores	14	21.098	0.50	-
	443	Electronics & appliance stores	9	13.858	0.49	-
	444	Building material & garden equipment & supply dealers	50	43,016	0.88	-
	445	Food & beverage stores	214	96,535	1.68	1.60
	446	Health & personal care stores	21	23,737	0.67	-
	447	Gasoline stations	68	30,023	1.71	-
	448	Clothing & clothing accessories stores	14	43,084	0.25	-
	452	General merchandise stores	14	81,068	0.13	-
	453	Miscellaneous store retailers	14	23,989	0.44	-
	454	Nonstore retailers	3	14,476	0.16	-
FIRE	52,53	Totals	630	234,165	2.04	1.27
	522	Credit intermediation & related activities	445	88,027	3.83	-
	523	Security, commodity contracts & like activity	22	16.066	1.04	-
	524	Insurance carriers & related activities	99	68.513	1.09	-
	531	Real estate	49	37,279	0.99	-
	532	Rental & leasing services	15	20,095	0.56	-
Services	54-56,61-62,71-72,81,95	Totals	1,185	1,593,895	0.56	0.58
	541	Professional, scientific & technical services	64	205,699	0.24	0.32
	551	Management of companies & enterprises	2	95.493	0.02	0.02
	561	Administrative & support services	129	328.208	0.30	0.08
	611	Educational services	30	65,033	0.35	0.44
	621	Ambulatory health care services	114	121,593	0.71	-
	622	Hospitals	150	140,044	0.81	0.95
	623	Nursing & residential care facilities	70	50,891	1.04	-
	624	Social assistance	35	49.092	0.54	-
	713	Amusement. gambling & recreation industries	48 113	26.363	1.38	3.77
	721	Accommodation		44.315	1.93	-
	722	Food services & drinking places	285	258,898	0.83	0.69
	811	Repair & maintenance	34	37,871	0.68	-
	812	Personal & laundry services	21	34,811	0.46	-
	813	Religious, grantmaking, civic, prof. & like organizations	90	72.804	0.94	-
Unclassified	99	Unclassified establishments	13	2,686	3.66	1.89

Table 11Greene County Location Quotient Comparison

Source: U.S. Census Bureau County Business Patterns; 1998 and 2001

#### Note:

- Shaded areas represent totals for the major industrial sector.
- NAICS is the North American Industrial Classification System code.
- Total employment differs from the total stated in the inventory because of the difference in reporting requirements for the County Business Patterns and the fact that they do not collect employment data for Farm, Government or Self-employment.
- County LQ refers to the location quotient value. The location quotient is a ratio comparing the percentage of employment in a specific industry in the local economy with the employment percentage in the same industry in the state economy.
- All sectors were not reported in 1998.
- The closure of the Chipman-Union manufacturing plant will have a direct effect on the figures in the Apparel Manufacturing sector.

The analysis also revealed twenty-six sectors with location quotients under 0.75, indicating that these may not be meeting local needs. Of particular concern should be the low location quotients for service and retail sector industries. The most telling statistics are the low values for professional, scientific and technical employment (0.24), indicating the lack of high wage, service sector jobs, and the decrease in the retail sector location quotient between 1998 (0.94) and 2001 (0.76).

Since retail and service sectors should, at a minimum, adequately serve the local population lower values within these sectors may reveal gaps in the local economy that are producing economic leakages within sectors that should better serve the local population. The lower values for the majority of retail trade sectors reveal that residents are likely traveling outside the county to purchase higher value goods (for example clothing, electronics, general household items, etc.).

#### Earnings Assessment

Another method of identifying potential target industries is to analyze sector per capita earnings. Table 12 identifies those sectors within the local economy that are paying higher wages, compared to overall wages in the county.

The table looks at employment and earnings data during the same timeframe as the location quotient analysis, using 1998 and 2001 County Business Patterns data within each of the major industrial sectors and for the county as a whole. Per capita earnings are calculated and the cumulative increase is tracked from 1998 to 2001. An overall earnings index is calculated by dividing sector per capita earnings by the total county per capita earnings. An index greater than one indicates a sector in which the employees generally earn higher wages than the average wage of all employees throughout the county.

#### Table 12 Overall Earnings Index

Greene County Total	1998	2001			
Total Employment	3,873	4,623			
Gross Earnings (000's)	83,490	99,666			
Per Capita Earnings	21,557	21,559			
Cumulative Per Capita Earnings Growth %		0.01			
Agricultural Services	1998	2001	Wholesale Trade	1998	2001
Overall Earnings Index	0.87	0.92	Overall Earnings Index	1.71	1.91
Total Employment	139	211	Total Employment	62	80
Gross Earnings (000's)	2,605	4,168	Gross Earnings (000's)	2,292	3,286
Per Capita Earnings	18,741	19,754	Per Capita Earnings	36,968	41,075
Cumulative Per Capita Earnings Growth %		5.40	Cumulative Per Capita Earnings Growth %		11.11
Construction	1998	2001	Retail Trade	1998	2001
Overall Earnings Index	1.25	1.35	Overall Earnings Index	0.54	0.86
Total Employment	356	534	Total Employment	490	468
Gross Earnings (000's)	9,556	15,594	Gross Earnings (000's)	5,710	8,727
Per Capita Earnings	26,843	29,202	Per Capita Earnings	11,653	18,647
Cumulative Per Capita Earnings Growth %		8.79	Cumulative Per Capita Earnings Growth %		60.02
Manufacturing	1998	2001	FIRE	1998	2001
Overall Earnings Index	1.14	0.94	Overall Earnings Index	1.04	1.22
Total Employment	1,533	1,400	Total Employment	317	630
Gross Earnings (000's)	37,566	28,327	Gross Earnings (000's)	7,118	16,617
Per Capita Earnings	24,505	20,234	Per Capita Earnings	22,454	26,376
Cumulative Per Capita Earnings Growth %		-17.43	Cumulative Per Capita Earnings Growth %		17.47
TCU	1998	2001	Services	1998	2001
Overall Earnings Index	1.06	1.00	Overall Earnings Index	0.76	0.80
Total Employment	92	79	Total Employment	908	1,153
Gross Earnings (000's)	2,093	1,701	Gross Earnings (000's)	14,847	19,935
Per Capita Earnings	22,750	21,532	Per Capita Earnings	16,351	17,290
Cumulative Per Capita Earnings Growth %		-5.36	Cumulative Per Capita Earnings Growth %		5.74

Source: U.S. Census Bureau County Business Patterns; 1998 and 2001

The earnings index can be compared with the employment analysis to help develop strategies for further economic development within the county. What this initial analysis suggests is that opportunity may exist for the county to increase wages through the increased strengthening of the FIRE sector (an overall location quotient of 2.04 and earnings index of 1.22). Wholesale Trade represents the highest per capita earnings of all sectors and has the highest earnings index (1.91). The employment analysis indicates that this sector is not a major export industry (location quotient of 0.30) but the access to Interstate 20 and the proximity to major metropolitan markets (centrally located to serve Atlanta, Athens, Augusta, and Macon) may provide opportunities to expand this sector.

The earnings analysis further reflects the lack of high paying service sector employment opportunities in the county. Increased activity in the professional, scientific and technical services sub-sector is required in order to increase overall wages in the service industry.

### Potential Trade Market Area

A trade market area is the geographic area from which the community draws the majority of its retail trade customers. Because Greensboro is centrally located within Greene County its boundaries will be used to illustrate the potential trade area of the county. A trade area generally extends beyond the jurisdictional boundary, and the assumption is that the majority of trade area residents shop in the community.

The trade area is considered an appropriate assessment for goods and services bought based on comparisons of price and quality (for example furniture, automobiles, medical services, etc.) and not necessarily appropriate for convenience goods (such as groceries or gasoline). However, once shoppers are in the community the probability increases that they will also purchase convenience goods.

The trade area is generated using a simple approach, commonly known as Reilly's Law of Retail Gravitation. This generates an estimate of the maximum distance customers are willing to travel to shop. The argument is that people are generally attracted to larger communities to do their shopping but the time and distance that they are willing to travel influences their shopping patterns.

Figure 12 illustrates the potential trade market area for the City of Greensboro, and thus Greene County, in relation to surrounding communities. The distance in miles illustrated indicates the maximum distance that consumers can be expected to travel to Greensboro. The trade area illustrates the capture of the majority of Greene County residents. The proximity to Athens in the northern areas of the county increases the likelihood that residents will shop in Athens.

This geographic information can be utilized further to illustrate demographic characteristics of the representative populations within the trade area using Census data. The major assumption is that populations in comparative communities are relatively homogeneous in terms of cultural, economic, and social characteristics. It also assumes that all surrounding communities have equal access to the City of Greensboro in terms of road networks and the absence of natural impediments.

The Trade Market Area is merely an illustration of the potential to attract consumers based solely on the relationship between size and distance in comparison to Greensboro. To further illustrate Greene County's ability to attract consumers, both within, and outside of its boundary Trade Area Capture and Pull Factors can be used. Table 13 illustrates both the trade area capture and pull factors for each of the identified retail sales categories. The table illustrates the change over time (between 2000 and 2002) of actual retail sales in Greene County.

Figure 13 Potential Trade Market Area



Table 13Trade Area Capture and Pull Factor for Retail Trade Sectors

		2000			2001			2002	
	Sales	Trade	Pull	Sales	Trade	Pull	Sales	Trade	Pull
Retail Category	(000)	Area	Factor	(000)	Area	Factor	(000)	Area	Factor
Food & Beverage Stores	29,571	15,996	1.11	31,637	16,002	1.07	31,742	16,471	1.09
Food Service & Drinking Places	4,252	3,565	0.25	4,886	3,518	0.24	5,382	4,004	0.27
General Merchandise Stores	3,919	2,338	0.16	3,699	2,117	0.14	3,318	2,041	0.14
Clothing & Clothing Accessories Stores	429	653	0.05	931	1,371	0.09	971	1,589	0.11
Furniture/Home Furnishings/Appliance Stores	2,534	3,263	0.23	2,478	3,099	0.21	2,173	3,277	0.22
Motor Vehicle & Parts Dealers	16,279	4,053	0.28	15,942	3,829	0.26	16,604	4,336	0.29
Gasoline Service Stations	12,882	13,332	0.93	16,082	12,735	0.85	15,407	14,385	0.95
Building Material & Garden Equipment & Supplies	20,248	13,754	0.95	21,806	15,220	1.02	23,427	15,372	1.02
Health & Personal Care Stores	6,805	14,270	0.99	7,778	15,754	1.06	8,420	15,995	1.06

Source: Georgia County Guide; Calculation by NEGRDC

The Trade Area Capture analysis provides an estimate of customer equivalents attracted to the county by each of the retail trade sectors. To interpret this value it should be compared to the population (2000 Census total of 14,406). A value greater than the population total indicates an attraction of consumers from outside the county, or local consumers are spending more for this item than the statewide average. The opposite is true if this value is less than the population.

While this does not reflect the actual number of customers for each sector, it does provide an estimate based on the assumption that local residents will consume goods and services at a similar rate as the statewide averages for each retail trade category. This can be used to compare retail trade over time to identify strengthening segments of the retail sector or areas decreasing in sales.

The Pull Factor attempts to remove the influence of the local population and focus attention on the community's ability to draw customers from surrounding areas. A Pull Factor of one means that the community is drawing all of its customers from within its boundaries and none from the outside. Pull Factors greater than one illustrate the extent a community is attracting outside consumers, and a value less than one illustrates that not all shoppers within the community are being captured, or that local shoppers are spending less than the state average.

For example, the Pull Factor for Food & Beverage Stores is 1.09. This figure implies that this sector attracted outside purchases equal to 9% greater than the county population. The interpretation is that all residents of Greene County (14,406) shop within the county and 9% of the county population (1,296) is attracted from outside the boundary.

Table 13 reinforces the lack of retail activity in the county. Despite the potential trade area boundary indicating the majority of residents would find it more convenient to shop within the county, the lack of retail and the low pull factors illustrate that they are forced to shop elsewhere.

These tools are used mainly for comparison purposes to help communities assess growth and decline of various sectors of the local economy. They are best used to compare Trade Area Capture and Pull Factors over time to determine successes or failures in attracting consumers from outside the community. While these tools provide comparisons between economic sectors over time, they do not provide reasons for the growth or decline. As with all of the tools discussed in this chapter, further analysis is needed at a local level to identify root causes of economic shifts.

### Labor Force Assessment

The labor force assessment attempts to determine whether or not the jobs available in the community are appropriate to the residents in terms of skill and education levels required, and wages paid. The inventory and economic base analyses sections have identified strengths and weaknesses of the local economy, which are directly related to the characteristics of the local labor force.

The higher percentage of management, professional, and related occupations reported in 2000 does indicate a change in the composition of the labor force. The lack of high-wage service sector employment opportunities (as illustrated in the location quotient values of Table 11) indicates the potential to attract high-wage employers that could match the skills of an increasing segment of the population.

This would also provide opportunities to decrease the average commute times and allow a higher percentage of the population to work closer to their homes. The largest increase in occupations was the management, professional, and related category. The corresponding employment analysis of professional, scientific, and technical jobs (0.32 location quotient) illustrates that the majority of these workers are commuting outside the county. Increasing employment opportunities in this sector may decrease commute times and relieve peak-hour congestion on major thoroughfares.

The inventory information reported in the Population chapter illustrates a changing demographic in the county. The population is aging and the county is attracting an older segment of the population. The Lake Oconee region has become an attractive destination for retired households, which has contributed to the decreasing participation rates in the labor force and has decreased the pool of available workers.

The population chapter also illustrates a marked increase in the percentage of the population that has attained a college degree or higher. While this correlates with the increase in the management, professional, and related occupations illustrated in Table 8, the increasing educational attainment figures can also be attributed to the inmigrant retirement age population. Because of their employment status, this segment of the population is not contributing to an increasingly educated available workforce.

Economic development is dependent upon the availability of a quality workforce. A key ingredient in assessing the quality of the workforce is the level of educational attainment. As discussed in the Population and Community Facilities chapters, as well as elsewhere in this chapter, local educational attainment is a problem in Greene County as it is elsewhere in the state and the nation. In the 1997 survey of the National Association of Business Economists the most serious problem identified in the national economy is "...the poorly prepared labor force and the nation's education system."

One of the resources most often overlooked in developing economic development strategies is Human capital. No factor is more important for economic vitality than a quality school system, both because they prepare the future workforce and because they provide an attraction for potential businesses seeking to relocate. Properly training a community's youth cannot be underestimated in its contributions to creating a healthy community.

Greene County's recognition of this has resulted in changes in the curriculum to better prepare students to enter the labor force. The institution of the vocational curriculum has been designed to decrease dropout rates and increase the productive value of students who previously would not have been qualified for skilled trade employment opportunities. There remains a college preparatory curriculum that allows students to choose an academic path. The curriculum split provides students within each a greater opportunity for advanced learning through smaller class sizes and more student-teacher interaction. An uneducated or unskilled labor force cannot be cured overnight and must be dealt with as part of a long-term commitment.

There is also increasing recognition that education can no longer solely be focused on youth. Employment trends have changed over the past twenty years and adults are increasingly changing occupations and, in some cases, professions. Education has now become a life-long pursuit, acquiring a broad range of transferable skills as well as specialized training.

The availability of adult education programs at Athens Tech provides the county an invaluable resource to provide training and retraining opportunities to the local labor force. Collaboration between the college, local government, and private sector industry is essential to identify shifts in employment needs and be able to meet those changes through changing educational programs.

# Economic Development Agencies, Programs and Tools Assessment

The Development Authority, Chamber of Commerce, and Greensboro Downtown Development Authority are hard at work promoting the county for economic development purposes. The creation of the website provides a useful marketing tool to disseminate information to potential business and industry. The economic incentives package that the county currently offers is a stimulant to local job creation and can be utilized in an effort to decrease the local unemployment rate.

The Ritz-Carlton Resort provides tremendous opportunities to generate tourism and convention revenue. The future expansion and improvements to the airport facility will lead to an increased use of the resort and enhance the county's attractiveness as a potential business location.

The current availability of a well-sited, fully serviced industrial park is another of the county's strongest assets. It represents a valuable recruiting tool to prospective industry and ensures that industrial development can occur without creating negative impacts to adjacent land uses.

The Interstate 20 Corridor Management Study illustrates the county's forethought regarding the future development of its major transportation corridor. Effective management of the development of the corridor can increase the economic development potential of Greene County, and the region as a whole.

The availability of the Athens Tech Campus and the variety of educational and training opportunities it provides is a tremendous resource not only for Greene County, but also for adjacent local economies. The ability to continually develop a qualified, productive workforce will determine the region's overall economic effectiveness and Athens Tech plays a major role in developing that labor force. The county must continually work with Athens Tech to

assess the training needs of existing and prospective business and industry to provide the local labor force opportunities to fill newly created jobs.

### **Goals and Policies**

**NOTE:** All goals and policies refer to the county as a whole, unless otherwise stated, due to the comprehensive nature of the Economic Development chapter.

**Vision Statement:** Foster a healthy economic environment through an integrated approach among government, business, education, and community that increases the quality, stability, and wages of local employment opportunities through a diversified attraction of new and retention of existing business and industry.

**Goal:** Invest in the long-term stability of the local economy through encouraging local enterprise and serving the needs of local residents, workers, and businesses.

**Policy:** Enhance the availability of capital and business skills training for local entrepreneurs.

**Policy:** Focus public investments and subsidies on equitable initiatives that do not sacrifice long-term economic health for short-term revenue increases.

**Policy:** Support, promote and strengthen local economic development organizations.

**Policy:** Work with the education community to promote "Life-Long Learning" opportunities to all residents that increase individual productivity.

**Goal:** Diversify the local economy and create new jobs that are compatible with the skills of the local labor force.

**Policy:** Promote expansion and recruitment of business and industry that provides employment to local residents.

**Goal:** Utilize local assets to increase tourism-generated revenue through marketing and promoting Greene County as a unique destination that caters to all.

**Policy:** Expand marketing and promotional campaign to attract a wider array of visitors. **Policy:** Collaborate on a multi-jurisdictional level to promote tourism throughout the region.

**Goal:** Coordinate economic growth with the Future Land Use map and all other sections of the Comprehensive Plan to ensure that quality development occurs in suitable locations.

**Policy:** Promote existing locations within the Industrial Park as viable locations for industrial growth.

**Policy:** Coordinate economic development initiatives with environmental protection policies and regulations ensuring the preservation of existing natural and cultural resources.

**Policy:** Concentrate economic development in areas served by existing or planned supporting infrastructure.

**Policy:** Utilize the Interstate 20 Corridor Management Plan to minimize the adverse impacts of scattered development along the corridor.

**Goal:** Increase the marketability of Greene County as a viable business location through the continued investment in community facilities and services and the use of state agencies to disseminate economic information to prospective business and industry.

**Policy:** Equitably invest in community facilities and services that enhance the quality of life of Greene County residents and maximize the potential for economic development throughout the county.

**Goal:** Continue developing the downtown district as an attractive business location. (Applicable to the municipalities of Greensboro and Union Point)

**Policy:** Continue to improve the facilities, infrastructure, and aesthetics of the downtown to attract new investment and increased public use.

**Policy:** Promote existing facilities within the downtown to prospective businesses.

Policy: Improve and increase pedestrian access to central business districts.

**Goal:** Minimize economic leakage associated with the purchase of goods and services outside of the local economy.

**Policy:** Strengthen the self-sufficiency of retail and service sectors to capture a greater percentage of local expenditure and to attract revenue from non-local markets.

**Policy:** Market distinctive characteristics of communities to create a niche market attracting consumers from outside the county.

Policy: Encourage citizens to buy locally.

# Chapter 3: Housing

### Introduction

Federal legislation declared, in the National Housing Act of 1949, that it is a national goal to attain "...a decent home and a suitable living environment for every American family." The difficulty lies in interpreting what constitutes a decent home and a suitable living environment. There are no easy answers to these questions and attempts to achieve this national goal at the local level have proven difficult.

There are a variety of aspects involved in planning for housing, including physical, economic, social, and environmental. Each of these are interrelated and planning for housing, in collaboration with the other elements of the Comprehensive Plan, attempts to mitigate negative impacts of the physical structure of housing on the economic, social and environmental conditions of the community.

### Purpose

The purpose of the housing section is to inventory and assess the existing housing stock and to formulate a set of goals and policies to ensure the adequate provision of housing for future populations. The County and municipalities acknowledge that the private sector will continue to play the major role in providing an adequate supply of quality housing. However, the local governments hope to assist the private sector in meeting the challenges and demands of providing a suitable housing supply for existing and future populations.

The Governor's Office has formulated a set of statewide goals that include Quality Community Objectives, to coordinate local government planning throughout the state under each of the elements of the Comprehensive Plan.

• Statewide Housing Goal: To ensure that residents of the state have access to adequate and affordable housing.

In accordance with the overall goal the state has developed a Quality Community Objective to help direct local governments formulate a set of local goals, policies and objectives. The statewide objective is as follows:

• Housing Opportunities 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 community.

Greene County, and each of the municipalities will work within the framework of this statewide initiative to create locally relevant goals and policies governing the future development of housing that meet the needs identified within the inventory and assessment components of this Chapter.

### Organization

The outline of this element follows the minimum planning standards set forth by the Department of Community Affairs. The first section examines the housing types, the second examines the age and condition of the existing housing stock, the third looks at occupancy and tenure statistics for the existing housing stock, the fourth analyzes the costs of both owner and renter occupied housing, the fifth illustrates the future demand for housing, and the final section assesses the housing needs based on the inventory information, and provides a set of goals and policies to help guide future housing development.

# **Housing Types**

Table 1 analyzes the existing housing stock and includes historical data for comparison for the County, state, and each of the municipalities. Over the past decade housing construction has occurred at a relatively rapid rate in Greene County, nearly double the state average with the majority of this expansion an increase in single-family housing.

The number of single-family homes in the County increased by 38.3% from 1990 to 2000 and currently represents 73.5% of the County's total housing stock. The County's percentage total of single-family housing exceeds state levels, representing 73.5% and 67.1% respectively, which is illustrated in the percentage increase between 1990 and 2000 Census years. Single-family housing development statewide increased by 28.6%, while Greene County experienced a 38.3% increase.

Percentage increases in Mobile Home/Other types of housing units has decreased considerably in comparison with 1980 to 1990 changes, though they continue to represent a much higher percentage of total housing units than the statewide average. The total percentage in the County has climbed to 20.4% (According to the 2000 Census figures), up from 19.4% reported in 1990. The 48.9% increase between Census years is more than double the increase in Mobile Home/Other housing throughout the state 21.8% during the same time period.

The unincorporated County does not have an abundance of multi-family housing because of the lack of infrastructure required to allow for increased residential development densities. Multi-family development represents only 6.0% of the total housing units and the majority of these are located in the cities of Greensboro and Union Point. Currently the unincorporated area houses only 12.9% of the total multi-family housing found in the County.

The majority of new growth was in the unincorporated areas. The percentage increase of total housing units within each of the municipalities was below the statewide average. The cities of Union Point, Woodville, and White Plains experienced minimal increases. Although the Town of Siloam experienced the largest percentage increase, it represented only twenty-five new housing units. The City of Greensboro experienced moderate growth, with the majority in the form of multi-family housing.

		Housing	g Units: Typ	es and T	rends			
	1980	0	199	0	200	0	%Change	%Change
Jurisdiction	Total	Percent	Total	Percent	Total	Percent	80-90	90-00
Greene	4119	100	4,699	100	6,653	100	14.1%	41.6%
Single-Family	3442	83.6	3538	75.2	4893	73.5	2.8	38.3
Multi-Family	272	6.6	249	5.3	402	6.0	-8.5	61.4
Mobile Home/Other	405	9.8	912	19.4	1358	20.4	125.2	48.9
Seasonal/Recreational*	NA	-	259	-	712	-	NA	174.9
Georgia	2,012,640	100%	2,638,418	100%	3,281,737	100%	31.1%	24.4%
Single-Family	1,525,070	75.8	1,712,259	64.9%	2,201,467	67.1	12.3	28.6
Multi-Family	334,622	16.6	598,271	22.7%	681,019	20.8	78.8	13.8
Mobile Home/Other	152,948	7.6	327,888	12.4%	399,251	12.1	114.4	21.8
Seasonal/Recreational*	NA	-	33,637	-	50,064	-	NA	48.8
Greensboro	1152	100	1097	100	1274	100	-4.8%	16.1%
Single-Family	1026	89.1	790	72.0	900	70.6	-23.0	13.9
Multi-Family	68	5.9	169	15.4	259	20.4	148.5	53.3
Mobile Home/Other	58	5.0	138	12.6	115	9.0	137.9	-16.7
Seasonal/Recreational*	NA	-	3	-	10	-	NA	233.3
Siloam	146	100	123	100	148	100	-15.8%	20.3%
Single-Family	132	90.4	99	80.5	100	67.6	-25.0	1.0
Multi-Family	6	4.1	-	-	-	-	-	-
Mobile Home/Other	8	5.5	24	19.5	48	32.4	200.0	100.0
Seasonal/Recreational*	NA	-	2	-	3	-	NA	50.0

#### Table 1 Housing Units: Types and Trends

	1980	)	199	0	200	0	%Change	%Change
Jurisdiction	Total	Percent	Total	otal Percent Total Percent		80-90	90-00	
Union Point	694	100	710	100	753	100	2.3%	6.1%
Single-Family	560	88.6	503	70.8	543	72.1	-10.2	8.0
Multi-Family	47	6.8	84	11.8	91	12.1	78.7	8.3
Mobile Home/Other	32	4.6	123	17.4	119	15.8	284.4	-3.3
Seasonal/Recreational*	NA	-	2	-	9	-	NA	350.0
White Plains	107	100	124	100	136	100	15.9%	9.7%
Single-Family	96	89.7	89	71.8	106	77.9	-7.3	19.1
Multi-Family	2	1.9	-	-	-	-	-	-
Mobile Home/Other	9	8.4	35	28.2	30	22.1	288.9	-14.3
Seasonal/Recreational*	NA	-	-	-	2	-	NA	-
Woodville	141	100	133	100	141	100	-5.6%	6.0%
Single-Family	127	90.0	108	81.2	109	77.3	-14.9	0.9
Multi-Family	6	4.3	-	-	-	-	-	-
Mobile Home/Other	8	5.7	25	18.8	32	22.7	212.5	28.0
Seasonal/Recreational*	NA	-	1	-	1	-	NA	0.0

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

\*Total represents the total number of housing units reported during the identified census year.

\*Percent represents the percentage of total housing units for each housing category.

\*Percent Change reflects the increase in both total housing units, and each of the individual categories over the previous two decades.

\*Seasonal/Recreational units are not included in the housing units' totals and are considered vacant housing units.

### Age and Condition of Housing

#### Age of Housing Stock

Table 2 examines the age of the housing stock throughout Greene County and compares it with state and regional characteristics.

	Table 2															
Age of Housing Stock																
	99-0	*00	95-	98	90-	94	80-	89	70-	79	60-	69	40-	59	Pre	-39
Jurisdiction	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Greene	317	4.8	1176	17.7	774	11.6	1189	17.9	1092	16.4	551	8.3	897	13.5	657	9.9
Georgia*	1306	4.0	4135	12.6	3708	11.3	7212	22.0	6089	18.6	4160	12.7	4274	13.0	1929	5.9
Region*	945	5.8	2507	15.3	2216	13.5	3411	20.8	3137	19.1	1906	11.6	1864	11.4	1347	8.2
Greensboro	28	2.2	116	9.1	56	4.4	128	10.0	255	20.0	168	13.2	339	26.6	184	14.4
Siloam	1	0.7	6	4.1	9	6.1	31	20.9	40	27.0	8	5.4	13	8.8	40	27.0
Union Point	6	0.8	14	1.9	59	7.8	96	12.7	116	15.4	119	15.8	196	26.0	147	19.5
White Plains	0	0.0	6	4.4	11	8.1	18	13.2	36	26.5	2	1.5	24	17.6	39	28.7
Woodville	0	0.0	12	8.5	8	5.7	13	9.2	48	34.0	14	9.9	13	9.2	33	23.4

Source: U.S. Bureau of the Census; 2000

\*Column 99-00 reports on new construction from 1999 through to March of 2000.

\*Georgia data is reported in 00's.

\*Region data is reported in O's.

\*Region includes Barrow, Clarke, Elbert, Greene, Jackson, Jasper, Madison, Morgan, Newton, Oconee, Oglethorpe, and Walton counties.

\*No. refers to the total number of units constructed during that time period.

\*% refers to the percentage of total units represented by each time period.

Table 2 illustrates the relatively rapid population increase that the County has experienced between 1990 and 2000 Census years. Over one-third, (34.1%) of all housing units have been constructed since 1990. The municipal statistics illustrate a much older, and more established housing stock with high percentages of the total units constructed prior to 1970. Beyond 1970 the municipal housing starts are less than 50% of the total units, reflecting an increase in residential development within the unincorporated area. After 1980 the total percentage of municipal housing starts is equal to 17.9%) further reinforcing the shift to housing development outside of the municipal boundaries.

#### Condition of Housing Stock

A method to gauge the condition of the housing stock is through the use of federal standards that report on the number of homes built prior to 1939, the number that lack complete plumbing facilities, the number that house more than one resident per room (anything greater than one is considered overcrowded by federal standards), and the number of homes valued at less than \$20,000.00). Table 3 illustrates housing condition data for the County and each of the municipalities and compares them with state and regional levels.

The percentage of housing units lacking full plumbing has decreased considerably throughout the County since 1990 but remains well above both the state and regional averages. The lone exception is in the City of White Plains, which has experienced an increase in percentage between 1990 and 2000. However, because of the small sample size, this increase cannot be seen as a statistical trend.

The County does have a relatively high number of homes constructed prior to 1939 in comparison with state and regional figures, particularly within the municipalities. Each of the communities has an abundance of historic structures that are actively preserved within both residential, and commercial districts. Overcrowding, while below the state percentage, appears to be an issue in the County, particularly within the City of Greensboro. Overall the County is near, or exceeding, the state and regional averages for each of the substandard categories.

	Lack o	of Plun	nbing	P	re-193	9	Ove	ercrow	ded	Value <\$20,000			
Jurisdiction	80	90	00	80	90	00	80	90	00	80	90	00	
Greene	13.0	5.4	1.1	27.1	17.9	9.9	NA	7.9	4.2	NA	21.5	6.1	
Georgia	2.0	8.0	0.5	15.0	8.0	5.9	NA	4.0	4.9	NA	5.0	1.4	
Region*	3.0	1.8	0.6	20.1	11.0	8.4	NA	3.9	3.7	NA	5.7	1.3	
Greensboro	17.8	2.9	0.7	29.6	25.1	14.4	NA	7.5	5.9	NA	21.3	6.9	
Siloam	22.0	8.9	0.0	46.6	31.7	27.0	NA	10.9	2.4	NA	40.0	4.4	
Union Point	14.8	1.9	1.1	32.7	23.8	19.5	NA	5.9	4.4	NA	22.0	10.3	
White Plains	33.6	2.4	3.5	50.5	30.6	28.7	NA	8.2	3.5	NA	25.0	13.3	
Woodville	20.0	8.3	1.5	36.6	21.1	23.4	NA	10.7	4.6	NA	12.5	8.3	

Table 3 Condition of Housing Stock

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

\*Data is reported as a percentage of the total housing stock for each category.

\*Lack of plumbing refers to all units lacking complete plumbing facilities.

\*Pre-1939 refers to housing units constructed prior to 1939.

\*Overcrowded refers to occupied housing units that have 1.01 or more occupants per room.

\*Value less than \$20,000.00 refers to the percentage of specified owner-occupied housing units valued at less than \$20,000.00.

\*Region includes Barrow, Clarke, Elbert, Greene, Jackson, Jasper, Madison, Morgan, Newton, Oconee, Oglethorpe, and Walton counties.

### Occupancy and Tenure of Housing

This section addresses the occupancy and tenure characteristics of housing units throughout the County. Vacancy rates are an important variable for determining the adequacy of the existing housing stock. Vacant houses and apartments are necessary to provide a choice of location and price for housing consumers. A healthy vacancy rate

is between, approximately, 4.0% and 5.0% and fluctuates according to the housing market. Too few vacant units may drive up prices and limit housing choices, while too many reduces the demand for new units, limiting available options.

The tenure of a housing unit refers to whether or not it is occupied by its owner or renter. A higher homeownership rate may lead to increased community stability by decreasing the mobility of its residents and increasing an individual's financial stake in the community. However, in order to ensure an adequate mix of housing types and prices a healthy rental market should be maintained to supply adequate housing for the local labor force and lower income households.

Table 4 illustrates the occupancy and tenure characteristics for the County housing stock as well as each of the municipalities, and provides a state and regional comparison.

The percentage split of owner and renter-occupied housing has remained relatively constant since 1980. The general trend statewide and regionally has been a gradual increase in homeownership. This has not occurred at the same rate in Greene County because of the marked increases in renter-occupied housing units in Greensboro and Union Point, although the percentage of owner-occupied housing units in the County is well above both the state and regional rates.

The overall vacancy rate is well above the state and regional averages at 17.7%. This statistic is somewhat misleading because it includes all housing units classified as Seasonal/Recreational, which are in abundance in the Lake Oconee area. The owner and renter vacancy rates are both well below the state and regional rates, at 1.6% and 4.6% respectively.

The owner to renter ratio illustrates the balance between increasing owner-occupied units in the unincorporated area of the County and renter-occupied units in the cities of Greensboro and Union Point. The County ratio has remained relatively constant over the past 20 years, increasing slightly from 1980 to 1990 and returning to 1980's 3.2:1 ratio in 2000. This indicates that for every renter-occupied unit, there are 3.2 owner-occupied units. This trend exceeds the state and regional homeownership patterns. The statistics indicate that each of the municipalities has experienced a declining ratio, which correlates with the increase in percentage of renter-occupied housing units, particularly in the cities of Greensboro and Union Point.

	Total Units		its	Осси	upied L	Vacancy R pied Units (%)		,		Owner- Occupied (%)		Owner Vacancy (%)		Vacancy		cy Occup		Renter- Occupied (%)		Renter Vacancy (%)		er: Re Ratio	
Jurisdiction	80	90	00	80	90	00	80	90	00	80	90	00	90	00	80	90	00	90	00	80	90	00	
Greene	4119	4699	6653	3757	4083	5477	8.8	13.1	17.7	76.1	77.2	76.4	1.7	1.6	23.9	22.8	23.6	5.1	4.6	3.2:1	3.4:1	3.2:1	
Georgia*	20126	26384	32817	18717	23666	30064	7.0	10.3	8.4	65.0	64.9	67.5	2.5	1.9	35.0	35.1	32.5	12.2	8.2	1.9:1	1.9:1	2.1:1	
Region*	9877	12894	17333	9339	11851	16134	5.5	8.1	6.9	66.4	66.0	68.6	NA	1.9	33.6	34.0	31.4	NA	6.7	2.0:1	1.9:1	2.2:1	
Greensboro	1133	1097	1264	1045	1028	1184	7.8	6.3	6.3	70.3	64.9	54.1	1.9	1.4	29.7	35.1	45.9	4.0	3.2	2.4:1	1.9:1	1.2:1	
Siloam	146	123	144	132	110	121	9.6	10.6	16.0	81.9	87.3	82.6	0.0	4.8	18.2	12.7	17.4	0.0	4.5	4.5:1	6.9:1	4.8:1	
Union Point	694	710	744	639	642	651	8.0	9.6	12.5	72.5	71.7	63.6	1.1	3.9	27.5	28.3	36.4	5.7	3.3	2.6:1	2.5:1	1.7:1	
White Plains	107	115	126	90	97	108	15.9	15.7	14.3	84.4	77.3	74.1	1.3	2.4	15.6	22.7	25.9	12.0	9.7	5.4:1	3.4:1	2.9:1	
Woodville	145	141	147	135	131	136	6.9	7.1	7.5	80.4	89.3	86.0	0.0	0.8	19.3	10.7	14.0	6.7	0.0	4.2:1	8.4:1	6.2:1	

Table 4Occupancy and Tenure of Housing

Source: U.S. Bureau of the Census

\*Georgia Totals are reported in 00's.

\*Region data is reported in O's.

\*Region includes Barrow, Clarke, Elbert, Greene, Jackson, Jasper, Madison, Morgan, Newton, Oconee, Oglethorpe, and Walton counties.

\*All decimal values represent percentage totals.

\*1980 data is not available for owner and renter vacancy rates.

\*The Owner: Renter ratio is calculated by dividing the number of owner-occupied units by the number of renter-occupied units.

# Cost of Housing

#### Median Value of Housing

There are many factors that contribute to the overall cost of housing including the price of land, construction costs, availability of financing options, and land regulation policies governing development and construction. All of these factors combine with the supply and demand of housing to determine its price. It is important that the price of housing within a jurisdiction is compatible with the earned income of its residents. Analyzing the cost structure of the housing market can help determine if there is an adequate supply of affordable housing options in the community.

Table 5 analyzes the median cost for both owner and renter occupied housing over the past 20 years for the County and each of the municipalities, and compares the values with state data. All dollar figures are converted to 2000 dollars for comparison.

- . .

				Table 5									
	Cost of Housing												
	Owner	Median	Value (\$)	Renter N	Median V	alue (\$)	Owner %	Renter %					
							Change	Change					
Jurisdiction	80	90	00	80	90	00	90-00	90-00					
Greene	40,124	51,120	87,100	150	258	386	70.4	49.6					
Georgia	48,275	93,939	111,200	320	453	613	18.4	35.3					
Region	NA	63,151	97,722	NA	283	408	54.7	44.2					
Greensboro	47,021	54,941	64,200	159	216	363	16.9	68.1					
Siloam	35,527	28,195	45,800	102	182	400	62.4	119.7					
Union Point	39,497	41,370	51,400	138	179	364	24.2	103.4					
White Plains	30,302	33,597	58,800	102	207	458	75.0	121.3					
Woodville	45,558	49,802	45,600	102	206	363	-8.4	76.2					
	6		Duroou	fthe Com	1000	1000 0	000						

Source: U.S. Bureau of the Census; 1980, 1990, 2000 Calculations by NEGRDC

\*All dollar values are expressed in 2000 constant dollars to eliminate inflation from the comparison. \*Region includes Barrow, Clarke, Elbert, Greene, Jackson, Jasper, Madison, Morgan, Newton, Oconee, Oglethorpe, and Walton counties.

The cost of housing in Greene County has increased steadily since 1980, and rapidly between 1990 and 2000, but remains well below the state median value. Owner-occupied median values within the municipalities are much lower than the County, state and regional values and illustrate the higher cost of housing in the unincorporated areas.

The 2000 median value of manufactured housing in the County was significantly lower than traditional housing and was listed as \$34,100.00, comparable to the state median value of \$33,600.00, and represented the lowest median value for mobile homes in the region outside of Athens-Clarke County. This illustrates the increased affordability that manufactured housing can offer to lower income households, particularly within unincorporated areas of the County.


Figure 1 Percent Change in Median Housing Values: 1990-2000

Source: U.S. Bureau of the Census 1990; 2000

Figure 1 illustrates the percent change in median housing values for owner-occupied housing between Census years. This illustrates that housing prices have increased dramatically in the southwestern portion of the County, correlating with the housing construction in the Lake Oconee area.

The renter-occupied median rent is well below the state and regional values, partially due to the fact that there are few high-end apartment homes for rent in the County and the majority of the multi-family units represent the affordable housing stock for lower-income households. According to 2002 Department of Housing and Urban Development (HUD) data Greene County had a total of 169 public housing units operated by the Greene County Housing Authority providing low-income households with housing units at below-market rent

# Housing Affordability

The term affordable housing is one of the most difficult to define because of the negative stigma attached to it. Affordable housing relates to the supply of housing available for the residents of a jurisdiction, whether they are highly educated professionals, minimum wage retail employees, or a special needs population.

Assessing affordability is a measure of the housing cost burden that is placed on households. More specifically, federal standards consider a household to be cost-burdened if it pays more than 30% of its gross income on housing.

Table 6 illustrates the percentages of households that are considered cost burdened by their household expense for both owner and renter-occupied units. The data indicates the percentage of total households that spend greater than 30% of their gross income on housing expenses.

	Ow	ner-Occu	pied	Renter-Occupied			
	1990	200	0	1990	200	00	
Jurisdiction	30%+	30-49%	50%+	30%+	30-49%	50%+	
Greene	26.5%	13.6%	10.5%	30.1%	20.1%	12.6%	
Georgia	19.3%	13.5%	7.5%	37.0%	18.9%	16.5%	
Region	32.4%	13.4%	7.5%	41.7%	17.4%	22.7%	
Greensboro	33.2%	18.2%	9.5%	31.6%	27.2%	12.8%	
Siloam	18.5%	8.8%	7.4%	0.0%	0.0%	11.1%	
Union Point	15.5%	9.1%	6.3%	39.4%	12.7%	15.4%	
White Plains	25.0%	8.9%	15.6%	52.4%	0.0%	6.7%	
Woodville	26.6%	13.1%	7.1%	60.0%	12.5%	12.5%	

 Table 6

 Percentage of Cost-Burdened Households

Source: U.S. Bureau of the census; 1990, 2000

\*Cost-burdened households refer to those who are paying between 30% and 49% of their total household income on household expenses. Severely cost-burdened households are defined as those paying in excess of 50% of their total household income on household expenses.

\*1990 Census data did not report specifically on the percentage of households that spent greater than 50% of their total income on household expenses.

The County is comparable with the state percentage for owner-occupied cost-burdened households, with the highest percentage in the City of Greensboro (all other municipalities are below the County and state percentages). However, the data illustrates a much higher percentage of households that are considered severely cost-burdened and each of the municipalities is near, or exceeding, the state percentage.

The renter-occupied statistics reveal a higher percentage of cost-burdened households in the County than the statewide total, again with the concentration of households in Greensboro. The total percentage of severely cost-burdened householders is below the state percentage for the County, as well as each of the municipalities.

# Future Housing Demand

The forecast of future housing demand is based primarily on the expected population increase in Greene County and the trends established in previous sections of this Chapter, and elsewhere in the plan. Currently the majority of the County's inventory is single-family residences with a relatively small percentage of the housing stock in multi-family development, and an increasing percentage of mobile/manufactured housing.

The previous sections of this Chapter have revealed the following trends:

- **1.** The percentage of homeownership has increased in the County over the past twenty years and currently outpaces state rates.
- 2. The corresponding rate of renter-occupied housing has decreased.
- **3.** The majority of multi-family housing is located in Greensboro, with clusters in Union Point.
- 4. The total percentage of mobile/manufactured homes has increased.
- **5.** The overall condition of the housing stock is improving with the increase in new construction but the percentage of inadequate housing units is still well above state and regional rates.
- 6. The cost of housing has increased in the County but remains below state and regional median values in both owner and renter occupied housing.
- 7. Nearly one-quarter of owner-occupied and one-third of renter-occupied households are considered costburdened.

The following forecasts are merely guidelines of what to expect if existing trends continue to hold true. To calculate the forecasts, the following assumptions were made:

- **1.** Demand for housing shall keep pace with population increase.
- 2. Affordable housing will be available to all segments of the population.
- **3.** The percentage rates of owner and renter-occupied housing shall remain the same throughout the planning horizon.

- **4.** Average household size will decrease throughout the planning horizon.
- 5. A constant vacancy rate of shall be maintained throughout the planning horizon, reflecting the high percentage of seasonal/recreational homes.
- 6. The composition of the housing stock will change to reflect the increased construction of multi-family housing units decreasing the use of manufactured homes as affordable housing alternatives.

Table 7 illustrates the forecast for the County totals throughout the planning horizon in five-year increments from 2000 through to 2025, and provides estimates for unincorporated development.

Table 8 provides the same data for each of the municipalities. In this case the City of Greensboro illustrates an increasing percentage of multi-family housing reflecting proposed developments and the overall trends for each of the other municipalities are factored into the forecast and the assumption is made that all percentage totals for owner and renter occupied, and single-family, multi-family and mobile/manufactured homes shall remain constant throughout the planning horizon.

County Housing Demanus									
County	Total	New	Single-	New	Multi-	New	Mobile	New	
Totals	Units	Units	Family	Units	Family	Units	Home	Units	
2000	6,653	-	4,890	-	399	-	1,357	-	
2005	6,860	207	5,168	278	530	131	1,163	-194	
2010	7,446	586	5,543	375	901	371	1,003	-160	
2015	8,053	607	5,847	304	1147	246	1,059	56	
2020	8,526	473	6,218	371	1201	54	1,108	49	
2025	8,932	406	6,520	302	1249	48	1,163	55	
<u> </u>		C D				41 a a . he	NECDOC		

Table 7County Housing Demands

Source: U.S. Bureau of the Census 2000; Calculations by NEGRDC

	Total	New	Single-	New	Multi-	New	Mobile	New			
Jurisdiction	Units	Units	Family	Units	Family	Units	Home	Units			
Greensboro											
2000	1,264	-	892	-	258	-	114	-			
2005	1,260	(4)	895	3	252	(6)	113	(1)			
2010	1,453	193	901	6	450	198	102	(11)			
2015	1,646	193	889	(12)	658	208	99	(3)			
2020	1,678	33	923	34	671	13	84	(15)			
2025	1,712	34	941	18	685	13	86	2			
				Siloam							
2000	144	-	98	-	-	-	46	-			
2005	170	26	119	21	-	-	51	5			
2010	169	(1)	118	(1)	-	-	51	0			
2015	176	7	123	5	-	-	53	2			
2020	175	(1)	123	0	-	-	53	0			
2025	175	(1)	122	0	-	-	52	0			
			Un	ion Poin	nt						
2000	744	-	536	-	89	-	119	-			
2005	725	(19)	522	(14)	87	(2)	116	(3)			
2010	743	18	535	13	89	2	119	3			
2015	732	(11)	527	(8)	88	(1)	117	(2)			
2020	720	(12)	518	(9)	86	(1)	115	(2)			
2025	742	22	534	16	89	3	119	3			

# Table 8Municipal Housing Demand

	Total	New	Single-	New	Multi-	New	Mobile	New				
Jurisdiction	Units	Units	Family	Units	Family	Units	Home	Units				
	White Plains											
2000	126	5	98	-	-	-	28	-				
2005	131	5	102	4	-	-	29	1				
2010	136	5	106	4	-	-	30	1				
2015	140	5	110	4	-	-	31	1				
2020	145	4	113	4	-	-	32	1				
2025	149	5	116	3	-	-	33	1				
			W	oodville/								
2000	147	-	113	-	-	-	34	-				
2005	158	11	123	10	-	-	35	1				
2010	165	8	129	6	-	-	36	2				
2015	167	2	130	1	-	-	37	0				
2020	175	8	136	6	-	-	38	2				
2025	176	2	138	1	-	-	39	0				

Source: U.S. Bureau of the Census; Calculations by NEGRDC

# Assessment of Local Housing

The assessment of the housing stock analyzes data from the inventory section to determine the adequacy of housing units and their compatibility with existing and future populations. The sample sizes in the municipalities of Siloam, White Plains, and Woodville are small and may not represent statistically significant trends. Small shifts in housing units may represent large changes in percentage totals and cannot be seen as statistical trends.

# Housing Choice Assessment

The demographics of a jurisdiction help to indicate the types of housing that are required to adequately meet the needs of the population. Between 1990 and 2000 Census years the demographics of the County have changed with major differences between municipal and unincorporated trends. Throughout the County there has been a decreasing trend in average household sizes as traditional families are shrinking and non-traditional families are becoming more prevalent. Household size in the unincorporated County has decreased from three and two-hundredths 3.02 in 1990 to 2.58 in 2000 as a result of an aging population moving into the County. Unincorporated housing, particularly in the Lake Oconee area, is increasingly attracting retired, or near retirement age, households who no longer house their children. This is further illustrated in the percentage change of family and married couple households. In the unincorporated area the percentage of family households increased slightly from 77.8% to 78.2% and married couple households increased more significantly from one 57.6% to 62.1%. The decrease in female householders from 16.3% to 12.3% further illustrates the dominance of traditional households in the unincorporated area.

The demographics in the municipalities reveal much different trends. Although the sample sizes are much smaller in the municipalities the percentage changes do reveal shifting demographics. The most significant changes are apparent in the cities of Greensboro and Union Point. The percentage of married couple households decreased in Greensboro from 42.0% to 33.3% and in Union Point from 43.9% to 35.3% between 1990 and 2000. In correlation the percentage of female householders with no husband present increased in Greensboro from 25.1% to 29.2% and in Union Point from 18.2% to 23.9% between 1990 and 2000.

The demographics play a role in determining the adequacy of the existing housing mix but they must be analyzed in correlation with other sections of this Chapter. Another major influence on the housing types prevalent in the County is the lack of countywide water and sewer infrastructure. The cities of Greensboro and Union Point are the only municipalities with both water and sewer systems and thus, have a greater variety of housing options. The County does have private water and sewer companies operating in the Lake Oconee area but the major demand is for single-family households.

The cities of Greensboro and Union Point represent 64.4% and 22.6% respectively of the total multi-family housing units in the County. This helps to explain the much lower owner-to-renter ratios (1.2:1 in Greensboro and to 1.7:1 in Union Point) in those two cities than the County, state, and region.

The percentage of mobile/manufactured housing has increased countywide between 1990 and 2000 census years. This may be a reflection of the lack of housing options in the unincorporated areas of the County and the lower costs associated with manufactured housing provide affordable options for low-to-moderate income households. This will be discussed further in the housing affordability analysis. The lack of multi-family housing in Siloam, White Plains, and Woodville result in higher percentages of manufactured housing than found in Greensboro and Union Point.

The existing housing is currently dominated by owner-occupied single-family development. Based on the current demographics of the population, this does not appear to provide an adequate mix of housing to meet the diverse demand. Further analysis in this Chapter will provide additional information relating the compatibility of the housing stock to the population.

# Housing Condition Assessment

Overall the condition of the housing stock has improved dramatically between 1990 and 2000 and it is expected that new construction throughout the County will continue to decrease the number of inadequate housing units. Between 1995 and 2000, over 22% of the total County housing stock was constructed and, according to building permit data, an additional 459 single-family and 36 multi-family permits were granted between 2001 and 2003. As new homes are built the percentage of inadequate units should continue to decrease.

However, the County does possess a relatively high percentage of inadequate housing units within each of the four categories. As Table 3 illustrates, the deficiencies in the housing stock are decreasing throughout the County but are near, or exceeding, state and regional averages in each of the four categories.

The number of units lacking complete plumbing facilities in the County is much higher than both state and regional averages. A high number of these units are, presumably, older houses in the unincorporated area of the County. Though new construction has taken place in recent years the new homes have not replaced inadequate units. The majority of new construction is attracting residents from outside the County and many of the inadequate units are not being addressed.

The County has a high percentage of housing units constructed prior to 1939, the majority of which are located within the municipalities. There has been less construction activity within the municipalities and there are more active preservation efforts within Greensboro and Union Point. The higher percentage of new construction within the unincorporated area has decreased the overall percentage of historic housing and as new construction continues, this percentage is expected to continue decreasing.

The percentage of overcrowded units throughout the County falls between the state and regional averages. The majority of new construction has been single-family households and the demographics illustrate a decreasing household size indicating that overcrowded units can be expected to decrease. The cities of Greensboro and Union Point have higher percentages of overcrowded units because of the higher number of subsidized, multi-family units present within both of those cities.

The value of a home can provide insight into its adequacy. The number of housing units valued at less than \$20,000.00 has decreased dramatically countywide, again as a result of the new construction in the unincorporated area, but still remains much higher than both state and regional averages. As previously discussed, the majority of new construction is not replacing inadequate homes, therefore this corresponds with the high percentages of units lacking full plumbing and the high percentage of units built prior to 1939.

# Housing Affordability

Table 5 examines the cost of housing throughout the County and illustrates the trends that have occurred since 1980. The cost of living in Greene County has continually increased over the past twenty years, particularly

between 1990 and 2000, but the median cost of purchasing a home remains well below the state and regional averages. This is directly related to the previous discussion on inadequate housing units and reflects the discrepancy between high and low-income population groups. The median contract rent has also increased but is below the state average due to the lack of high-end rental properties.

To determine whether or not the housing stock is affordable to the population, increases in income levels must be analyzed. Increases in housing costs must correlate to increases in income to ensure that there are affordable housing options available to the entire population.

Median housing costs increased throughout the County in 2000. Using a generally accepted lending standard that a household can qualify to purchase a home valued at 2.5 times its annual income, Table 9 illustrates the correlation between median housing values and median incomes. Table 10 further illustrates the comparison between housing costs and income levels within various price ranges and Table 11 illustrates the same comparison for renter-occupied households.

Table 9 highlights the relationship between housing costs and income levels. The "Required Income-2000" column illustrates the required household income in order to afford a median priced home within each of the respective jurisdictions. The median housing values within each of the municipalities are relatively low and the income statistics indicate that housing is relatively affordable, except in Greensboro where the required income exceeds the median. The median income statistics include all of the low-income households residing in subsidized rental units and may not necessarily represent the population's inability to afford to purchase housing.

Income Required to Afford Median Value Homes								
	Median				Required			
	Housing	% Change	Median	% Change	Income-	% Change		
Jurisdiction	Value-2000	1990-2000	Income-2000	1990-2000	2000	1990-2000		
County	\$87,100	70.4	\$33,479	25.4	\$34,840	70.3		
Greensboro	\$64,200	16.9	\$24,250	16.2	\$25,680	16.8		
Siloam	\$45,800	62.4	\$24,792	10.1	\$18,320	62.4		
Union Point	\$51,400	24.2	\$32,284	18.9	\$20,560	24.2		
White Plains	\$58,800	75.0	\$33,906	69.4	\$23,520	75.0		
Woodville	\$45,600	-8.4	\$34,219	15.8	\$18,240	-8.4		
Georgia	\$111,200	14.2	\$49,280	28.9	\$44,480	18.4		
	0 110		a Camayya, Calayya					

Table 9 Income Required to Afford Median Value Homes

Source: U.S. Bureau of the Census; Calculations by NEGRDC

Overall, the table illustrates that households earning the median income are unable to afford the median priced home. As Table 5 indicates, the cost of housing has increased dramatically over the past twenty years and new construction in the Lake Oconee area is expected to continue driving the cost of housing higher. Building permit data from the years 2001 through 2003 indicate that 448 new single-family housing units will be built and the average value is \$289,450.00.

Tables 10 and 11 attempt to look more closely at the direct compatibility of the existing housing stock and the income characteristics of the population. They attempt to identify whether or not the population can find affordable housing opportunities within their income range without becoming cost-burdened (as discussed in Table 6).

The Value (or Rent in Table 11) column indicates the range of housing costs within each of the jurisdictions. The municipalities only indicate owner-occupied housing costs up to \$200,000.00 and renter-occupied costs up to \$1,000.00. The Units column illustrates the percentage of housing units that are priced within the corresponding Value category. The Households column illustrates the percentage of households that can afford housing within the corresponding Value category based on their household income and on the assumption that households can afford to purchase homes valued at approximately 2.5) times their gross household income, or rent homes whose costs do not exceed one-third of their gross monthly income.

Each of these tables helps to better understand the reasons for the high percentage of cost-burdened households, as described in Table 6. Cost-burdens can apply to all types of households because it does not specifically refer to low-

#### Greene County Comprehensive Plan

income populations. The tables illustrate that segments of the population are being underserved and cannot find adequate housing within their income range. This forces households to spend either above or below their income range and may lead to an increase in cost-burdened households. For those that spend above their income range, they are purchasing or renting homes that are too expensive for them to maintain their housing costs below 30% of their gross household income. For those that spend below, they may be taking housing units that would be better utilized by lower income households.

	Greene Coun	ty		Union Point			
Units	Value	Households	Units	Value	Households		
26.3	<50,000	24.6	48.3	<50,000	32.6		
28.3	50,000-99,999	15.5	42.9	50,000-99,999	20.8		
7.3	100,000-149,999	14.7	6.3	100,000-149,999	20.5		
4.8	150,000-199,999	16.9	0.9	150,000-199,999	14.8		
7.1	200,000-299,999	7.1	1.5	200,000+	11.2		
11.7	300,000-499,999	11.4					
14.3	500,000+	9.7					
	Greensboro			White Plain	s		
Units	Value	Households	Units	Value	Households		
31.0	<50,000	29.5	42.2	<50,000	40.0		
47.7	50,000-99,999	24.0	22.2	50,000-99,999	13.3		
14.8	100,000-149,999	16.9	15.6	100,000-149,999	24.4		
4.0	150,000-199,999	16.0	0.0	150,000-199,999	22.2		
2.6	200,000+	13.5	20.0	200,000+	0.0		
	Siloam			Woodville			
Units	Value	Households	Units	Value	Households		
61.8	<50,000	39.7	58.3	<50,000	19.0		
30.9	50,000-99,999	29.4	35.7	50,000-99,999	29.8		
2.9	100,000-149,999	11.8	3.6	100,000-149,999	19.0		
0.0	150,000-199,999	13.2	2.4	150,000-199,999	8.3		
4.4	200,000+	5.9		200,000+	23.8		

Table 10
Housing Affordability – Owner-Occupied

Source: U.S. Bureau of the Census; Calculations by NEGRDC

Overall, Table 10 illustrates an inadequate supply of housing priced between \$100,000.00 and \$200,000.00. Only 12.1% of all housing units fell within that range, 31.6% of all households earned adequate incomes to afford housing valued at that price. This indicates that households looking for housing within that value range are required to spend either above or below the 30% cost-burden threshold. Census Bureau data on cost-burdened households illustrates that 24% of all owner-occupied cost-burdened households earn in excess of \$50,000.00 per year, indicating that many households are spending above their cost-burden threshold.

Because of the lower median values of housing within the municipalities, the majority of housing units are priced below \$100,000.00. There is much less new construction within the cities as opposed to the unincorporated areas of the County, but as new municipal development does occur this data may allow the local government to help identify potential housing markets to fit the demographics of the County's population.

 Table 11

 Housing Affordability – Renter-Occupied

	Greene Co	ounty	Union Point		
Units	Rent	Households	Units Rent Househol		
40.38	0-299	26.92	41.2	0-299	28.1

37.26	300-499	23.32	41.7	300-499	23.2
20.75	500-999	24.68	17.1	500-999	24.6
0.00	1000-1499	11.22	0.0	1000+	24.1
1.60	1500+	13.86			
	Greensb	oro		White Pla	ains
Units	Rent	Households	Units	Rent	Households
40.5	0-299	40.3	10.0	0-299	13.3
39.1	300-499	18.4	53.3	300-499	10.0
20.4	500-999	24.8	36.7	500-999	40.0
0.0	1000+	16.4	0.0	1000+	36.7
	Siloan	า		Woodvi	lle
Units	Rent	Households	Units	Rent	Households
38.9	0-299	11.1	37.5	0-299	12.5
27.8	300-499	5.6	50.0	300-499	25.0
33.3	500-999	38.9	12.5	500-999	37.5
0.0	1000+	44.4	0.0	1000+	25.0

Source: U.S. Bureau of the Census; Calculations by NEGRDC

The increase in contract rent was moderate over the past decade but continues to remain well below the state average, as illustrated in Table 5. However, this does not necessarily mean that it is affordable to all who need it. As previously mentioned, this is a problem statewide and it is becoming increasingly difficult for lower wage employees (typically retail and service sector workers) to find adequate, affordable housing. This is a situation that requires monitoring at the local level because of the large influence housing availability has on economic development. Without a strong supply of affordable, adequate housing units the County cannot house the projected workforce and will struggle attracting new commercial and industrial employers.

# Jobs:Housing Compatibility

An important element of the housing sector is its relationship with the Economic Development Chapter and the compatibility of the housing supply with the wages paid to Greene County workers.

This is not only a problem associated with low-income households, but also young professionals seeking either affordable rental housing or a moderately priced starter home. Table 10 illustrates that 31.6% of owner-occupied households earn between \$40,000.00 and \$80,000.00 per year, theoretically qualifying them to purchase a home valued between \$100,000.00 and \$200,000.00. However, the corresponding supply of housing units within that price range represents only 12.1%.

The data is as pronounced for renter-occupied households. Table 11 illustrates that 49.8% of renter-occupied households earn in excess of \$1,500.00 per month, theoretically qualifying them to afford a rental unit valued at \$500.00 per month or greater. However, the corresponding supply of units within that price range represents only 22.4%.

The data implies a gap in the housing market that is under-serving the professional workforce. Households earning greater than the median household income are having difficulty finding reasonably priced homes within their desired spending range.

The problem can be related to lower-income households as well, specifically those employed in the retail and service sectors of the local economy. Many of these types of jobs pay minimum \$5.15 per hour) or comparable wages. In order for a household to afford the median rent in the County without becoming cost-burdened an employee must earn \$7.24 per hour. Often rental units are single occupant households, or single earner families, and this represents the only source of income. Retail trade and lower level service sector employees are generally earning lower wages and are those who most often require affordable rental options.

#### Greene County Comprehensive Plan

According to County Business Patterns data (represented in Tables 12 and 13 in the Economic Development Chapter) on employment and earnings the average annual salary in Greene County was \$21,559.00 in 2001. Of all jobs classified as either retail or service sector eighty-three and 83.8% paid less than the average annual salary. A total of 350 retail sector jobs paid an average annual salary of \$12,763.00 per year (\$1,064.00/month) and 1,018 service sector jobs paid an average annual salary of \$15,623.00, (\$1,302.00/month).

Housing data discussed previously in this Chapter estimates that 58% of renter-occupied housing units are priced between \$300.00 and \$499.00 per month, affordable to households earning between one thousand and \$1,000 and \$1,500 per month. This translates to approximately 750 units within this price range. The total number of retail and service sector employees searching for this type of housing is approximately 1,385.

Combining the total housing units and total retail and service sector jobs yields a jobs:housing ratio of 1,385:750, or 1.85:1. Assuming that a higher proportion of employees in these sectors are going to represent single-occupant or single-earner households, this ratio further illustrates the lack of affordable housing for the lower-income workforce.

This does not necessarily mean that each of these workers do not have affordable housing. Considering the much lower median values for owner-occupied housing in the municipalities and the low median values of manufactured housing these workers may choose to purchase lower valued homes. However, it reinforces the notion that there is a lack of housing choice throughout the County and undoubtedly contributes to the inflow of commuters into Greene County who are unable to find adequate housing within closer proximity to their workplace.

# Goals and Policies

**Vision Statement:** *Promote the provision of safe, sanitary, and affordable housing to all residents allowing for the* opportunity to live within proximity to employment opportunities and supporting the preservation of existing historic neighborhoods and structures through sound growth management practices minimizing the adverse impacts of housing construction on the natural environment.

**Goal:** Focus residential development in compatible locations based on the Future Land Use map and on areas supported by existing and planned infrastructure. (Applicable to Greene County and each of the municipalities)

**Policy:** Coordinate future residential development with the availability of supportive infrastructure. (Applicable to Greene County and each of the municipalities)

**Policy:** Encourage infill redevelopment, where appropriate, in suitable areas supported by necessary infrastructure. (Applicable to the municipalities of Greensboro and Union Point)

**Policy:** Avoid scattered, non-contiguous residential development patterns. (Applicable to Greene County and each of the municipalities)

**Goal:** Mitigate negative environmental impacts associated with increased residential development. (Applicable to Greene County and each of the municipalities)

**Policy:** Ensure that all environmental protection criteria are implemented on new development projects. (Applicable to Greene County and each of the municipalities)

**Policy:** Promote clustered residential development that provides for open space and landscape preservation and self-contained recreational areas. (Applicable to Greene County and each of the municipalities)

**Goal:** Seek outside funding sources for housing construction and rehabilitation to improve the condition of the housing stock. (Applicable to Greene County and each of the municipalities)

**Policy:** Preserve, conserve, and enhance historic structures and sites wherever possible. (Applicable to Greene County and each of the municipalities)

**Policy:** Encourage the renovation of substandard or vacant units for use as affordable housing units for low-to-moderate income households. (Applicable to Greene County and each of the municipalities)

**Goal:** Increase the mix of housing types to provide greater choice to existing and future populations. (Applicable to Greene County and each of the municipalities)

**Policy:** Encourage mixed-use development within municipal downtown districts and major commercial activity centers allowing residential uses adjacent to retail and employment centers. (Applicable to Greene County and the municipalities of Greensboro and Union Point)

**Policy:** Encourage the development of affordable housing units, of all types, for all income levels to provide a greater balance between employment and housing opportunities. : Encourage mixed-use development within municipal downtown districts and major commercial activity centers. (Applicable to Greene County and the municipalities of Greensboro and Union Point)

# **Chapter 4A: Cultural Resources**

# **Community Vision**

Cultural resources evidence the county's past and give our community much of its distinctive and desirable qualities. By preserving many of these resources, these qualities will be sustained in the future.

Each jurisdiction in Greene County possesses cultural resources. Most of these exist in the form of historic properties while others exist as identified or unidentified archaeological sites. Many of these help distinguish areas and provide them with their traditional character. According to the Dept. of Natural Resources, Georgia has lost almost 90% of its historic resources over the last 50-60 years. This figure varies from county to county but the lowest losses in a county are estimated at a 50% attrition rate. Specific data concerning Greene County's attrition rate is not available but presumably significant loss has occurred over the last 50-60 years. What remains gives clues to the county's past and its first human occupation, settlement, and development that began over 11,500 years ago.

Cultural resources within the county and its cities are inventoried and assessed in this chapter. It is organized into types of Cultural Resources including: Residential Resources, Commercial Resources, Industrial Resources, Institutional Resources, Transportation Resources, Rural Resources, and Other Historic, Archaeological, and Cultural Resources.

### **Residential Resources**

The county and its municipalities possess a unique variety of residential resources that reflect architectural styles covering a 200-year period. The richness and diversity of these residential resources provides the county with its distinctive, historic character. They continue to offer, among other things, usable housing within town centers serviced by existing infrastructure. The properties located outside cities are rural in character and exist as landmark buildings or modest homesteads indicative of the county's agricultural traditions. The existing, historic residential properties represent only a small fraction of the county's historic houses that once existed.

Within the county, five residential historic resources exist that are listed in the National Register of Historic Places. The **Peter Printup Plantation** is an unusual example of a c. 1850s Gothic Revival house that is historically associated with the Georgia Railroad and its assistant superintendent, Peter Printup. Printup also farmed and attempted to establish a winery and orchard on the plantation. **Jefferson Hall** is a c. 1830 Federal style house that was also associated with the Georgia Railroad and the descendents of General Nathanael Greene. Local lore says Jefferson Davis gave a speech from its porch and, later, General Sherman used the house as his headquarters during Union occupation. Within the **Penfield Historic District**, several c. 1900 buildings are located that were used in conjunction with Mercer College. The **Brown-Bryson Farm** is a Gothic Revival house that is unusual for its decorative elements. **Early Hill Plantation** is a house built in 1820 by Joel Early, Jr. and was once part of a 2,000 acre plantation. It is listed in the National Register of Historic Places. All of these properties are privately owned.

In Georgia, historic homes represent the largest type of cultural resource, accounting for 80% of all types of properties. Historic farmhouses in Georgia have suffered major loses with approximately 98% of properties that existed in 1940 are today gone. In Greene County, these numbers can be viewed more closely in the two decades between 1980-2000 as reported in the U.S. Census Data for "Housing Built Before 1939." During the ten-year period from 1980-1990 the county lost 25% of its historic houses and during the following decade 22% were lost; over a twenty-year period, Greene County lost 461 houses built before 1939 with 657 standing in 2000 (See Table 1.). What was once a predominately rural landscape is today changed with far fewer rural homes.

Greensboro has the largest number of historic, residential resources within four National Register Districts: 1) South Street-Broad Street-Main Street-Laurel Street Historic District; 2) North-Street-East Street Historic District; 3) South Walnut Street Historic District; and 4) Mary Leila Cotton Mill and Village Historic District. The houses in these districts span two centuries and include an assortment of architectural styles. Three other houses are individually listed in the National Register and include: the Phillip Poullain House, King-Knowles-Gheesling House, and the Dr. Calvin M. Baber House. These buildings, and others, were also included in an intensive survey of historic resources that collected specific information on each property. Greensboro is, however, loosing a substantial number of its historic properties. Between 1990-2000, it lost 87 historic houses or one-third of its total as reported by the U.S. Census. In 2000, 187 historic homes remained. A Dept. of Natural Resources survey of Greensboro's historic resources was completed in 2001. It identified 379 historic, residential properties (See Map.) that provides specific information about these historic homes. These homes represent the city's historic housing stock that continue to function while providing Greensboro with much of its traditional character (Map, "Cultural Resources, Greensboro, Georgia" shows all the city's historic homes that have a residential land-use classification). As Greensboro's population is projected to increase gradually but in low numbers, the existing historic housing should remain relatively unthreatened. Protection of historic, residential properties is not considered a priority.

Siloam includes a significant number of historic homes dating to the late nineteenth and early twentieth centuries. Most of these are listed in the National Register and included in the Siloam Historic District.

The Moore-Crutchfield Place is a very early house built in 1810 and later modified into a plantation-plain type house in 1841. It serves as good example of an early frontier homesteads and farms and is individually listed in the National Register. The U.S. Census counted 40 historic houses in Siloam in 2000 that remained unchanged from 1990; this trend suggest few, if any, historic houses are being lost.

Table 1: Houses Built Before 1939								
Jurisdiction	1980	1990	% Change	2000	% Change			
County	1118	840	-25%	657	-22%			
Greensboro	N/A	274	-	187	-32%			
Siloam	N/A	39	-	40	+ 3%			
Union Point	N/A	169	-	147	-13%			
White Plains	N/A	38	-	39	+ 3%			
Woodville	N/A	28	-	33	+18%			

Union Point's historic, residential properties are listed in the National Register and within the Union Point Historic District that comprises three distinct residential areas including: 1) an area of larger more prominent houses dating from the 1840-1890s on Rhodes Street bounded by Hunter and Veasey Streets; 2) an African-American section known as Canaan located on Watson Avenue and School and Hunter Streets; and 3) a mill village associated with the Union Manufacturing Company located along Witcher, Newcome, and Hilliard Streets. Within the district, several landmark homes exist in the Sibley-Steward House, Hart-Scott House, "Hawthorne Heights," "Meadowlawn," and the Watson-McRay House. In the ten-year period between 1990-2000, Union Point lost 13%) of its historic housing, according to the U.S. Census. This number is moderate and suggests the historic residential areas remain relatively intact. More generally, Union Point's diverse collection of 147 historic houses greatly distinguishes it from other communities. These historic homes are complimented by 112 other contributing and non-residential buildings (e.g., commercial, institutional, etc.) within the historic district.

White Plains and Woodville have similar numbers of historic homes according to the Census figures (See Table 1.). These properties are not listed in the National Register nor protected from changes through a local preservation ordinance. Both cities, historically, grew as a result of the railroad with Woodville functioning as an important stop for the Georgia Railroad's connection from Union Point to Athens. In a 1977 survey of historic resources, 22 historic properties were identified in White Plains and 13 in Woodville. The 2000 U.S. Census figure counted 39 33 properties in White Plains and Woodville respectively. Woodville showed the largest loss of historic residential homes between 1990-2000 with five homes. Detailed information about both cities historic houses is unavailable.

#### **Residential Resources Assessment**

The county possesses several National Register listed historic houses significant for their architecture and history related to Agriculture, Civil War, and Transportation. Other, more modest homes exist but information concerning

Source: DCA/PlanBuilder from U.S. Census

their age, significance, and disposition is not available. These and other residential resources are not protected from change by a preservation ordinance. Other, less prominent homes are more vulnerable to physical change. Updated information about existing historic properties is needed to determine their numbers, significance, and reuse potential. Enforcement of existing zoning regulations should continue to remedy 'eyesore' violations that detract Penfield's historic and aesthetic qualities.

While Greensboro has large concentrations of historic, residential resources, it lost 32% of these during the ten-year period between 1990-2000 according to U.S. Census figures. Most of these residential resources are recognized through National Register listing and provide the city with its distinctive, historic character. None of these resources, however, are protected under the city's local preservation ordinance. Greensboro's updated survey information will, however, continue to guide informed planning decisions.

Siloam's historic, residential resources continue to provide adequate housing in the city and give the town its traditional character. While historic homes are recognized through National Register listing, the historic district is not protected by a preservation ordinance; all the city's historic homes are vulnerable to inappropriate change. Adoption and implementation of an ordinance is not considered a priority for the city. As Siloam's population is not projected to increase, most of the historic, residential properties will remain used and unthreatened from future development.

Union Point's historic homes are recognized through listing in the National Register as the **Union Point Historic District**. There is some community support for adoption of a historic preservation ordinance as a protection measure. Adoption of a preservation ordinance and establishment of a Preservation Commission is needed. Other needed activities include an updated survey of historic resources and a listing of additional properties in the National Register. The city's intact residential areas also complement the historic, commercial downtown. Union Point's historic homes provide more of an aesthetic benefit than potential for economic development. Union Point's projected population growth indicates their historic housing can adequately accommodate future residents with minimal new construction.

White Plains and Woodville have the smallest numbers of historic homes in the county. They are not recognized by listing in the National Register nor protected by local preservation ordinance. While these properties provide the town with aesthetic appeal, they provide less potential for tourism or economic development opportunities. Woodville, however, will continue to encourage the sensitive rehabilitation of its historic properties, participate in the county's tourism plan, and promote the educational value of cultural resources. White Plains' population is projected to increase; there is some interest locally in conserving some of these properties. It is anticipated that individual property owners--not the city--will undertake these efforts.

In some jurisdictions, the aesthetic qualities within historic areas are compromised by derelict cars and neglected properties that pose safety concerns. Existing ordinances are sufficient to remedy these conditions through increased enforcement and ultimately improving their aesthetic qualities.

# **Commercial Resources**

In Georgia, historic commercial resources represent the second largest number of cultural resources. Commercial resources can be found in traditional downtowns, within rural crossroads communities, or alone in rural areas. Within the state, they represent approximately 7% of cultural resources.

As the county is predominately rural, commercial resources primarily exist within the cities. The one exception is at Penfield where several 19<sup>th</sup> century brick commercial buildings exist across from the Old Mercer Campus. These properties are listed in the National Register within the **Penfield Historic District**.

Greensboro's **Commercial Historic District** is listed in the National Register and locally designated under the city's historic preservation ordinance. Most of the properties within the district are mid- to late 19<sup>th</sup>-century buildings and one to two stories in height. The area they occupy is the location of the city's first development beginning in 1786. There are approximately 29 contributing buildings within this commercial district. Most are occupied and used primarily as retail and office space, attracting area shoppers—notably from Lake Oconee. One of the oldest commercial buildings is known as "McCommons Store" and was built in 1858. Since 1996, the downtown experienced significant improvements using three phases of Transportation Enhancement (TE) funding for

streetscape improvements from the Georgia Department of Transportation. Promotion and coordination of downtown businesses also improved through the Better Hometown Program and its fulltime manager. The city's downtown revitalization plan also addresses existing and future needs within the commercial area and serves as an effective management tool.

Siloam contains a small and historic, commercial downtown that began in 1870 when the first store was built in 1879 and later enlarged with W.T. Johnson's Pharmacy in 1904. This commercial area served the rural community and particularly area farmers. As farming declined and agriculture changed, so did the need for these buildings. Several brick, commercial buildings still exist, some occupied and some vacant. These properties are also listed in the National Register within the **Siloam Historic District**.

Union Point has a continuous commercial block that parallels the railroad and dates to the late 19<sup>th</sup> century. These buildings are one to two stories in height and continue to function as retail and professional offices. They provide a traditional, "Mainstreet" appearance on one side of the railroad tracks. The commercial buildings are listed in the National Register of Historic Places within the Union Point Historic District. They continue to offer needed commercial space in the downtown area.

White Plains is without a commercial area or historic commercial buildings. Woodville does, however, have a very small commercial downtown along SR 77 comprising several attached buildings, one of which functions as city hall.

#### **Commercial Resources Assessment**

The commercial buildings at Penfield are included in the National Register district as contributing properties. They help characterize this important historic area and offer some potential opportunities in support of future tourism initiatives that are outlined in the county's tourism plan.

In Greensboro, many properties such as the Bickers-Goodwin building have been rehabilitated in a manner that preserves their historic character while also adapting them to a contemporary use. Completion of the Bickers-Goodwin project is needed to continue the downtown's redevelopment. Greensboro's traditional downtown is based on its concentration of commercial historic buildings. These properties offer an alternative shopping experience and are vital to the local economy. They also appeal to residents of Lake Oconee as a traditional downtown. As demand increases for space, expansion and redevelopment of the downtown is likely, particularly to vacant or underused buildings and spaces. The downtown is protected under the city's preservation ordinance and provides an adequate level of protection to the downtown. Some amendments to the district's boundaries are needed to include additional commercial properties. Economic development initiatives and historic preservation objectives are closely linked and an aesthetically pleasing downtown helps attract new investment (See Chapter 3, Goals and Policies.). The Better Hometown Manager's position likewise functions to meet these goals. The city needs to continue its support of this position. New facilities and enhancements within the downtown are also needed in the form of public restrooms, a developed cultural center, and banners & signs to promote the historic districts. In the future, Greensboro's existing commercial buildings will accommodate future population growth and continue to provide a viable downtown. Some buildings, such as Caldwell Laundry, may be rehabilitated or redeveloped for commercial or mixed uses. Continued enforcement of existing zoning regulations is needed to ensure the safety and appearance within the downtown. The past success of downtown is attributed to programs like Better Hometown, the revitalization plan, heritage education, walking tours, and participation in the county's tourism plan; continued participation in these programs is needed to promote tourism and economic development opportunities.

The commercial buildings in Siloam are vacant and/or underused. While they historically served the community, there is little demand for their current or future use. Community support for preserving these buildings is low. As the city population is expected to decrease, there is little need or demand for future reuse of these buildings. The greatest threat to these buildings is vacancy and the physical deterioration it causes.

Union Point's downtown commercial area is both very intact and provides character to this historic community. They are especially important because of their relationship to the railroad and its significance locally. Most of these are partially occupied. Design assistance and sensitive rehabilitation to the storefronts would improve their appearance and appeal to the public. This need is consistent with the economic development goal of "continuing to develop the downtown district" (See Chap. 3, Goal and Policies.). The buildings also currently remain unprotected

from physical or material change and adoption of a preservation ordinance is needed to provide a level of protection. Promotion and education about the city's cultural resources will benefit the downtown as will participation in the county's tourism plan. As Union Point's population is not expected to increase, these buildings are not expected to experience dramatic change or threats from future land development.

Woodville's small commercial area provides usable space and provides unique character to this crossroads community. It offers a centralized point to the rural, ranging layout of the town. These properties remain unthreatened from future development, largely due to projected population growth.

### Industrial Resources

Georgia's historic, industrial resources are typically some of the largest historic buildings and most sophisticated in terms of engineering (Ga SHPO). They constitute less than one percent of all surveyed buildings in Georgia. Across the state, industrial resources rarely function as they were originally intended and few even exist. Most historic mills, if they exist, find new uses, typically in residential (e.g., loft apartments) or commercial or mixed uses.

**Scull Shoals** is located in the county within the Chattahoochee-Oconee National Forest. It began as a frontier settlement in 1782 with a grist mill, saw mill, and cotton gin. It expanded as a mill village throughout the nineteenth century with a paper mill, warehouses, and distillery. Walls of the mill warehouse and store remain as well as an archaeological site (See archaeology section.).

In Greensboro, the **Mary Leila Cotton Mill and Village Historic District** is a unique historic resource that includes an industrial complex and support buildings and approximately seventy-five mill houses. The main mill building in the industrial complex is multi-storied and dates to 1899 with later additions in 1912 and 1957. It remains in active use as a mill and in private ownership.

Siloam prospered during the first two decades in the twentieth century as a small and rural agricultural center. It had a functioning downtown that included a cotton gin and blacksmith shop. Nothing remains today of these structures and any evidence of the city's industrial function.

In Union Point, the **Union Manufacturing Company** is an excellent example of late nineteenth and early twentieth century industrial complex. It consists of 20 historic mill buildings dating from 1987 to 1931 and continues to manufacture textiles. It is individually listed in the National Register of Historic Places and was rehabilitated using the Rehabilitation Investment Tax Credit (RITC) program in 1989, requiring that changes adhere to preservation standards and guidelines.

Woodville, as smaller, rural communities, is without any historic, industrial resources; planning for their preservation is not applicable. White Plains does retain a cotton mill and related structures that evidence its part as an agricultural center for cotton production.

#### Industrial Resources Assessment

**Scull Shoals** is located on federal land within Greene County. A non-profit organization, "Friends of Scull Shoals", works to preserve the site's cultural resources and provide interpretative programs in cooperation with the US Forest Service. It offers a unique glimpse at the county's early and industrious beginnings and is unthreatened from future development. The county has no jurisdiction over this cultural resource.

The Mary Leila Cotton Mill and Village in Greensboro continues to function as an industrial complex as it was originally constructed. The mill complex is a building that has unlimited rehabilitation potential for any number of potential uses (commercial & retail, housing, etc). If the mill's current ownership or use changes, private or public development or reinvestment is well suited for this property, due to size, location, and adaptability. Careful planning will ensure that the mill complex continues to provide economic development, aesthetic, and infrastructure (e.g., housing) benefits. Preparation of a master plan for this complex is needed. As the property is listed in the National Register, it is eligible for state and federal preservation tax-incentive programs. The rehabilitation of Mary Leila Cotton Mill and Village offers opportunities for public or privates uses.

Siloam, during the early 20<sup>th</sup> century, possessed industrial resources in the form of a cotton gin and blacksmith shop. These structures are not extant, so no current or future needs are applicable.

**The Union Manufacturing Company** is, like the industrial complex in Greensboro, a unique cultural resource in the city and the state of Georgia. As industrial buildings make up less than 1% of identified historic properties in Georgia, this historic resource is very rare particularly for a small rural community. While Union Point does not have a preservation ordinance, the complex, because it is in active use, appears stable and unthreatened. The complex continues to offer jobs and related economic development opportunities although its future is uncertain. As it is listed in the National Register, preservation programs and incentives could be used to preserve the building if its ownership or use changes in the future. Existing management practices, however, are considered sufficient.

White Plains values its cotton gin as a reminder of the town's agricultural past. There are, however, no plans or allocated resources to preserve this structure.

### Institutional Resources

Institutional resources are generally buildings used for public purposes by the government or by secular organizations. In Greene County and its cities, many unique cultural resources exist in the form of schools, churches, and governmental buildings. Many of these are listed in the National Register of Historic Places, either individually or within historic districts.

The county has several historic, institutional resources. One of the most unique is **Mercer University**, located in Penfield, and comprising three buildings: 1) the Science Building (1853), 2) the Chapel (1846), and the President's House (1857). The campus, at one point, included five other buildings that no longer exist. The three remaining buildings are listed in the National Register within the Penfield Historic District. A Georgia Historical Marker entitled, "Old Mercer" is placed on the school site. The **Greene County Courthouse** is one of only two Greek Revival courthouses in the state, built around 1849. It was rehabilitated in 1996 and included construction of a rear addition. Two Georgia Historical Markers, "First Commissioner of Agriculture" and "Greene County" stand at the courthouse. Adjacent to the courthouse are two historic jails: the **"Old Gaol"** (1807), a two-story granite stone building with a medieval appearance; and the "Old Jail or **"Wyatt Jail"** (c. 1890), a two-story brick building that functions as the Sheriffs office and a law enforcement museum. Both of these jails have posted Georgia Historical Markers. All of these properties are included in the **Greensboro Commercial District** that is listed in the National Register. The **Bethesda Baptist Church** (ca. 1818), a Federal style building, is one of the oldest churches in Georgia and individually listed in the National Register. A Georgia Historical Marker is posted near the church.

Greensboro has five historic churches built in several architectural styles that give the city a distinctive character and are listed in the National Register. Probably the most pronounced example of this is the **Church of the Redeemer** (1868), a Gothic-Revival styled building that is particularly rare in rural Georgia. It is also a remarkable and well-

preserved example. The **Springfield Baptist Church** (ca. 1907) is an African-American church founded during Reconstruction and located in the "Railroad" or "Canaan" section of Greensboro. It was the first African-American church in Greensboro founded after the Civil War by members previously associated with the First Baptist Church as slaves. The following three churches are included in National Register districts and reflect three different architectural styles: the **Methodist Church** (1911), the **Presbyterian Church** (1860), and the **Baptist Church** (1873). Also in Greensboro is the **1937 Post Office** that also contains two WPA murals made by the artist Carson Davenport. It continues to function as a postal facility and adds to Greensboro architectural diversity. It is included in the Commercial Historic District that is listed in the National Register of Historic Places. The **gymnasium** building, built in c. 1939, is partially used by the county as an administrative building.

Siloam has two historic churches that evidence the town's early development. The **Siloam Baptist Church** (1896) and **Siloam Presbyterian Church** (1903) are listed in the National Register within the **Siloam Historic District**. They continue to be used and maintained by their respective congregations. Also in Siloam is **Siloam Junior High School** (1929) that is individually listed in the National Register and is privately owned by the Nathanael Greene Academy. It is in need of updating and repair that will be undertaken by the Academy as a private institution.

Within Union Point's National Register district are two historic school buildings: the **1926 school** and the **1939 gymnasium**. The City owns the school and is in the process of rehabilitating it as a multi-use community facility using two state grants. The gymnasium is used by the recreational department and needs updating and repair. It is a unique historic building that is part of the school complex on Veazey Street. In Union Point are also several historic churches: **The Presbyterian Church**, **The Methodist Church** (1886/1942), **The Baptist Church**, and **The Siloam Missionary Baptist Church**. There is also a **tabernacle** dating to 1932 and located on the Wesleyan Campground. These religious properties are within the Union Point Historic District that is listed in the National Register of Historic Places. They are unprotected from future change, yet unthreatened by future development.

White Plains has a historic school building that is used as a community center. It is not listed in the National Register of Historic Places.

In Woodville, two historic institutional buildings exist: the **Woodville Baptist Church** (1913) and the **Woodville School** (1886/1913/1935). Both buildings are listed in the National Register and continue to function within the community. Both properties are valued for their historical significance.

#### Institutional Resources Assessment

The historic **Greene County Courthouse** and the two adjacent jails make a unique square in Greensboro. All of these buildings are well preserved and continue to be adequately maintained. Continued efforts to develop and promote the State Law Enforcement Museum could increase tourism and its resulting economic benefits. Both **Mercer University** and the **Bethesda Baptist Church** are rare, one-of-a kind historic properties that distinguish the county. They help tell the county's history from its earliest beginnings. While these properties are in private ownership, they have the potential to continue to offer tourism opportunities as part of the county's tourism plan. Some of the institutional resources in the county are recognized through their listing in the National Register of Historic Places. These properties are not threatened and will continue to be used as they have in the past.

The historic churches of Greensboro are in good condition and continue to be well maintained by their congregations. They can continue to serve the spiritual needs of their members while greatly adding to the character of the community. Because most of these churches are within walking distance of the central business district, they also can be used to promote tourism and attract visitors. Walking tours and heritage education programs are needed to support these resources. Greensboro is a community that supports preservation and, in the past, these churches have voluntarily adhered to preservation standards and guidelines in treating these historic buildings. The **post office** is likewise an asset in the downtown both aesthetically and as a functional historic building, due to its centralized location that allows wide pedestrian access. It also has rehabilitation potential if its current use changes in the future. The gymnasium contributes to Greensboro's downtown historic character and could be rehabilitated (through the Better Hometown Program) as a cultural center if the county vacates this building. A cultural center will provide an added facility to promote the downtown and promote tourism.

#### Greene County Comprehensive Plan

Siloam's historic churches are important properties within the historic district, adding character to the historic town. While they are not protected from change, each congregation provides adequate care to these properties. As Siloam's population is not expected to increase, the properties will remain unthreatened from future growth and continue to function as they have in the past.

Union Point's 1926 school will function as a community facility after all repairs are completed. One of the last repairs needed is a new roof. The 1939 gymnasium benefits the community as a historic place but also as a usable building. Efforts to continue its use and improve its condition should be investigated by the city and/or recreation department. A condition assessment of the building is needed make informed decisions about the building's continued use. As these two properties are located within a historic, residential area, they provide convenient, centralized services. They should accommodate the city's projected future population growth, while continuing to provide the community with its distinctive, community character. Protection of these properties, however, is not considered a priority.

There is little community interest or support to list the White Plains School in the National Register. It will continue to function as a community center.

The Woodville School is a unique community property that is well preserved although not updated to contemporary standards. It is valued in the community for its cultural and aesthetic attributes. Current management practices are adequate for its protection. The Woodville Baptist Church is, like the Woodville School, one of the recognized historic places in the city. Both of these properties have tourism potential if used in coordination with other sites throughout the county. While no formal protection measures cover these two buildings, they are not expected to experience any threats from future, incompatible land uses. Further recognition of these properties is appropriate through posting of a Georgia Historical Marker.

### Transportation Resources

Greene County was home to some of the states' first frontier trails, first blazed by Samuel Dale in 1801-04 and commissioned by President Thomas Jefferson. The **"Three-Chopt Road"** extended across Greene County and ended in Vicksburg, Mississippi at the edge of the frontier. The Georgia Railroad, chartered in 1833, entered Greene County and eventually served as the mid-point between Augusta and Atlanta. Greensboro was the terminus of the Georgia Railroad during the late 1830s. At this time, a **stagecoach route** provided continued service to Athens from Greensboro via Salem (Oconee County) and Watkinsville (Oconee County). This route likely followed the path of current SR15, and then diverged on country roads to Salem. A historical marker near Greensboro recognizes this road. The railroad also stopped at smaller stations like **Jefferson Hall** as well as larger depots in Union Point and Greensboro. A spur line connected White Plains and Siloam to Union Point.

The existing **Greensboro Depot** was designed by S.R. Young and built in 1917 in the Richardsonian-Romanesque style. It is a unique depot, particularly because of its architectural style and date-of-construction. As the Georgia Railroad came to Greensboro in the 1830s, this is not the city's first depot but the one built for permanence and to accommodate the city's growth during the early twentieth century. The depot is individually listed in the National Register of Historic Places. Another transportation resource is adjacent to the depot and is a **1939 bridge** that continues to function as an overpass for the CSX railroad line. This bridge is one of 1,300 historic bridges still used in Georgia. It is distinctive for its post-and-rail balustrade and the character it provides to the depot and surrounding area.

Siloam and White Plains were connected to Union Point by a railroad line that operated between 1889-1927 and encouraged development in each town. It was known as the "U.P. and W.P. Railroad." Little remains of these transportation resources today except for the former railroad right-of-way.

Union Point's history is directly tied to the railroad, yet its depot (built in the mid-1880s) is not standing. The depot and Union Point served as a major stopover for passengers and freight traveling on the Georgia Railroad. It was especially important during the Civil War when injured troops were transported and treated in Union Point. It is recognized with a historical marker ("Wayside Home"). Union Point was also the juncture for a spur line that connected the Georgia Railroad to Athens, traveling through Woodville, and a line to White Plains through Siloam.

Woodville like many rural towns in Georgia was created as a train-refueling stop, to supply water and wood as the town's name implies. The railroad tracks have been removed; little physical evidence remains other than the former railroad bed.

#### **Transportation Resources Assessment**

The exact location of the Greensboro-Athens stagecoach is relatively unknown; further research could determine its path within Greene County. This information could provide a basis for preliminary planning into a single or twocounty scenic road. There is also potential to link this route with historical attractions and sites based on a historical or tourism theme (e.g., stagecoach, pottery makers). An inventory of historic resources is needed to provide a basis for this potential route.

The Greensboro depot is an important cultural resource. Many possibilities exist for a potential new reuse either as a public transportation facility, welcome center, or commercial or retail space. Both historic preservation and economic development objectives could be met in a project involving the depot. The depot, as a cultural resource, is valued by Greensboro; however, funding and other project priorities have prevented its immediate reuse. The depot will continue to be monitored and considered a potential rehabilitation project for its reuse as a multi-use facility. The 1939 bridge is also an important cultural resource both for the history it evidences and its aesthetic qualities. The bridge could be threatened from future road expansion and/or upgrading of the facility. Existing management practices, in terms of protection, are sufficient for these properties. Other improvements, such as parking facilities, sidewalk extensions and lighting, will further enhance the downtown as part of the city's phase II revitalization plan.

Union Point was a very significant railroad stop, particularly during the Civil War with the Wayside Hotel. The depot is not extant, but the railroad and its relationship to the downtown continues to provide a traditional railroad town. This aspect of the town's history could be used to promote economic development opportunities. Future land development is not expected to threaten the downtown area.

Siloam and White Plains once had a railroad line connected to Union Point, but only the former railroad bed is left. Future population growth does not indicate the need for recreating this transportation resource.

# **Rural Resources**

Greene County is predominately a rural county and, consequently, many of its cultural resources reflect agricultural and rural uses. The **Brown-Bryson Farm** is recognized as a Georgia Centennial Farm (2000) and also listed in the National Register of Historic Places. This property is in good condition and in private ownership. **Scull Shoals** is another rural resource that exists as a cultural landscape where a large mill operation served area farmers. It provides a strong reference for the dominance Greene County played in cotton production during the nineteen century. Scull Shoals is not listed in the National Register of Historic Places. **Early Hill Plantation** is associated with the Hill family, one of the first families to settle in Greene County. It is listed in the National Register of Historic Places. Greshamville exists as a small crossroads community with a school, church, and several historic homes.

#### **Rural Resources Assessment**

The **Brown-Bryson Farm** is located on 185 acres of farmland. It is a rare historic resource, as only 5% of all state's existing historic homes are used for farming. There is no indication that this property will be threatened from future land development. **Scull Shoals** is a unique rural resource within the Chattahoochee National Forest. It offers the county several benefits as a recreational resource in its hiking trails, an educational resource as a historic site, and its aesthetic qualities as a forested area. "Friends of Scull Shoals," a volunteer and non-profit group, assists in the site's preservation as well development of interpretative programs. Additional facilities are needed at Scull Shoals like restroom facilities, increased accessibility, and visitor facilities. Ongoing development of this site has the potential to draw more visitors and offer economic development opportunities. Other than the physical deterioration of the remaining, historic warehouse, the site is relatively unthreatened, especially from future development, as the land is owned by the U.S. Forest Service. National Register listing, which was started in the 1970s, was not completed; continuing this process would benefit this cultural resource, but not within the county's purvey. **Early Hill Plantation** is in private ownership and appears unthreatened from future development.

# Other Historic, Archaeological, and Cultural Resources

Under this heading, six different types of cultural resources are inventoried including: 1) archaeological sites, 2) cemeteries, 3) historic building identified in formal surveys, 4) National Register of Historic Places listed properties, 5) historical markers and community landmarks.

#### Archaeological Sites

Human occupation in Greene County began approximately 11,500 years ago. Most of these prehistoric sites consist of underground artifacts (e.g., tools, pottery, glass) and features (e.g., trash pits, stone hearths, human burials) located near water resources or lime sinks. Later, European settlers came to Greene County in the late eighteenth-century and left similar physical evidence of their inhabitation usually found near early roads. These two periods of inhabitation are termed "prehistoric" and "historic." Within Greene County, almost 1,900 archaeological sites have been identified--the largest number in the northeast Georgia region. This inventory is not comprehensive and, like those identified across Georgia, represent only a small number of the actual sites.

Archaeological sites are threatened by heavy excavation or ground disturbances, such as road construction. Areas of previous road construction are, in most cases, disturbed and do not have any potential to yield information. Farming usually does not result in destruction to known or unknown archaeological sites. Yet in sensitive areas, a professional archaeologist can determine the existence of a known or potential archaeological site. Unlike historic buildings and structures, determining the presence of archeological resources is not readily apparent. The county currently does not provide protection of these sites beyond existing state laws.

**Scull Shoals** is a unique cultural resource with both historic buildings and archaeological sites. It is within the 2,200-acre Oconee National Forest in the northwestern part of the county. In 1976, a National Register nomination was submitted by the U.S. Forest Service, but never listed. According to the National Register Coordinator (2004), the nomination process was never completed. Scull Shoals can be used for research, education and to accommodate visitors interested in the county, region, and the state's past. "The Friends of Scull Shoals" (FOSS) is a non-profit organization that works in partnership with the U.S. Forest Service to conserve the site. They offer a Forest Service program called "Passport in Time" that allows volunteers to work on archaeological test digs within the National Forest. This program is open to schoolteachers whom can earn continuing education credits through this program.

**Copeland Site** (9GE18) is an archaeological site in the county that is listed in the National Register of Historic Places. Access to information about the site's location is restricted.

Other areas that have archaeological potential are shown on the Cultural Resources Map.

#### Cemeteries

E.H. Armor recorded cemeteries in Greene County in his book, *The Cemeteries of Greene County Georgia*. It identified 162 individual cemeteries that are included on the cultural resources map. Georgia's cemeteries are protected by state law requiring a landowner or occupier to obtain a permit for proposed landuse changes on land containing a known cemetery (*O.C.G.A.* 36-72-4). This law requires notification to families of the deceased. No other protection exists such as a local ordinance requiring an archaeological survey of land proposed for redevelopment to identify unmarked cemeteries.

In Greensboro, the downtown cemetery offers a cultural resource to support historic programs and tours. It is operated by the cemetery authority that generates revenue through sales of burial plots.

#### Survey Sites

The county and its cities were inventoried in 1977 by the Georgia Dept. of Natural Resources survey program. This survey concentrated on rural housing constructed before 1900 and overlooked many commercial properties. It identified the following numbers of cultural resources: County, 192; Greensboro, 71; Union Point, 38. Siloam, White Plans, and Woodville were included in the county's totals. The survey report noted that the county has had "heavy" losses of historic resources largely due to land management practices associated with the timber industry and Lake Oconee's construction. The inventoried properties are identified in "Cultural Resources, Greene County, Georgia," and represent some of the county's oldest historic properties.

Greensboro completed an updated survey in 2002 in conjunction with the Historic Preservation Division (HPD) of the Dept. of Natural Resources. This survey compiled more detailed information and a related project put this information into GIS (See "Cultural Resources, Greensboro, Georgia."). It adequately inventories the city's historic properties and serves as a planning tool.

#### National Register of Historic Places

The National Register is the nation's listing of historic properties worthy of preservation. Listing provides eligibility for state and federal preservation programs as well as recognition. The county and cities are well balanced in the number of listed properties. Over the past ten years, new listings occurred within the county and in Siloam and Woodville. Below is a list of properties currently (2004) listed in the National Register of Historic Places (See also map, "Cultural Resources, Greene County, Georgia," "Cultural Resources, Greensboro, Georgia," "Cultural Resources, Siloam, Georgia," "Cultural Resources, Union Point, Georgia," and "Cultural Resources, Woodville, Georgia.").

#	Name of Listed Property	Date of Listing	Jurisdiction
1	Bethesda Baptist Church	8-6-98	County
2	Brown Bryson Farm	6-10-99	County
3	Early Hill Plantation	6-13-97	County
4	Greene County Courthouse	9-18-80	County
5	Jefferson Hall	8-10-89	County
6	Moore-Crutchfield Place	9-9-87	County
7	Penfield Historic District	1-20-76	County
8	Peter W. Printup Plantation	9-5-85	County
9	Dr. Calvin M. Baber House	12-17-87	Greensboro
10	Church of the Redeemer	9-9-87	Greensboro
11	Greensboro Commercial Historic District	11-6-80	Greensboro
12	Greensboro Depot	9-9-87	Greensboro
13	King-Knowles-Gheesling House	9-9-87	Greensboro
14	Leila-Mary Cotton Mill and Village	9-9-87	Greensboro

#	Name of Listed Property	Date of Listing	Jurisdiction
15	North Street-East Street Historic District	9-9-87	Greensboro
16	Phillip Poullain House	9-9-87	Greensboro
	South Street-Broad Street-Main Street-		
17	Laurel Street Historic District	9-9-87	Greensboro
18	Siloam Historic District	7-26-01	Siloam
19	Siloam Junior High School	2-20-02	Siloam
20	Union Manufacturing Company	2-24-89	Union Point
21	Union Point Historic District	1-7-91	Union Point
22	Woodville Baptist Church and School	4-15-99	Woodville
23	Copeland Site (9GE18)	5-19-89	N/A

#### Georgia Historical Markers

Georgia Historical Markers are placed throughout Georgia and several stand in Greene County. These markers help tell the history of sites and places where significant historical events took place. The Georgia Historical Society administers the marker program in reviewing applications and sharing cost with local communities. In Greene County and its cities, sixteen markers exist with two missing as listed below (See also map, "Cultural Resources, Greene County, Georgia."):

Bethany Presbyterian Church (County) Bethesda Baptist Church (County) Fort Matthews (County) Old Mercer (County) Bishop George Foster Pierce (Greensboro) First Commissioner of Agriculture (Greensboro) Greene County (Greensboro) Liberty Chapel (Greensboro vicinity) Old Greene County Gaol (Greensboro) Sheriff L.L. Wyatt (Greensboro) Stagecoach Road (Greensboro vicinity) The Burning of Greensboro (Greensboro) Unknown Confederate Dead (Greensboro) William C. Dawson (Greensboro) Site of Wayside Home (Union Point) White Plains Baptist Church (White Plains)

Historical markers continue to promote tourism by educating the public through the recognition of significant places, people, and events. Posting of new markers will continue in the future.

#### **Community Landmarks**

There are many community landmarks within the county and its cities. They account for only about 5% of the total number of historic buildings. These properties are monumental in terms of appearance, associations, and/or use. Community landmarks for Greene County and its cities are evidenced by the following kinds of historic buildings: the courthouse, post offices, churches, gymnasiums and auditoriums, jails, depots, schools and government buildings. Below is a list of community landmarks (See also "Institutional" and "Transportation" Resources for additional information.):

### County

Bethesda Baptist Church (ca. 1818) Greensboro Gymnasium (ca. 1939) Greshamville School (ca. 1917) Greene County Courthouse (1849) Old Gaol (1807) Mercer University buildings: 1) the Science Building (1853), 2) the Chapel (1846), and the President's House (1857). Wyatt Jail (ca. 1890)

#### Greensboro

Baber House Museum (1924-25) Greensboro Post Office (1937) Greensboro Depot (1917) Greensboro "Big Store" (1858-60) Greensboro Cemetery Greensboro Church of the Redeemer (1868) Greensboro Springfield Baptist Church (ca. 1907) Greensboro First United Methodist Church (1911) Greensboro First Presbyterian Church (1873) Greensboro First Baptist Church (1902) "Oldest House in Greensboro" (1800)

#### Siloam

Siloam Baptist Church (1896) Siloam Presbyterian Church (1903) Siloam Junior High School (1929) Moved School Building (ca. 1930)

#### **Union Point**

Siloam Missionary Baptist Church Union Point Gymnasium (1939) Union Point Baptist Church Union Point Presbyterian Church Union Point Methodist Church (1886/1942) Union Point School (1926) Union Point Tabernacle (1932)

#### White Plains

Old School Cotton Gin Site of Early Fort

#### Woodville

Woodville Baptist Church (1913) Woodville School (1886/1913/1935)

#### Other Historic, Archaeological and Cultural Resources Assessment

#### Archaeological Sites

Areas with archaeological sites near Lake Oconee potentially could be disturbed by future land development. There is little community support to provide additional protection to these sites. **Scull Shoals** is one of the historic places in Greene County that is visited by people living within and outside the county. Increased tourism potential could exist if more improvements are made to the site including: more on-site interpretative information, expanded public access, and increased promotion. Most, if not all, of these activities will be completed by "The Friends of Scull Shoals" and the U.S. Forest Service as the county has no jurisdiction over this area. Scull Shoals is largely unthreatened from future land development as it is located on U.S. Forest Service land. Federal environmental

regulations will also help protect this site, particularly if National Register listing is accomplished. Scull Shoals has the potential to promote tourism and is identified in the Northeast Georgia Regional Comprehensive Plan as one of the region's ten most significant sites.

Little to no information about the Copeland site is available. Its location should be included in the generalized coverage of archaeological sites on the cultural resources map.

Existing state laws are considered adequate protection for the county's archaeological resources.

### Cemeteries

Future land development that involves excavation or extensive grading could potentially destroy existing archaeological resources and cemeteries. State law provides a level of protection for existing graves and archaeological sites on private lands. These regulations are considered adequate for the county and its cities and additional, local protection measures are considered unnecessary.

The Greensboro Cemetery needs physical improvements and enhancements to provide for greater visitation by tourists. These improvements will not only benefit the cemetery as sacred place but the local economy as another tourist destination.

#### Survey Sites

The 1977 survey identified 301historic properties in the county and its cities. This survey did not include many modest historic houses and properties built in the early twentieth century. Greensboro resurveyed its historic properties in 2000-2001 that accounted for 478total historic buildings with 379 of those having a "residential" land use classification. This new survey provides accurate data of existing cultural resources. The county and other jurisdictions require a similar new survey to provide information about existing cultural resources to provide a basis for planning.

#### National Register of Historic Places

The National Register of Historic Places is intended to document and recognize historic properties worthy of preservation. Listing helps encourage tourism through promotion but also provides eligibility for local governments and private entities in numerous preservation programs. National Register districts include concentrations of historic resources and are found in the following areas: The **Penfield Historic District**, **Greenboro's five historic districts**, **Siloam**, and **Union Point**. Greensboro's historic districts are also included the in Northeast Georgia Regional Comprehensive Plan as one of the region's ten of the most significant historic resources. The **Greensboro Commercial District** (See also "Commercial Resources" section.) has a healthy downtown economy that continues to draw shoppers from Lake Oconee. The downtown is adequately protected through its preservation ordinance. The county and its cities, in general, have been moderately active in nominating historic properties in the National Register of Historic Places. Private property owners and local governments undertake this process. For the listed properties, they are eligible for preservation programs and incentives and can be used by local governments and others to achieve community goals. Current listings adequately recognize historic properties significant on a local, state, and national level; no properties were identified for future listing.

#### Georgia Historical Markers

The county's historical markers complement places recognized in other ways, such as the National Register Program and as "Community Landmarks." The markers provide historical references through their text and generally promote education and tourism. The Advisory Committee recommended posting of two new markers at the following historic sites: Woodville Baptist Church and School and Headwaters of the Ogeechee River.

### Community Landmarks

Community landmarks are found in most, if not all, jurisdictions within the county. These cultural resources help distinguish and define individual communities. Special attention should be given to these, particularly in management or development plans that may affect their exterior appearance or historic character. The majority of these properties are unprotected by a historic-preservation ordinance. The exception is Greensboro and its Commercial Historic District—the only protected cultural resource in the county. Further protection measures are considered unnecessary. Generally speaking, community support for conserving these buildings is strong as they are prominent buildings that define the community through their historical and cultural associations.

Several community landmarks were identified by the Advisory Committee in White Plains. As this community is projected to grow, recognition of existing cultural resources will promote an awareness of the city's past.

# Goals and Implementation

Goals: Identify and preserve significant cultural resources.

Policies: Use cultural resources to foster economic development. Improve appearance and safety within historic areas.

# Chapter 4B: Natural Resources

### Introduction

This section addresses the natural resources found in Greene County and the cities of Greensboro, Siloam, Union Point, White Plains, and Woodville. Natural resources inventoried, including their need for protection or management, include public water supply sources, water supply watersheds, groundwater recharge areas, wetlands, protected mountains and rivers, coastal resources, floodplains, soils suitable for development, steep slopes, prime agricultural and forest land, plant and animal habitats, major park, recreation, and conservation areas, and scenic views and sites. Based on the community's vision, goals, policies and strategies were determined for these resources appropriate use, preservation, and protection.

# Public Water Supply Sources

Public water supply sources vary by community. Water supply sources are either surface water (rivers & lakes) and/or groundwater (wells). Some communities rely solely on one type of water source; others rely on multiple sources while others use water sources that exist in adjacent communities.

Greensboro has one active surface withdrawal permit on Lake Oconee. The watershed for this withdrawal lies in unincorporated Greene County and Woodville. The watershed is protected by a watershed protection ordinance that was passed by Greene County on June 21, 2001. Woodville was not required to pass a protection ordinance since the city lies outside the seven-mile radius upstream of the intake that where protection is required.

Siloam has three active groundwater withdrawal permits for wells #1, #2, and #3. Wells #1 and #2 are identified as full-time, regular water sources. Existing and future land uses adjacent to the wells pose no threat to water quality.

Union Point has one active surface withdrawal permit for the Sherrill's Creek Reservoir as well as a permit for a purchase connection to Greensboro's water source. The watershed is located in Union Point and unincorporated Greene County. The reservoir's watershed is protected by a watershed protection ordinance and reservoir management plan passed by Union Point in December 2000 and Greene County in June 2001.

White Plains has three active groundwater withdrawal permits for wells #1, #2, and #3. All wells are identified as full-time, regular water sources. Existing and future land uses adjacent to the wells pose no threat to water quality.

Woodville has two active groundwater withdrawal permits for wells #1 and #2. Both wells are identified as full-time, regular water sources. Well #1 is located on a 163 acres parcel currently identified for agricultural use. Well #2 is located on a 9.8 acre undeveloped parcel and is adjacent to a 12-acre undeveloped parcel.

Thirty withdrawal permits have also been issued for various private groundwater sources, primarily associated with subdivisions.

Georgia's Source Water Assessment Program (SWAP) is aimed at protecting public drinking water supplies at their source. SWAPs were completed throughout the state in May 2003. The Plan is intended to identify potential sources of pollution within a drinking water supply watershed and access the overall susceptibility of the water supply based on the identified upstream sources.

Raw water samples were taken for Greensboro's water supply from July to December 2001. Samples were tested for *Cryptosporidium* and *Giardia*, disease-causing microrganisms that can exist in the intestines of mammals. These microrganisms are difficult to remove from raw water using traditional water treatment techniques since they are resistant to chlorine. No *Cryptosporidium* or *Giardia* cysts were found in the city's raw water supply during the sixmonth sampling program.

Based on data gathered and analysis completed, Greensboro's water supply was rated a MEDIUM score for overall pollution susceptibility. The assessment identified 116 potential point and non-point pollutant sources within the

1,075 square mile water supply watershed. Based on the analysis, it was determined that the highest priority pollutant sources in these watersheds are:

- 1. Agricultural waste lagoons.
- 2. Septic areas.
- 3. Wastewater treatment plants.
- 4. Wastewater treatment for mobile home parks and other facilities.
- 5. Railroad and road crossings.

The conclusions of the SWAP report indicated that because of the large size of the Lake Oconee water supply watershed, the City of Greensboro will need to work with its upstream neighbors, such as Athens-Clarke County and Oconee County, to protect its drinking water supply source. Specific recommended protection efforts for the Lake Oconee watershed include education initiatives, regional approaches to protecting the water supply, enforcement of stream buffers and agricultural best management practices, managing the type of growth and development within the inner management zone of the intake (seven-mile radius upstream of intake), developing an emergency response plan and spill prevention measure for handling an accident with a spill along highways 278 and 15, and developing a water protection plan with cooperation from the county and other municipalities within the watershed.

Special mention was made in the SWAP report that efforts must be made to minimize excessive growth and development in the Lake Oconee watershed and especially around the Lake itself. Roadway expansion, new road construction, and subdivision development through the area must be planned, managed, and well routed to keep from posing significant risk to the watershed. Additionally planning and zoning personnel must be knowledgeable about the area contained in the watershed so that development that may pose a risk to water quality because of the nature of the activity undertaken is not allowed to locate within close proximity of the drinking water intake. Businesses that store and generate large quantities of hazardous wastes must be carefully sited in the watershed and considerations of spill prevention and containment must be carefully considered and strictly enforced.

Based on the data gathered and analysis completed for Union Point's water supply, the overall susceptibility score is Low. The assessment identified a total of six potential point and non-point pollutant sources within the 2.8 square mile water supply watershed. Many of the pollutant sources in the watershed were related to the proximity of the headwaters to the City of Union Point. The portion of the city limits that falls into the drinking water supply watershed contains a sewer pump station, roads, and septic systems. Based on the analysis, it was determined that the highest priority pollutant source in this watershed is the wastewater pump station.

Because the Sherrill's Creek water supply watershed is small, any significant spill or release to the creek or one of its tributaries has a high likelihood of reaching the intake. Therefore, prevention and notification are critical to protecting the community's water supply. Specific recommended protection efforts for Sherrill's Creek Reservoir watershed include education initiatives, ensuring that the wastewater pump station has sufficient capacity and working alarms to minimize the likelihood of a release to the surface waters, managing the type of growth and development, encouraging urban storm water ordinances and controls, ensure that stream buffers and agricultural best management practices are followed, developing an emergency response plan for handling an accident with a spill along Rhodes Street, and developing a water protection plan with the county.

To this point, the City has not had extensive development within the Sherrill's Creek watershed. In order to continue to ensure a safe, reliable drinking water supply, efforts must be made to recognize and protect the watershed. The City of Union Point has a relatively low density per capita making this an ideal time to start a watershed protection program. Roadway expansion or new road construction through the area will need to be planned, managed, and routed well to keep from posing significant risk to the watershed.

# Water Supply Watersheds

The Environmental Planning Criteria define a water supply watershed as the area where rainfall runoff drains into a river, stream or reservoir used downstream as a source of public drinking water supply. By limiting the amount of pollution that gets into the water supply, local governments can reduce the costs of purification and help guarantee public health.

The Georgia Department of Natural Resources established Environmental Planning Criteria for the protection of drinking water watersheds. The protection criteria vary depending on whether the watershed is large (greater than 100 sq. miles) or small (less than 100 sq. miles).

Four large water supply watersheds are located in Greene County; Madison's intake on the Apalachee River, Greensboro's intake on Lake Oconee, Sparta's intake on the Lake Sinclair, and Washington's intake on the Savannah River.

Protection criteria for the Lake Oconee watershed, a large water supply watershed, were adopted by Greene County in June 2001. Similar criteria were adopted in June 2001 for the portion of the Lake Sinclair intake watershed that is in Greene and serves Sparta. Protection criteria requires that the stream corridors seven miles upstream of the intake be protection by maintaining a 100' buffer on both sides of the stream as measured from the stream banks, prohibiting impervious surfaces within a 150' setback area on both sides of the stream as measured from the stream banks, and prohibiting septic tanks and their associated drain fields with the 150' setback.

No protection criteria are required for the Savannah River watershed for Washington.

No protection criteria have been adopted for Madison's Lake Oconee watershed.

The Sherrill's Creek Reservoir is a small water supply watershed that lies in Union Point and unincorporated Greene County. Protection criteria were adopted by Union Point December 2000 and Greene County in June 2001. The entire Sherrill's Creek Reservoir watershed is located within a zone seven miles upstream of the reservoir boundary. Therefore, required protection includes maintaining a buffer for 100' on both sides of the streams as measured from the stream banks, prohibiting impervious surfaces with a 150' setback on both sides of the stream as measured from the stream bank, and prohibiting septic tanks and their associated drain fields within the 150' setback.

# Groundwater Recharge Areas

Groundwater resources are contained within underground reservoirs known as aquifers. These aquifers are zones of rock beneath the earth's surface capable of containing or producing water from a well. They occupy vast regions of the subsurface and are replenished by infiltration of surface water runoff in zones of the surface known as groundwater recharge areas.

If hazardous waste or toxic substances pollute the water that seeps into the ground in a recharge area, these pollutants are likely to be carried into the aquifer and contaminate the groundwater, making it unsafe to drink. Since 40% of Georgians, primarily located in the coastal plain portion of the state, get their drinking water from groundwater sources, we cannot allow groundwater recharge areas to be contaminated.

Once polluted, it is almost impossible for a groundwater source to be cleaned up. Groundwater is susceptible to contamination when unrestricted development occurs within significant groundwater recharge areas. It is, therefore, necessary to manage land use within groundwater recharge areas in order to ensure that pollution threats are minimized.

In the Piedmont, groundwater recharge areas are generally those with thick soils and slopes of less than 8%.

There are seven significant groundwater recharge areas in the county, effecting Greene County, Woodville, Union Point, and White Plains. In June 2001 Greene County passed the required protection criteria, Woodville in October 2000, Union Point in December 2000, and White Plains September 1999. These criteria include:

- 1. No issuing of permits for land disposal of hazardous wastes or for new sanitary landfills not having synthetic liners and leachate collection systems;
- 2. Requirements of impermeable pads for facilities that treat, store, or dispose of hazardous waste;
- 3. Secondary containment for new aboveground chemical or petroleum storage tanks having a minimum volume of 660-gallons (tanks for agricultural purposes are exempt provided they comply with all Federal

requirements);

- 4. Lining requirements for agricultural waste impoundments; and
- 5. Lot size requirement in accordance with the Department of Human Resources' Manual for On-Site Sewage Management Systems, for new homes and new mobile home parks served by septic tank drain systems.



# Wetlands

Five categories of wetlands are identified in DNRs Rules for Environmental Planning Criteria as requiring protection through ordinances: open water, non-forested emergent wetlands, scrub/shrub wetlands, forested wetlands, and altered wetlands. Wetlands are areas that are flooded or saturated by surface or groundwater often and long enough to grow vegetation adapted for life in water-saturated soil. A wetland does not have to be flooded or saturated for more than one week of the year in order to develop the vegetation and soil characteristics that qualify it as a wetland. Wetlands provide many important benefits such as the following:

**Flood Control**. Wetlands act as natural sponges. They absorb and gradually release water from rain to groundwater and streams.

Water Quality Improvement. Wetlands act as natural filters and remove sediment, nutrients and pollution from runoff.

Groundwater Recharge. Water migrates downward through wetlands to maintain groundwater levels.

**Shoreline Erosion Control**. Wetland plants bind the soil with their roots providing protection from storm and wave damage.

**Natural Products**. A wealth of natural products are produced by wetlands - timber, fish, shellfish and wildlife.

Fish and Wildlife Habitat. Wetlands provide food, nursery grounds and shelter for both aquatic and terrestrial organisms.

**Recreation and Aesthetics**. Many recreational activities take place in and around wetlands - hunting, fishing, hiking, birding, and photography.

Since 1890, the United States Army Corps of Engineers (USACE) has had regulatory responsibilities for waters of the U.S. The original purpose was to protect navigation. Section 404 of the Clean Water Act of 1977 gives them the authority to regulate the discharge of dredged or fill materials into waters or wetlands of the U.S. A federal permit from the USACE is required in order to alter or disturb wetlands in any way. Local governments must ensure that local government permitting does not inadvertently encourage alteration of wetlands that are regulated by the U.S. Army Corps of Engineers.

Wetlands are scattered throughout Greene County and its cities. All jurisdictions have adopted the required DNR protection criteria.











# **Protected Mountains**

The are no elevations in Greene County, Greensboro, Siloam, Union Point, White Plains, or Woodville that meet the definition of "protected mountain".

# **Protected River**

River corridors are of vital importance to Georgia in that they help preserve those qualities that make a river suitable as a habitat for wildlife, a site for recreation, and a source for clean drinking water. River corridors also allow the free movement of wildlife from area to area within the state, help control erosion and river sedimentation, and help absorb floodwaters.

A protected river has been defined by the General Assembly as a Georgia river that has an average flow rate of at least 400 cubic feet per second. A protected river corridor is all land, inclusive of islands, in areas of a protected river and being within 100' horizontally on both sides of the river as measured from the uppermost part of the river bank (usually delineated by a break in the slope). The protected area also includes the area between the uppermost part of the river of the riverbank and the waters edge, although this strip of land is not included as part of the 100' buffer requirement contained in the minimum standards.

The Oconee River meets the protected river criteria. Greene County has sole jurisdictional authority over this river.

While Greene County has several threatened and endangered species, it is unknown whether any such species exist in the river corridor. With the exception of wetlands, it is unknown whether sensitive natural areas are located adjacent to the river corridor. No scenic views within the river corridor were noted in the 1994 Comprehensive Plan as warranting special management practices. The 1976 Environmental Corridor Study by the Georgia Department of Natural Resources identified several scenic landscapes along the Oconee River; however, these have been flooded with the construction of Wallace Dame and the resulting Lake Oconee. Land use within the corridor is predominantly agricultural, including commercial forest, with limited residential and commercial uses.

In January 2001 Greene County adopted a river corridor protection ordinance that established a 100' undisturbed vegetative border adjacent to the river corridor and limits development within the corridor to residential provided that any dwelling is on a minimum lot of two acres. Agricultural and silvicultural activities are permitted provided they comply with best management practices. Prohibited activities include hazardous waste landfills, receiving or storage or solid waste landfills, C&D landfills, hazardous materials handling, and surface mining.

### **Coastal Resources**

There are no resources in Greene County that meet the definition of "coastal resource".

# **Flood Plains**

Floodplains include areas within the community that are subject to flooding based on the 100-year, or base, flood. Floodplains are generally flat, low-lying areas adjacent to stream channels. They act as floodwater storage areas, soaking up stormwater runoff in excess of a stream channels capacity.

Flood hazard boundary maps have been prepared for Greensboro. The city has participated in the National Flood Insurance Program since 1982. Greene County, Siloam, Union Point, White Plains, and Woodville do not participate in the program.



# Soil Types

Soil types are included in the comprehensive plan in terms of their suitability for development. Some soil types with poor drainage are unsuitable for development, and can erode in a way that harms water quality. Soil quality can be improved with proper erosion and sediment control measures, but in some cases it is necessary to restrict development or require land modifications in these areas.

**Erosion Causes Water Quality Problems in Georgia**. Erosion leads to an increase in sediment ending up in our lakes, streams, estuaries or marshlands. Problems caused by this sediment include:

**Local Taxes**. Cleaning up sediment in streets, sewers and ditches adds extra costs to local government budgets.

**Dredging**. The expense of dredging sediment from lakes, harbors and navigation channels is a heavy burden for taxpayers.

**Lower Property Values**. Neighboring property values are damaged when a lake or stream fills with sediment. Shallow areas encourage weed growth and create boating hazards.

**Poor Fishing**. Muddy water drives away fish like spotted sea trout that rely on sight to feed. As it settles, sediment smothers fish eggs and shellfish such as clams and oysters. Sediments can also clog fish gills and kill them.

**Nuisance Growth of Weeds and Algae**. Sediment carries fertilizers that fuel algae and weed growth. Growing algae use oxygen from the water that fish need to survive.

The determination of whether a soil is suitable for development is based of severity of slope, depth to bedrock, water table, and soils with a severe limitation for septic absorption fields.

# **Steep Slopes**

Steep slopes include areas, other than protected mountains, where the slope of the land exceeds 18% and therefore warrants special management practices. The reason for identifying and regulating development on steeply sloped terrain is similar to the reasons for mountain protection. Soil conditions are often shallow and unstable in these areas, resulting in erosion and vegetative loss, and reduced water quality.

Steep slopes are scattered throughout the county; however, the greatest concentration is west of Greensboro to the county line in a north-south corridor.
PIS



This information have been provided from general sectors and into be used rate a pade. The NBORDC sectors in habity for its sectors or for any declarate units? The same large takes based as the occurses.









## Prime Agricultural and Forest Land

Prime Agricultural and Forest Land areas include those valued for agricultural or forestry production that may warrant special management practices. Many Georgia communities depend on agriculture and forestry as a crucial part of the local economy. Often farmland exists in areas experiencing such high population growth that it becomes economically infeasible to continue farming, resulting in loss of agricultural property and open space. Likewise, uncut timberland provides an aesthetic value to a community, which deserves protection. Land-use regulation and innovative implementation strategies can help protect productive farmland and timberland from transitioning to other uses.

#### Prime Agricultural Soils

Countywide, 28.2% of soils are prime agricultural soils. The soils are dispersed throughout the county and are largely undeveloped.

Crops grown in the unincorporated Greene County are limited primarily to hay crops. Agriculture largely consists of cows and horse farms.

Approximately 25% of the soils in Greensboro, 80% in Siloam, 60% in Union Point, and 50% each in White Plains and Woodville are prime agricultural soils. These soils in Greensboro and Union Point are largely developed. Soils in Siloam, White Plains, and Woodville are largely undeveloped.

#### Forest Land

Based on a 2002 vegetation classification, Greene County is heavily forested with hardwood/pine mix the predominate vegetation. Ten percent of the land is located in the Oconee National Forest. Bare ground, defined as less than 25% vegetation is less than 1% of land area in unincorporated Greene County. The county has seen a steady decrease in its tree canopy since 1985. Canopy gains tend to occur primarily in the northern portion of the county; losses in the lower central portion of the county.







Greensboro is not heavily forested. The predominate vegetation is pasture/hayfield covering 55% of the city's land area. Forest vegetation accounts for only 38% of the city's vegetation. Bare ground, defined as less than 25% vegetation, covers 5.2% of the city. Since 1985 the city has seen a steady decline in its tree canopy.







Siloam's vegetation is equally distributed between Pine, Pine/Harwood Mix, and Pasture/Hayfield. Bare ground, defined as less than 25% canopy closure, accounts for less than 1% of the city's land area. Unfortunately, clouds obscured a large portion of the imagery used to classify the vegetation so the vegetation distribution may be different than portrayed. Since 1985 the city has seen a steady decline in its tree canopy.





Union Point's vegetation is predominantly Hardwood/Pine Mix and Pasture. Bare ground, defined as less than 25% vegetation canopy, accounts for on 3% of the land area within the city. Since 1985 the city has seen a steady decline in its tree canopy.

# **Union Point Vegetation 2002**







White Plains is equally covered with forested vegetation and pasture/hayfield. Bare ground, defined as less than 25% canopy cover, accounts for less than 1% of the city's land area. Since 1985 the city has seen a steady decline in its tree canopy. However, the majority of the decline of the tree canopy was due the tornados the town endured in the 1990s.

# White Plains Vegetation 2002







Woodville is heavily forested equally with Pine or some type of mix of pine and hardwood. In 2002, Woodville was the only incorporated jurisdiction not to have and land area classified as bare ground, defined as less than 25% canopy cover. Since 1985 the city has seen a steady decline in its tree canopy.

## Vegetation Classification 2002 - Woodville







## Plant and Animal Habitats

Plant and Animal Habitats include areas that support rare or endangered plants and/or animals. Protected species means those species of plant and animal life that the Department of Natural Resources has designated and made subject to the "Wildlife Preservation Act" and "Endangered Species Act".

Information on rare or endangered plants and animals is available only on a countywide basis. Habitat of the nine plants is:

- 1. Shallow, flat-bottomed depression pools of granitic outcrops (*Amphianthus pusillus* Federally threatened; endangered in State; Mat-Forming Quillwort Federally endangered.)
- 2. Acidic soils of pinelands, upland woods with pine, and occasionally on the edges of *Rhododendron* thickets (Moccasin Flower). Unusual in the State.
- 3. Seeps of granite outcrops (Harpella Federally endangered)
- 4. Poorly drained, seasonally wet area (Oglethorpe Oak threatened in State).
- 5. Partial shade under large, open-grown eastern red cedar (Granite or Dwarf Stonecrop threatened in State).

## Major Park, Recreation, and Conservation Areas

Major Park, Recreation, and Conservation Areas include major federal, state and regional parks, recreation areas and conservation areas (e.g., wildlife management areas, nature preserves, national forests, etc.). Identifying these areas can serve to reveal needs your community may have for land dedicated to conservation or green space. Note: Local parks and recreation areas are identified in the Community Facilities and Services Element.

The Georgia Department of Natural Resources (DNR), Freshwater Wetlands and Natural Heritage Inventory Program identified three "significant areas" in Greene County. A "significant area" includes a broad range of sites, National Natural Landmarks, and all state registered natural areas, in additional to areas determined worthy of being listed based on files from DNR's Heritage Trust and Natural Areas Programs. Significant areas in Greene County include the Oconee and Apalachee rivers and Daniel Springs.

Both the Oconee and Redlands Wildlife Management Areas (WMA) are located in Greene County. The Redlands WMA is located within the Oconee National Forest. The Oconee WMA is located in extreme southern Greene County, immediately east of Lake Oconee. Both WMAs are managed by the Game and Fish Division of the DNR and are open to the public for camping, hiking, and hunting.

### **Scenic Views and Sites**

The following scenic sites were identified in unincorporated Greene County:

Oconee River Wildlife Viewing Area Scull Shoals Iron Horse Highway 15 River Camping area

#### Greenspace

The county is the location of the Oconee National Forest. As such, no jurisdiction sees the need to set aside additional greenspace.

#### Assessment

#### Public Water Supply Sources

Most of the Lake Oconee, Lake Sinclair, and Sherrill's Creek Reservoir are located in unincorporated Greene County. The County has professional zoning staff responsible for administering and enforcing the watershed protection ordinances through the county's zoning ordinance. Development outside the area immediately adjacent to Lake Oconee is limited. At present Greene County reports that it has adequate staff to review proposed development in the protected watershed areas.

There are thirty permitted private water systems in unincorporated Greene County. Long-range, the county needs to develop a plan to insure adequate pipe size for fire protection for these private systems including elevated storage. Additionally, most of the lake development is on private septic systems, many of which are aging and beginning to fail. Wastewater treatment systems are needed in development adjacent to the lake.

There is little development within Siloam. No impact is anticipated from development that could jeopardize the water quality of the wells.

Union Point utilizes its own Planning Commission and Code Enforcement. Staff is adequate to address zoning and enforcement issues under this ordinance. To date, there has been little development within the watershed and little future development is anticipated.

There is little development within White Plains. No impact is anticipated from development that could jeopardize the water quality of the wells.

Woodville utilizes the Greene County Planning Commission. As there is little development in Woodville no impact is anticipated from development that could jeopardize the water quality of the wells.

#### Water Supply Watersheds

Greene County adopted water supply watershed protection criteria for Lake Oconee (Greensboro) and Lake Sinclair watersheds in 2001. Much of these watersheds remain undeveloped and the protection ordinances are reportedly enforced by Greene County.

The county must adopt water supply watershed protection criteria for the portion of the Apalachee River watershed upstream of the Madison's (Morgan County) intake. The portion of the watershed in Greene County is relatively undeveloped and should remain so as a majority of the land is included in the Oconee National Forest.

#### Groundwater Recharge

The County has professional zoning staff responsible for administering and enforcing the watershed protection

ordinances through the county's zoning ordinance. There are no problems reported with ordinance compliance.

Union Point utilizes its own Planning Commission and Code Enforcement. Staff is adequate to address zoning and enforcement issues under this ordinance. To date, there has been little development within the recharge areas and little future development is anticipated.

White Plains has no zoning but development within the city has been limited. As there is little development in White Plains no impact is anticipated from development that could jeopardize the recharge areas.

Woodville utilizes the Greene County Planning Commission. As there is little development in Woodville no impact is anticipated from development that could jeopardize the recharge areas.

#### Wetlands

The County has professional zoning staff responsible for administering and enforcing the watershed protection ordinances through the county's zoning ordinance. The county needs detailed wetland maps to better assess wetland impacts during development review.

Siloam utilizes the Greene County Planning Commission and Code Enforcement. As there is little development in Siloam, no impact is anticipated from development that could jeopardize wetlands.

Union Point utilizes its own Planning Commission and Code Enforcement. Staff is adequate to address zoning and enforcement issues under this ordinance. To date, there has been little development within the city and little future development is anticipated. Wetlands should not be impacted by development.

White Plains has no zoning but development within the city has been limited. As there is little development in White Plains, no impact is anticipated from development that could jeopardize wetlands.

Woodville utilizes the Greene County Planning Commission. As there is little development in Woodville, no impact is anticipated from development that could jeopardize the wetland areas.

#### **Protected River**

Development impacts on the river are limited largely due to the lack of development along the river. The river corridor is predominately agricultural, including forestry and is projected to remain such during the twenty-year planning horizon. However, long term, as the community's population increases, development impacts may become a reality

#### Flood Plains

All the towns are located along the ridges dividing the watershed, so there is little opportunity for flood damage.

#### Soils

Countywide, approximately 13% of soils pose limitations to development because of slopes exceed fifteen percent (15%). Slopes of more than 15% typically require substantial alteration for building development and pose severe limitations to septic tank drain fields. Limited Cecil sandy clay loam, Pacolet-Wedowee sand loam, and Pacolet sand loam soils associations generally pose significant limitations in this respect. Alteration of steep sloes changes the natural character of an area, and can create serious erosion problems. Conditions that will minimize erosion and other detrimental effects should be placed on development proposed for such slopes.

Countywide, 68% of soils are suitable for septic tank drain fields.

#### **Steep Slopes**

Because steep slopes are scattered throughout the county, their impact on development should be negligible. The county enforces a soil erosion and sedimentation ordinance would should be sufficient to protect these slopes from inappropriate development or land clearing.

#### Prime Agricultural and Forest Land

Protection of prime agricultural land is not a priority in Greene County or any of its cities.

Tree canopy has been demonstrated to provide a range of benefits to communities that include air and water quality, energy conservation, and carbon sequestration. As communities develop, it is in their economic, environmental, and social interest to protect their respective tree canopy.

In 1994 both Greensboro and Union Point were designated Tree City USA communities. This designation requires adoption of a city tree ordinance to manage the public trees and spending a minimum of two dollars per capita annually on tree care and planting as well as having a annual public Arbor Day Program.

Greensboro anticipates adopting a new landscape ordinance during summer 2004. This is a staff-initiated ordinance that will require preservation of a defined minimum percentage of vegetation in a development, landscape requirements for multi-family housing, commercial, and industrial uses as a percentage of the lot size.

Woodville is researching becoming a Tree City USA community.

The county indicates problems with speculative clearing and a desire to require greater preservation of trees by requiring clustering of homes in subdivisions.

#### Plant and Animal Habitat

Many of the habitats that support the above-listed plants and animals are contained in unincorporated Greene County. Development within the county has been limited outside the Lake area and is expected to remain so over the next 20 years. Development has not, nor is it anticipated that it will, impact these plant and animal resources.

#### Major Park, Recreation, and Conservation Areas

Greene County has no jurisdiction over the Oconee National Forest or the WMAs.

#### Scenic Views and Sites

Due to the lack of development pressure in the county, there is no perceived impact to the identified scenic views and sites.

#### Greenspace

Because the Oconee Forest provides over 2,000 acres of public open, conservation space to Greene County citizens, there is no perceived need to set aside additional public greenspace.

#### Vision Statement

Conserve and protect the environmental and natural resources through good land stewardship, land development practices, and intergovernmental coordination.

## **Goals and Policies**

- **Goal**: Conserve and protect environmental and natural resources.
  - **Policy**: Protect public water supply
  - **Policy**: Protect river and lake resources.
  - Policy: Enforce ordinances.
  - Policy: Protect historic sites, agricultural vistas, historic homes, and churches. (Woodville)
  - Policy: Protect the urban forest (Union Point)
  - **Policy**: Balance development with resource protection.
  - **Policy**: Protect scenic views and sites.

## Chapter 5: Community Facilities and Services

## Introduction

The availability and location of community facilities and services plays an important role in shaping the future growth of the county. One of the major impediments, or facilitators, of growth is the existence of community infrastructure. We have come to expect our local governments to provide us with a certain level of service and as growth increases so do the demands for services. Many of the initiatives discussed in the economic development, housing, and land use sections of the plan rely on the expansion or construction of additional community facilities and services for their successful implementation. This chapter inventories the existing infrastructure throughout the county and identifies needs related to accommodating future growth.

## Purpose

The purpose of this section is to examine the inventories of existing facilities and services and to determine how adequately they are serving the existing population. Based on this assessment, future needs can be quantified relating to the expected population growth. The section attempts to illustrate the linkages between growth and the availability of community facilities and services. Increasing populations experience a demand for new infrastructure in the form of roads, water, sewer, schools, and public protection. This increased demand, combined with the requirements for periodic maintenance and expansion of existing facilities, creates an increasing financial burden on local governments and ultimately on the individual taxpayers. The comprehensive plan's intent is to carefully coordinate future infrastructure expansion with each section of the plan to provide for the orderly growth of the community.

The Governor's Office has formulated a set of statewide goals that include Quality Community Objectives, to coordinate local government planning throughout the state under each of the elements of the Comprehensive Plan.

• Statewide Community Facilities and Services Goal: To ensure that public facilities throughout the state have the capacity, and are in place when needed, to support and attract growth and development and/or maintain and enhance the quality of life of Georgia's residents.

In accordance with the overall goal the state has developed a set of Quality Community Objectives to help direct local governments formulate a set of local goals, policies and objectives. The statewide objectives are as follows:

- **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.
- **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.

Greene County, and the municipalities of Greensboro, Siloam, Union Point, White Plains, and Woodville, will work within the framework of this statewide initiative to create locally relevant goals and policies governing the future development of community facilities and services that meet the needs identified within the inventory and assessment components of this chapter.

## Organization

This element is divided into three main sections discussing each of the community facilities and services identified in the Department of Community Affairs Minimum Planning Standards. These include:

- Transportation;
- Water supply and treatment;
- Sewer and wastewater;

- Solid waste management;
- Public safety;
- Hospitals and other public health facilities;
- Recreation;
- General government;
- Educational facilities; and
- Libraries.

The first section provides an inventory of all community facilities and services. The second section attempts to determine the adequacy of existing facilities and services and forecast needs based on the expected growth within each of the communities. The final section outlines the community goals and policies.

## **Community Facilities and Services Inventory**

## Transportation

The street system continues to provide the backbone of the local transportation network because of the reliance on the automobile. It is imperative that local governments monitor and analyze the effectiveness of the transportation network to ensure its ability to adequately serve the population.

An efficient transportation network is a key element in determining the county's ability to grow and function. Adequate transportation facilities are necessary not only for the transport of people, but also of goods and services. The efficiency of the network has a direct impact on the land use of the county through its ability to disperse increased traffic levels as a result of new residential, commercial, and industrial development.

*Note:* Greene County does not have any significant parking facilities in the county and this section is not included in the inventory. There is discussion related to parking issues for the City of Greensboro in the assessment section.

#### Existing Road Network

Greene County is located in northeast Georgia along the Interstate 20 corridor, equidistant from the cities of Atlanta and Augusta. Interstate 20 bisects the county and provides the main east-west corridor. U.S. Highway 278, and GA highways 15, 44, and 77 all intersect a portion of the county.

Roads are classified by the U.S. Department of Transportation based on their function within the local highway network. The general highway map of Greene County illustrates road classifications and is presented in Figure 1. Each classification category is defined in the following paragraph according to the U.S. Department of Transportation standards.

- **1. Principal Arterials**. These roads, which include interstates and rural freeways: serve "substantial" statewide or interstate trips, as defined by high mileage or volume; connect most urban areas of twenty-five thousand or more and virtually all urban areas of fifty thousand or more; and provide an integrated network without stub connections except where geography dictates otherwise.
- 2. Minor Arterials. With the principal arterial system, these roads form a rural network that links other cities, larger towns, and other traffic generators, such as major resort areas, capable of attracting travel over similarly long distances; links all developed areas of the state; and serve corridors with trip lengths and travel density greater than those predominantly served by rural collector or local systems. Minor arterials, therefore, constitute routes whose design should be expected to provide for relatively high overall travel speeds, with minimum interference to through-movement.
- **3. Major Collectors**. These roads, with minor collectors, primarily serve county rather than state traffic. Consequently, more moderate speeds are typical. They serve any county seat or larger town not on an arterial route, and other traffic generators of equivalent intra county importance, such as consolidated schools, shipping points, county parks, and important mining and agricultural areas; link the latter

places with nearby larger towns or cities, or arterials and freeways; and serve the more important intra county travel corridors.

**4. Minor Collectors**. Also serving county-wide traffic, these roads should evenly collect traffic from local roads and bring all developed areas within a reasonable distance of a collector road; provide service to the remaining smaller communities; and link the locally important traffic generators with the hinterland.



Figure 1 Greene County Rural Thoroughfare Network

Source: Georgia Department of Transportation, General Highway Map

Table 1 identifies the total mileage of each route classification within the county and the total vehicle miles traveled (VMT) on each of the classifications and the overall change between 1997 and 2002. VMT is a function of the annual traffic counts done throughout the county by the Georgia Department of Transportation and is a function of increasing population.

Total Mileage and Venicle Miles Traveled by Route Type						
	Mileage		VMT		Percent Change	
Type of Road	1997	2002	1997	2002	Mileage	VMT
Principal Arterial	16.5	16.50	359,280	383,326	0.0	6.7
Minor Arterial	68.8	68.80	249,621	232,514	0.0	-6.8
Major Collector	57.6	57.60	84,354	86,169	0.0	2.2
Minor Collector	67.1	67.90	39,701	88,538	1.2	123.0
Local	348.1	334.24	103,591	155,645	-3.9	50.3
Total	558.1	545.10	836,548	946,191	-2.3	13.1

Table 1
Total Mileage and Vehicle Miles Traveled by Route Type

Source: Georgia Department of Transportation 400 Series Transportation Data: 2002

Table 2 illustrates the total mileage of paved and unpaved road surfaces on all public road segments throughout the county. Nearly one-third of all public roads are unpaved, the majority of which are county roads.

Mileage of Fublic Roads in Greene County by Surface Type						
Type of Road	Unpaved		Paved		Total Mileage	
	1997	2002	1997	2002	1997	2002
State Routes	0.00	0.00	98.51	98.51	98.51	98.51
County Roads	177.91	160.33	241.38	245.89	419.29	406.22
City Streets	2.94	2.08	37.32	38.25	40.26	40.33
Other Public Roads	18.05	18.78	0.00	0.00	18.05	18.78
Total	198.90	181.19	377.21	382.65	576.11	563.84

Table 2 Mileage of Public Roads in Greene County by Surface Type

Source: Georgia Department of Transportation 400 Series Transportation Data: 2002

#### **Bridges and Signalized Intersections**

An effective road network involves maintaining bridges and signalized intersections ensuring they are capable of adequately handling traffic volumes. The only signalized intersections currently operating in Greene County are located at the intersection of U.S. Highway 278 and GA Highway 44 and U.S. Highway 278 and Old Maxey's Road in downtown Greensboro, at the intersection of U.S. Highway 278 and GA Highway 15 in Greensboro, and at the intersection of GA Highway 44 and Linger Longer Road. A new signalized intersection is planned for the intersection of GA Highway 44 and Interstate 20.

The abundance of river and stream corridors throughout the county, as illustrated in Chapter 5, indicates the need for bridges to create an adequate road network. The county has a number of state highways present in the county, as previously discussed, and all bridges on these roads are maintained by the Georgia Department of Transportation. Bridges located on county roads are maintained by Greene County. Figure 2 illustrates the locations of bridges throughout the county and differentiates between whether or not they are state or county maintained.



Figure 2 Locations of State and County Maintained Bridges

#### Pedestrian and Bicycle Facilities

There is currently no comprehensive sidewalk inventory in the county. The Northeast Georgia Regional Development Center is in the process of undertaking a region-wide inventory of significant pedestrian resources, including sidewalks. Many of the new suburban developments throughout the region are not built to the pedestrian scale and lack the necessary facilities to encourage pedestrian maneuverability. Suburban development has become more scattered and further away from retail and service outlets, making it increasingly difficult to walk or bicycle, increasing the reliance on automobiles for everyday household activities.

There are facilities within the gated communities adjacent to Lake Oconee, but these do not provide full public access and are only interlinked within the respective developments. Bicycle and pedestrian mobility is becoming more important as we seek to relieve the traffic congestion on the road network. Providing facilities linking residential areas with basic commercial activities can decrease the use of automobiles for trips that are less than one mile.

The Northeast Georgia region is currently undertaking a regional bicycle and pedestrian planning process to identify suitable environments for bicycle travel along existing roadways or natural corridors, as well as developing areas requiring pedestrian improvements. This process is an update of the 1992 regional bicycle route network created by the Oconee River Resource, Conservation and Development Office (illustrated in Figure 3).

The update to the regional plan intends to incorporate all regionally significant recreation areas and provide multiuse facilities within populated areas to increase the mobility of regional residents.



Figure 3

#### **Public Transportation**

There is currently no mass public transportation available in Greene County, and it is not in the immediate plans. The population density in the county is not conducive to implementing a public transportation system.

The county does provide transportation services for residents under Section 5311 of the Federal Transit Administration. Greene County Transit provides transportation for all county residents to and from destinations for shopping, work, school, personal appointments, and recreational opportunities within the county.

#### Railroads

Rail service to Greene County is provided by CSX Railroad, which runs between Atlanta, Augusta, and Savannah. CSX also owns a rail corridor between Athens and Union Point that is no longer active. The nearest "piggyback" yard (piggyback refers to the transfer of goods between trucks and train cars) is located in Atlanta.

The state has attempted to identify solutions to the problems associated with increased traffic flows, one of which is the installation of a commuter rail network serving the City of Atlanta, and its surrounding area. The Commuter Rail Plan identifies six existing rail corridors as having high user potential. Phase one includes lines extending from the Five Points Station in Atlanta, to Athens, Bremen and Senoia. The three lines proposed for phase two originate at the Five Points Station and extend to Canton, Gainesville, and Madison. The closest commuter rail service for Greene County residents is the potential Atlanta-to-Madison link, allowing commuters alternative means of accessing the expanding employment opportunities in the Metro Atlanta region.

#### Aviation

The Greene County Regional Airport is designated as a Level II airport by the State Department of Transportation. It is located two miles east of Greensboro along U.S. Highway 278. The airport has one 5,000' x 75' lighted runway capable of serving small planes and jets. The nearest commercial air service is in Athens, GA, providing US Air commuter service to Charlotte. Atlanta-Hartsfield-Jackson International Airport is located in Atlanta, approximately seventy miles west of Greensboro, providing major commercial airline service.

## Water Supply and Treatment

One of the most important issues throughout the state is the availability and quality of drinking water. The incredible growth rates experienced in the Atlanta Metro areas has put tremendous pressures on public drinking water sources and has depleted numerous private wells as the groundwater supply continues to decrease.

#### Inventory of Existing Systems

Greene County does not provide public water service to residents within the unincorporated areas of the county. Figure 4 illustrates the service areas of each of the public water systems in the county.

#### City of Greensboro

The City of Greensboro draws its water from Lake Oconee. The city has a total permitted withdrawal of 1.5 million gallons per day (mgd), with a treatment capacity of 1.660 mgd. The city has a total of 1,017 residential customers with 239 commercial and industrial customers. The city has 1.100 mgd of storage capacity (0.600 mgd elevated and 0.500 mgd ground storage capacity). The average daily demand is 0.700 mgd with a peak demand of 0.900 mgd.

#### Town of Siloam

The Town of Siloam provides water to its customers through the use of three wells, providing a total of 0.133 mgd. The town has a total of 0.100 mgd of elevated storage capacity and an approximate average daily demand of 0.090 mgd.

#### City of Union Point

The City of Union Point utilizes the Sherrill Creek Reservoir to provide public water supply to its 808 customers (728 residential and 80 commercial). The city has a maximum permitted withdrawal of 0.450 mgd and is not to exceed a monthly average of 0.330 mgd. The treatment capacity is 0.720 mgd, with an average daily demand of 0.150 mgd and a storage capacity of 0.425 mgd. The city does have an intergovernmental agreement with the City of Greensboro to purchase up to, and not to exceed 0.300 mgd provided sufficient capacity is available.

#### Town of White Plains

The town has four wells that provide water to its 145 customers (137 residential and 8 commercial). The wells, combined, have the capacity to pump approximately 0.180 mgd far exceeding the average daily demand of 0.029 mgd. The town has an elevated storage capacity of 0.040 mgd.

#### City of Woodville

The city provides public water supply to its 144 customers through the use of two wells, which are capable of pumping an approximate total of 0.166 mgd. The wells pump the water into a 10,000-gallon ground storage reservoir. The city has an elevated storage capacity of 0.075 mgd and an average daily demand of 0.024 mgd.

#### Private Water Systems

There are a number of private water supply systems constructed within subdivisions near the Lake Oconee area. The majority of private water systems are hydropneumatic in nature and do not provide fire protection. The Reynolds Plantation system is an exception and has two elevated storage tanks (100,000 gallons and the other 600,000 gallons).



#### Public Sewerage and Wastewater

Another major development issue statewide is the presence, or absence, of public sewerage systems. Septic systems are intended to provide sewerage service to low-density development in rural areas that are not served by public sewer. However, as suburban development has rapidly increased throughout the region the number of septic systems employed has begun to create problems in environmentally sensitive areas where soils are incapable of handling the increased volume of wastewater.

In addition to the environmental issues, septic systems prevent water from returning into the stream system to be naturally treated and reused. Increasing development served by public water and septic systems creates a water deficit that places greater pressure on the existing water supply sources.

#### Inventory of Existing Systems

There is currently no public sewerage system serving unincorporated Greene County. Figure 5 illustrates the service areas of each of the public sewerage systems in the county.

#### City of Greensboro

The City of Greensboro operates a water pollution control plant in the southern section of the city at 1900 South Main Street. The plant utilizes an activated sludge system, discharging the treated wastewater into Towne Creek, as well as a slow rate land application system. The total permitted capacity of the city's sewerage system is 0.998 mgd with the ability to accommodate a peak demand of 0.305 mgd.

The city serves a total of 934 customers (756 residential and 178 commercial/industrial) with an average daily demand of 0.305 mgd and a peak demand of 1.500 mgd.

#### City of Union Point

The City of Union Point operates a water pollution control plant located on Wotton Avenue. Sewerage is treated utilizing extended aeration with drying beds and sludge land application. The treated wastewater is discharged into the North Fork Ogeechee River. The permitted and design capacities of the plant are 0.560 mgd.

The city serves a total of 692 customers (630 residential and 62 commercial) with an average daily demand of 0.150 mgd.

#### Private Sewerage Systems

There are privately owned and operated sewerage treatment facilities serving existing and planned residential and commercial development in the Lake Oconee area. Currently, the existing and planned wastewater treatment plants are designed as tertiary reuse facilities. The effluent is utilized for irrigation on golf courses and other landscapes.



## Figure 5

## Solid Waste

Solid waste management is an important issue brought about by the combination of increased population growth, stringent environmental controls and public demand for more efficient and user-friendly collection systems. The closing of county landfills statewide, increasing quantities of solid waste and fewer acceptable sanitary landfills have placed more emphasis on source reduction, recovery and reuse of materials. Greene County is a member of the Northeast Georgia Solid Waste Management Authority and has recently completed a joint-regional solid waste management plan.

#### Waste Collection Inventory

Greene County has no permitted disposal facilities but does contract with a private firm to provide a staffed drop-off recycling center at the Greene County Regional Airport.

The county contracts with a private solid waste hauler for countywide curbside pickup of residential household waste for all residents, including those within each of the municipalities. Collection is done on a weekly basis and hauled to municipal solid waste landfills outside of the county. Private haulers through individual contracts with local businesses, builders and developer provide commercial, as well as construction and demolition solid waste collection.

The cities of Greensboro and Union Point provide their residents with curbside pickup of yard trimmings. This service is not provided elsewhere in the county; however, yard trimmings may be taken to the county drop-off center. Union Point also provides residents with white and brown goods curbside collection.

Recyclables collected at the drop-off center include newspapers and magazines, plastics, steel and aluminum cans, cardboard, glass, scrap metal, white and brown goods, batteries, and motor oil. There are also drop-off containers for aluminum beverage cans at the county schools, fire stations, and some charitable organizations.

## Public Safety

#### Law Enforcement Inventory

Three law-enforcement offices serve Greene County: the Greene County Sheriff's Department, the Greensboro Police Department, and the Union Point Police Department. The Greene County Sheriff's Department provides police protection for unincorporated Greene County and the municipalities of Siloam, White Plains, and Woodville. The Greensboro and Union Point Police Departments provides services within their respective city limits.

#### Sheriff's Department

The Greene County Sheriff's Department provides law enforcement services to the unincorporated areas of the county and has intergovernmental agreements to serve the residents of the City of Woodville, and the towns of Siloam and White Plains.

The Department has a total of forty seven employees, which includes one part-time Detention Officer. The Patrol Division has thirteen officers; the Detention Facility employs a Jail Administrator, Secretary, Chaplain, Nurse, and thirteen Detention Officers; the Court Services Department employs a Clerk, and four Deputies; the Criminal Investigations Division employs four Investigators; the Crime Suppression Department employs three Deputies; and the Administration Department employs an Office Manager, Chief Deputy, Public Relations Clerk, Training Officer, and a Deputy.

In 2003, the Sheriff's Department reported a total of eighteen thousand, six hundred forty-six calls with an average response time of eighteen minutes.

#### **Greensboro Police Department**

The City of Greensboro operates an independent police Department, serving residents within the city limits, currently headquartered in the City Hall. Sixteen sworn police officers and one civilian administrative clerk staff the Department. The Department responds to calls on the countywide Emergency 9-1-1 system and reports an average of one thousand, five hundred calls per year with an average response time of seven minutes.

#### Union Point Police Department

The City of Union Point operates an independent Police Department serving the corporate limits of the city, headquartered in City Hall. The Department staffs ten sworn police officers. The Department responds to calls on the countywide Emergency 9-1-1 system and reports an average of four thousand, four hundred forty-two calls per year with an average response time of three minutes.

#### Fire Protection Inventory

An excellent fire department is a vital link in the chain of regional development, affecting insurance costs and, thus, the willingness of people and industries to settle in a given area. Fire protection is directly affected by the quality of the water system and a lack of infrastructure can severely reduce the community's ability to provide adequate fire protection.

The existence and adequacy of a water system become a determining factor in the rating given a fire department by the Insurance Services Organization (ISO). Other factors include: the size and type of buildings in a community, the presence or absence of a fire alarm system, how calls are received and handled, whether fire fighters are paid or volunteer, whether there is a community water system, the size of water mains, and how long it takes a department

to respond to a call. This independent organization weighs all these factors to assign a department a rating between one and ten, with a rating of nine or ten meaning that an area is relatively unprotected.

ISO ratings are not legal standards but recommendations that insurance companies can use to set fire insurance rates. However, because these ratings involve weighing several variables, they cannot be used to directly compare Fire Departments. For instance, a rating of seven in two different communities does not mean that each is working with the same equipment under the same circumstances. Rather, one could have an adequate water system but inadequate personnel and equipment, the other the reverse.

#### **Greene County Fire Protective Services**

The Greene County Fire Department and the Georgia Forestry Commission provide fire protection throughout the county. There are a total of nine Fire Departments with one located within each of the municipalities and four located in the unincorporated area. Each department is interconnected through a central communication system allowing countywide fire protection services. All calls are handled through the countywide Emergency 9-1-1 system.

The Department consists of one hundred seventy-six volunteer firefighters and none of the departments are manned. Water is supplied in the unincorporated areas through a network of dry hydrants, and with pressurized hydrants in the municipalities and the Reynolds Plantation development.

All Departments operate within a primary service area that consists of a five-mile radius surrounding the station. Departments are also prepared to respond to calls outside of their radius based on proximity to the call location. Each of the Departments receives funding from the Special-Purpose Local Option Sales Tax (SPLOST) for capital improvements and each is eligible to create a special tax district to generate revenue for their respective Department. Figure 6 and Table 3 illustrate the locations of each of the Fire Stations throughout the county and provide ISO and response time information.

The Georgia Forestry Commission (GFC) is funded by the state to combat woodland, wildland and agricultural fires, generally not responding to structure fires. The Greene County Unit is located outside of Greensboro on GA Highway 77. This unit serves all of Greene County and must contend with special fire hazards such as large pine plantations.

Figure 6 Location of County Fire Departments



Location of Volunteer Fire Departments				
Department	Location	ISO Rating	Avg. Calls	Avg. Response
Greensboro	Siloam Rd.	6	175/year	5 minutes
Union Point	107 Scott St.	4	130/year	4 minutes
Siloam	4010 Hwy. 77 S.	7	46/year	3 minutes
Woodville	1000 N. Chestnut St.	6	16/year	10 minutes
White Plains	GA Hwy. 15	7	25/year	2-4 minutes
Greshamville	Lamington Road	6/9	Unknown	Unknown
Liberty	2931 Liberty Church Road	9	120/year	5 minutes
Old Salem	Carey Station Road	6/9	Unknown	Unknown
Walker Church	Walker Church area	6/9	33	5 minutes

 Table 3

 Location of Volunteer Fire Departments

#### **Emergency Medical Services Inventory**

The county is in the process of implementing emergency medical services (EMS) as a county operated function. In the past, the county has contracted with private providers for EMS but has constructed an EMS facility capable of holding four ambulances. The county has purchased two, fully equipped, ambulances that will provide twenty-four hour service to all residents of Greene County.

The county has constructed a new station located at 2070 South Main Street in Greensboro. The new department is staffed with six full-time paramedics and six full-time emergency medical technicians. The department also staffs three part-time paramedics and emergency medical technicians respectively.

The department anticipates an average of three hundred ten calls per year with an estimated response time of ten minutes.

## Hospitals and Other Public Health Facilities

#### Hospitals and Health Centers

The Minnie G. Boswell Memorial Hospital has recently closed due to a lack of funding. There are currently no public hospitals in Greene County.

The Greene County Health Department offers a variety of health services to county residents including; AIDS testing and counseling, birth and death certificates, children's medical care, preventive healthcare, women's health services, family planning, birth control, counseling, and immunizations. The County Health Department is also responsible for personal septic tank permitting as well as responding to complaints related to water quality of drinking water wells.

#### Nursing Homes

The only Nursing Home in the county is privately owned, Greene Point Health Care, and has a seventy-one bed capacity.

#### **Other Facilities**

The Senior Citizens Center provides a gathering place for individuals aged sixty and over. The Center provides opportunities for participation in arts and crafts activities, health screenings, and information and referral programs. It also provides meals on site or home delivered for homebound citizens.

The Department of Family and Children Services determines eligibility for food stamps, checks and Medicaid. The services division offers transportation, elderly services, and help with child and adult abuse, adoptions, and assistance with energy costs.

The Greene County Mental Health and Alcohol/Drug Abuse Clinic provides a wide array of services, including the evaluation and treatment for the more severe mental illnesses. They also deal with crisis intervention care for a variety of emotional and mental health needs. In addition to inpatient care, the Clinic provides day treatment, residential services, developmental services, consultation and education, and after-hour emergency on-call services.

The Greene County Family Violence Center provides counseling services for those subjected to domestic violence.

## Parks and Recreation Facilities

An important aspect of population growth is recreational opportunities, both passive and active. The availability of parks and recreation opportunities plays a large role in the perceived quality of life of one area over another and can make the difference in a relocation decision.

#### **Inventory of Parks and Recreation Facilities**

The National Recreation and Park Association has developed a set of standards that communities can use when developing guidelines for parks and recreation facilities planning. The Association defines parkland in a fiered approach and assigns a potential service boundary for each tier. The four tiers of parks can be defined as:

- 1. **Neighborhood Park**. Serves the population of a neighborhood, and is generally accessible by bicycle or on foot. Typical facilities include an equipped play area, multipurpose courts, multipurpose fields, picnic area, and passive recreation area. The customary service area is a one-mile radius.
- 2. **Community Park**. Located near major roadways and designed to serve the needs of more than one neighborhood. Typical facilities include a large group picnic shelter, swimming pool, lighted or unlighted baseball/softball fields, lighted tennis courts, recreation building, gymnasium, rest room, passive recreation area, and parking. The customary service area is a three-mile radius.
- 3. **Regional Park**. Developed to serve several communities, population centers, or large portions of the county. Typical features include nature, hiking, riding or exercise trails, nature center, amphitheater, or other specialized building, area for boating or swimming, rest room, passive recreation area, and parking. The customary service area is a twenty-mile radius.
- 4. **Highly Specialized Park**. Primarily used for athletics or specialized recreational activities. Typical facilities include baseball field, softball field, football field, soccer field, gun range, rest rooms, passive recreation area, and parking. The customary service area is a twenty-mile radius. *Recreation, Park, Open Space, and Greenway Standards and Guidelines; National Recreation and Park Association, 1996.*

These four categories are broad-based and can be further refined to provide greater definition in classifying a community's park space.

There are other areas in the county that may be classified as parks and recreation that do not meet the definitions set forth. Areas that have been set aside within new subdivision developments for common open space may provide passive recreational activities or simply be used for the conservation of naturally sensitive lands. School sites may also provide recreational opportunities to the general population after school hours. See Table 2 for an inventory of existing park facilities throughout the county (Based on the four identified park classifications.).

Location of Parks and Recreation Facilities				
Facility	Acres	Location	Category	
Robinson Park	6	Greensboro	Neighborhood	
Baseball Field	4.5	Greensboro	Community	
Union Point Ball Fields	30	Union Point	Community	
Ashley Park	0.5	White Plains	Neighborhood	
Old Salem Park	85	Lake Oconee	Regional	
Parks Ferry Park	85	Lake Oconee	Regional	
Greene County Recreation Complex	50	Greene County	Highly Specialized	
Scull Shoals Historic Site	3,000	Greene County	Regional	
Oconee River Campground	600	Greene County	Regional	
B.F. Grant Wildlife Management Area	2,500	Greene County	Regional	
Dyar Pasture Waterfowl Area	60	Greene County	Regional	

Table 2Location of Parks and Recreation Facilities

## **Government Facilities**

#### **Inventory of General Government Facilities**

This section presents an inventory of general government facilities. Although the respective local governments own and operate a variety of buildings, only those that are used for everyday government activity are reported on. Table 3 presents an inventory of all general government facilities throughout the county.

Building Name	Use			
Greene County				
	Houses County Commission offices, Probate, Magistrate, Criminal courts, Clerk of			
	Superior Court, Tax Assessor and Commissioner, District Attorney, and Circuit			
Greene County Courthouse	Judge.			
	Planning, Zoning and Building Inspection, GIS Department, voter registration, State			
Greene County Annex	Probation Officer.			
	Roads and Bridges, Animal Control, Maintenance, fueling center, Government			
Public Works Facility	Properties Supervisor.			
Emergency Management				
Offices	Emergency 9-1-1 and Emergency Services office.			
Greene County Sheriff's				
Department	Sheriff's offices. Currently rented by the county.			
Greene County Jail	Detention center.			
Volunteer Fire Stations	County Fire Stations			
Greene County Health				
Department	Health Department			
Mental Health Facility	Mental health and addictions department.			
Greene County Senior Center	Senior citizens programs and activities.			
Greene County DFCS Facility	Department of Family and Children Services			
Board of Education Offices	Board of Education.			
Recreation Department				
Offices	Recreation Department.			
Airport Terminal	Airport facility for small planes and jets.			
Athens Technical College	Houses satellite campus of Athens Tech.			
Extension Services	Rented facility housing community extension services department.			
	City of Greensboro			
Greensboro City Hall	City administrative offices, police department, council chambers, utility billing.			
Public Works Administration	Admin. Offices for all public works departments.			
Animal Control Facility	Used for impoundment of stray animals.			
Town of Siloam				
Siloam Town Hall	Town administrative office, council chambers.			
City of Union Point				
Union Point City Hall	City administrative office, council chambers.			
Inert Landfill	City collection area for leaf and limb pickup.			
Animal Control Facility	Used for impoundment of stray animals.			
	Town of White Plains			
White Plains Town Hall	City administrative office, council chambers, auditorium.			
City of Woodville				
Woodville City Hall	City administrative office, council chambers, meeting room, storage space.			

Table 3 Existing Government Facilities

## **Educational Facilities**

The Greene County Board of Education provides public elementary and secondary education throughout Greene County. There are two private schools operating in Greene County, Bethel Christian School and Nathanael Greene Academy.

#### Inventory of Existing Educational Facilities

The most recent student enrollment figures (October of 2003) report the total enrollment in Greene County schools at 2,263. This represents an 8.2%) decrease over October of 1998 figures, which reported the county school system enrollment at 2,465 full-time students. Table 4 presents the total enrollment at each of the existing schools.

The numbers of school children have remained relatively constant since 1998 in the Anita White Carson Middle School, as well as the Union Point Elementary School. The drastic change in the High School can be attributed to the fact it was previously the Green and Taliaferro Middle and High School. This was changed in 2000 to simplify the Greene County High School and the enrollment decreased accordingly. The increase in Greensboro Elementary can be attributed to the increasing population in, and around, the city (as discussed in the Population Chapter).

Full-Time Student Enrollments – 1998-2003					
School Name	1998 Enrollment	2003 Enrollment	% Change	Capacity	
Anita White Carson Middle School	443	493	11.3	700	
Greene County High School	1,138	591	-48.1	800	
Greensboro Elementary School	365	666	82.5	800	
Union Point Elementary School	519	513	-1.2	450	
Totals	2,465	2,263	-8.2	2,750	
Country Country Department of Education, Country Depart Of Education					

Table 4
Full-Time Student Enrollments – 1998-2003

Source: Georgia Department of Education; Greene County Board Of Education

Figure 7 and Table 5 illustrate the locations of each of the public education facilities throughout the county.



Figure 7

Table 5 Addresses of Existing Schools

5			
School Name	Address		
Anita White Carson Middle School	1010, South Main Street, Greensboro		
Greene County High School	1002 South Main Street, Greensboro		
Greensboro Elementary School	1441 Martin Luther King Jr. Drive, Greensboro		
Union Point Elementary School	1401 Highway 77, North, Union Point		

Source: Georgia Department of Education

## Libraries and Cultural Facilities

#### Inventory of Existing Library and Cultural Facilities

The Greene County Public Library operates within the Uncle Remus Regional Library System, which also includes Hancock, Putnam, Jasper, Morgan, and Walton counties.

The Greene County branch is located at 610 South Main Street, in Greensboro and is staffed by two full-time employees. The entire Uncle Remus Library System houses a total of approximately 375,000 volumes, all of which Greene County residents have access to through the use of interlibrary loans, and serves a total of 118,305 people. This equates to 2.55 volumes per capita throughout the six counties. The local Greene County branch is host to 27,823 total volumes, which equates to 1.9 volumes per capita for immediate use.

The library has thirteen computers available for public use capable of accessing the Internet through the filtered servers at the Uncle Remus Regional Library System and equipped with software applications.

Greene County and each of its municipalities are steeped in history and house a variety of historical cultural facilities, as noted in the Historic Resources Section. In addition to the historic structures the cities of Greensboro and Union Point provide informational pamphlets guiding both walking and driving tours of the respective communities.

### **Community Facilities Assessment**

#### **Transportation Assessment**

#### Road Network Assessment

An efficient, accessible transportation network is essential to the orderly development of the county. Increasing populations have a direct impact on the road network and facilities must be able to accommodate the higher traffic volumes that accompany population growth.

Vehicle miles traveled (VMT) have increased over a five-year period between 1997 and 2002. The VMT reported in Table 1, 946,191, represents a 13.1% increase over the 1997 total of 836,548 (according to Census Bureau population estimates for the years 1997 and 2002). This illustrates the correlation between VMT and population. Increased traffic congestion is a function of an increasing population that is more mobile (average number of passenger vehicles per household increased from approximately 1.6 in 1990 to one and 1.9 in 2000), and more suburban (according to information presented in the Economic Development chapter the population commuting outside the county to work has increased).

Congestion is also a function of a lack of transportation alternatives. Residential development continues to occur in isolation from commercial and institutional land uses requiring increased automobile use for trips that could be accomplished though bicycle or pedestrian travel provided adequate facilities existed.

Another factor in maintaining an adequate transportation network is monitoring the condition of existing roads and infrastructure and making continual improvements to inadequate facilities. The county operates a Roads and Bridges Department that identifies, and prioritizes roadways for improvements throughout the county. Road improvements are the main focus of the 2005-2009 SPLOST program. The county has identified deficient roads and infrastructure and will implement the needed improvements over the next five years. Refer to Table 6 for a generalized summary of the proposed road improvement projects.

Future land use patterns will play a large role in the continued efficiency of the transportation network. A typical single-family detached home generates an average of 9.54 vehicle trips per day, according to the Institute of Traffic Engineers. According to 2000 figures, there are now approximately 1.9 passenger vehicles per household
(increased from approximately 1.6 in 1990) throughout the county and 22.3% of households reported they had three or more vehicles (increased from 18.5% in 1990).

Future traffic projections on the road network should be quantified to illustrate future impacts of growth and to create additional variables to be used when making future development decisions. Figure 8 illustrates the LOS projections for the thoroughfare network by the year 2014, assuming that traffic counts increase according to DOT District 2 projected estimates. To generate the ten and twenty year forecasts, Georgia Department of Transportation (DOT) data is used to project the traffic increases on each of the identified major thoroughfares. The DOT generates projected rates of increases for each of its planning districts (Greene County lying in District 2) based on route type. These rates of increase are applied to the LOS determinant formula to identify segments of the county thoroughfare network unable to handle increased traffic loads. Figure 9 illustrates the 2024 LOS projections.

Greene County's projected traffic impacts are not only a result of its expected housing and population growth, but also its economic growth. As discussed in the Economic Development chapter, the county is seeking to increase local employment opportunities and promote orderly development along the Interstate 20 corridor. Seemingly, the direct result of these efforts would be an increase in vehicle trips, leading to increased congestion. However, the implementation of this plan and its policies, specifically relating to Economic Development and Housing, may serve to mitigate traffic congestion through the increased availability of affordable housing options that allow a greater percentage of workers to reside in the county.



Source: DOT Multimodal Transportation Planning Tool; NEGRDC

Table 6								
Summary of Pro	posed County	y and State F	Road Improvement Projects					
	Responsible	Timeframe						
Type of Work	Party	(years)	Quantity					
Full Depth Reclamation	Local	1-5	13.8 miles					
Resurfacing	Local	1-5	101.5 miles					
Resurfacing	State	1-3	0.59 miles					
Guardrails Maintenance	Local	1-5	Repair/replace 7 rails					
Road Widening	State	5-10	8.5 miles on GA 44					
Culvert Replacement	Local	1-5	Replace 2 culverts					
Pave Dirt Roads	Local	1-5	9.51 miles					
Bridge Replacement	Local	1-5	Replace 3 bridges					
Bridge Replacement	State	1-3	Replace 3 bridges on state highways					
Bridge Maintenance	Local	1-5	Repair 6 bridges					
Bridge Piping	Local	1-5	Replace 11 bridges with pipes					
New Road Construction	State	5-10	Construct East Greensboro Bypass					



Source: DOT Multimodal Transportation Planning Tool; NEGRDC

These LOS projections are based solely on the projected percentage increases on the major thoroughfares. Changing land use patterns will also affect the traffic conditions throughout the county. In order to better assess the impacts of land use on the transportation network and to identify potential implementation measurers to mitigate those impacts a detailed thoroughfare study and plan is needed. This chapter makes a broad assessment of the transportation network and illustrates potential deficiencies based on existing traffic conditions and expected future land use impacts. A detailed thoroughfare plan can provide a much more precise assessment and identify specific needs for implementation.

The ten and twenty-year forecasts illustrate a continuing decay of traffic flow in and surrounding Greensboro. In addition to the existing infrastructure's inability to handle the increasing volumes of traffic, it is also inadequately equipped to accommodate the high volumes of truck traffic that utilize U.S. Highway 278 and GA Highways 15 and 44 for access to Interstate 20. Plans have been created to construct a bypass around the City of Greensboro to alleviate traffic congestion within the downtown, and Figures 9 and 10 further illustrate the importance of such a route.

The GA Highway 44 corridor is also a vital component of the road network because of its link to Interstate 20 and the abundance of existing, and planned, development in the Lake Oconee area. Segments of the corridor are already operating at deficient LOS and are forecast to deteriorate rapidly based solely on the previous LOS projections. Land use patterns in the Lake area suggest that traffic conditions may actually worsen at a more rapid rate because of the increase in commercial, office, and institutional activity scheduled to be developed within subsequent phases. The GDOT has identified GA Highway 44 for widening as a long-term project, tentatively scheduled to begin in 2008. The expansion of this roadway will help to mitigate the projected congestion along the corridor.

The City of Greensboro has identified the need to improve the safety of intersections within the city mitigating problems associated with visibility and turning radius. The city also requires additional parking within the downtown to minimize the traffic impacts of on-street parking.

### **Bridges and Signalized Intersection Assessment**

The adequacy of the overall road network relies on the maintenance of bridges and on the adequacy of signalized intersections to maintain a steady traffic flow. The county continues to monitor the condition of bridges throughout the network and repair them on an as needed basis. This program of work is included in the prioritized projects identified under the SPLOST program (Refer to Table 6.).

The level of service (LOS) of the signalized intersections is a direct correlation to the level of service of the road segments that they control. Though there are few signalized intersections within the county each are currently located on roadways that are already at or exceeding capacity or are projected to exceed capacity within the planning horizon. Without implementation of the proposed bypass around the City of Greensboro the LOS of signalized intersections within the city will continue to degrade. Similarly, the proposed development at, and surrounding, the intersection of GA Highway 44 and Linger Longer Road ensures that the intersection will be incapable of adequately handling the expected traffic increases without increasing the capacity of the roadway.

Land use impacts on these intersections, particularly along the Georgia Highway 44 corridor, need to be monitored. Traffic impacts must be addressed in development approval decisions to determine the ability of these intersections to adequately handle increased volumes.

#### Bicycle and Pedestrian Facilities Assessment

As is the case in many communities, there is an overall lack of bicycle and pedestrian facilities. There are adequate bicycle and pedestrian facilities located within the residential developments at Lake Oconee, but these do not provide full public access, nor are they linked to commercial destination points. This is being addressed through revisiting the regional bicycle route map and moving forward in designating feasible bicycle routes linking major destination points with population centers in the county.

The regional plan also intends to identify major areas requiring pedestrian improvements. The goal is to link residential, commercial, and institutional areas to a higher percentage of the population with bicycle and pedestrian facilities. The creation of a safe, convenient, and accessible network of bicycle and pedestrian facilities will provide more recreational opportunities, transportation alternatives, and may help alleviate traffic congestion by reducing the necessity for automobile trips. This is of particular relevance within the existing municipalities and unincorporated areas with high population densities. These areas typically contain commercial and institutional destinations and require adequate facilities to generate increased usage.

The City of Greensboro continues to monitor the adequacy of the sidewalk network, particularly within the downtown district, in its efforts to create a pedestrian-friendly community. The completion of the bypass road will alleviate much of the through-truck traffic increasing pedestrian maneuverability downtown. The City of Woodville has also identified the need to extend sidewalks into residential areas.

Both the cities of Greensboro and Woodville have identified the need additional street lighting to increase public safety.

### Assessment of Other Transportation Modes

Currently, population densities in the county are not sufficient to merit a mass public transportation system and this is not expected to change throughout the planning horizon of this document. The county intends to continue providing transportation services to its residents, which currently adequately serves the population's needs.

The airport has seen a tremendous increase in use with the development of the Ritz-Carlton Resort. This activity is not expected to decrease and the county has begun investing in the expansion of the facilities. The terminal

expansion project has already been approved and there are additional needs for expanded aircraft hangars and ground service equipment. The expansion of the airport facility (which the DOT is considering elevating to a Level Three facility, the highest ranking for a regional airport) means much more to the county than simply the ability to accommodate more and bigger airplanes. The initial expansion is directly creating nine new jobs and the potential economic benefits of having access to a state of the art airport facility are enormous.

### Water System Assessment

Based on population projections discussed in Chapter 2, community facilities and services must be assessed to determine their levels of service and ability to meet the demands of the existing and future population. A level of service analysis for the water systems must take a number of variables into consideration when determining the adequacy of the network to serve its users. Each of the municipal water systems must be assessed based on the ability of the four following variables to adequately serve the population.

The first variable is the water source, which must be analyzed to determine whether or not the available water is adequate to supply existing and future demand. The second variable is the treatment capacity of the water system, which addresses the systems capability of providing potable water. The third variable deals with storage capacity and the ability to meet the average daily demand. The final variable is the delivery system, to determine if the current network can adequately provide water to those areas designated for service.

### **City of Greensboro Water System Assessment**

Greensboro's source of water is the Oconee River. The city has a permitted withdrawal capacity of 1.5 mgd and a treatment capacity of one and 1.66 mgd. Currently the city network experiences an average daily demand of 0.700 mgd, peaking at 0.900 mgd. Currently the city has an elevated storage capacity of 1.1 mgd. Figure 10 illustrates the increased demand expected throughout the planning horizon based on the population, employment, and land use projections and the assumption that existing conditions will not change. Forecasted figures are presented in million gallons per day (mgd).





Water demand forecasts are derived from population, housing, employment, and land use forecasts based on existing average use levels. Commercial and industrial demands are largely variable based on the specific type of business and industry and forecasts are based solely on the use rates of the existing commercial and industrial uses. These forecasts are based on the existing network service area and would increase accordingly if water service were extended beyond the current boundary.

Based on the forecasts, storage capacity may become an issue within the planning horizon. Because of the uncertainty of commercial and industrial demands use rates must be monitored on a case-by-case basis to ensure adequate capacity exists to accommodate future expansion.

The city must continue to monitor the water network to address deficiencies as they arise. Inadequate pipes need to be replaced to maintain adequate water quality and pressure.

#### Town of Siloam Water System Assessment

The town utilizes three) wells as its source of water. The town does not know the maximum pumping capacity of its wells and does not have any information on the average daily demand. Currently the city 0.100 mgd of elevated storage capacity.

The town currently has adequate capacities to accommodate the existing population and based on future growth projections does not require major expansions of the water network. The town's only identified need with the water system is the replacement of inadequate water lines to improve water quality and flow throughout the community.

#### City of Union Point Water System Assessment

Union Point's sole source of water is the Sherrill Creek reservoir. The city has a permitted withdrawal capacity of 0.450 mgd that is not to exceed a monthly average of 0.330 mgd. Currently the city network experiences an average daily demand of 0.150 mgd, peaking at 0.165mgd. The treatment capacity of the water filter plant is 0.720 mgd. Currently the city has an elevated storage capacity of 0.425 mgd. Figure 11 illustrates the increased demand expected throughout the planning horizon based on the population and employment projections and the assumption that existing conditions will not change. Forecasted figures are presented in million gallons per day (mgd).

Water demand forecasts are derived from population, housing, employment, and land use forecasts based on existing average use levels. These forecasts are based on the existing network service area and would increase accordingly if water service were extended beyond the current boundary.

The city has currently identified deficiencies in its delivery system that require upgrading. There are customers within the network who remain connected to the system via two-inch water lines, no longer considered adequate to provide potable water or pressure. In order to alleviate these inadequacies, the city must work to install 6" lines in all areas currently served by inadequate facilities.

The city is also in the process of upgrading the treatment facility plant to better manage the total organic compounds in the water as part of compliance with the Environmental Protection Division's Disinfection Byproducts Rule. To fully comply, the city must install granulated activated carbon filters to its water treatment facility.



Figure 11

### **City of White Plains Water System Assessment**

The town utilizes four wells as its source of water. The wells have a maximum pumping capacity of 125 gallons per minute (approximately equal to 0.180 mgd). Currently the town experiences an average daily demand of 0.029 mgd, peaking at 0.0294 mgd. The city has a single elevated storage tank with a capacity of 0.040 mgd. Figure 12 illustrates the expected increased demand based on the projected increase in total users. Forecasted figures are presented in million gallons per day (mgd).



Water demand forecasts are derived from population, housing, employment, and land use forecasts based on existing average use levels. These forecasts are based on the existing network service area and would increase accordingly if water service were extended beyond the current boundary.

Recently the town has constructed a new well and upgraded the water lines, installing approximately 4,500 linear feet of new water lines along two streets. The system is in the process of expanding to serve more customers. The city is installing approximately 10,000 linear feet of new water lines to serve 42 new residential customers. In order to serve the new customers the town is installing a new 150,000 gallon elevated storage tank. Expansion of the new system is adequate to accommodate the projected growth in the city.

### City of Woodville Water System Assessment

The city utilizes two wells as its source of water. The wells have a maximum pumping capacity of 115 gallons per minute (approximately equal to 0.166 mgd). Currently the town experiences an average daily demand of 0.020 mgd, peaking at 0.050 mgd. The city has a 10,000 gallon ground storage reservoir and a single elevated storage tank with a capacity of 0.075 mgd. Figure 13 illustrates the expected increased demand based on the projected increase in total users. Forecasted figures are presented in million gallons per day (mgd).



Figure 13 Water System Projected Demand

Water demand forecasts are derived from population, housing, employment, and land use forecasts based on existing average use levels. These forecasts are based on the existing network service area and would increase accordingly if water service were extended beyond the current boundary.

Recently the city upgraded its delivery system through efficient utilization of Community Development Block Grants (CDBG). The city upgraded residential service lines, replaced inadequate water mains, and provided fire protection to a greater percentage of the city limits. The city has identified additional areas lacking adequate fire protection thus requiring the upgrade of the water line and installation of additional fire hydrants.

### **Unincorporated County Water Assessment**

The county does not operate a public water system nor does it currently have plans for implementing the construction of a water network. As previously mentioned, there are private entities operating water systems in the Lake Oconee area.

The private water systems are influential on the type and intensity of future development patterns. The expansion of private systems creates opportunity for higher density residential development and increased intensity of commercial development. Private facilities are permitted to withdraw 2.0 mgd, and construction of a surface water treatment plant is planned.

## Sewer System Assessment

A level of service analysis for the sewer systems must take a number of variables into consideration when determining the adequacy of the network to serve its users. Each of the municipal sewer systems must be assessed based on the ability of the three following variable's ability to adequately serve the population.

The first variable is the capacity of the treatment facility, which must be analyzed to determine whether or not the available capacity is adequate to accommodate existing and future demand. The second variable is the delivery system, to determine if the current network can adequately collect sewerage from those areas designated for service. The final variable is the ability of the receptor streams to accommodate additional treated wastewater in their systems.

#### City of Greensboro Sewer System Assessment

The city operates a water pollution control plant on Towne Creek, with a design capacity of 1.0 mgd and a permitted discharge capacity of nine hundred 0.998 mgd. The average daily load is 0.350 mgd from the current 941 customers.

Figure 14 illustrates the increased demand expected throughout the planning horizon based on the population, housing, employment, and land use projections based on existing average use levels. These forecasts are based on the existing network service area and would increase accordingly if water service were extended beyond the current boundary.

The construction of multi-family development in the city and expansion of commercial and industrial activity near the Interstate 20 interchange will place increasing demands on the city's sewerage system over the next decade. The city must continue to monitor the adequacy of the delivery system and repair deficient segments of the sewerage network. The city also needs to continue identifying areas requiring sewer service extension to mitigate septic tank failures and stimulate economic development.



The environmental integrity of the stream systems serving the water pollution control plant must be continuously monitored in order to ensure that additional treated wastewater does not contaminate the receptor stream beyond repair. Towne Creek receives the treated effluent from the wastewater treatment facility.

Towne Creek is listed on Georgia's 303 (d) list, indicating that it does not meet water quality standards, specifically the stream's ability to support existing fecal coliform loads. The impairment of the stream is the result of a number of variables, including septic tank failures, direct discharge of raw sewage, urban runoff, and leaks, overflows, and failures of the water pollution control plant.

The United States Environmental Protection Agency (EPA) has prepared a Total Maximum Daily Load (TMDL) for the concentration of fecal coliform within Towne Creek. Greene County and the City of Greensboro have created a TMDL implementation plan to reduce the fecal coliform load in the effluent receptor. The implementation of this plan calls for intergovernmental coordination to reduce the amount of flooding within the drainage basin, development of a public education campaign to reduce sources of waste that generate fecal coliform, and to identify and eliminate failing septic systems.

### City of Union Point Sewer System Assessment

The city operates a water pollution control plant with permitted, as well as design, capacity 0.560 mgd serving the existing 692 total customers. The average daily load is 0.150 mgd, peaking at 0.300 mgd, which adequately meets the existing demands. The effluent receptor stream is the Ogeechee River.

Figure 15 illustrates the increased demand expected throughout the planning horizon based on the Public Sewerage demand forecasts derived from population, housing, employment and land use forecasts based on existing average use levels. These forecasts are based on the existing network service area and would increase accordingly if water service were extended beyond the current boundary.



The current delivery system is reportedly in adequate condition, overall, to meet the existing and future needs. However, the city is in the process of analyzing its sewer network to prioritize areas for pipe replacements and upgrades. Sections of the network are old and outdated and will require replacement in order to fully meet future needs.

#### **Unincorporated County Sewer Assessment**

The county does not operate a public sewerage system nor does it currently have plans for implementing the construction of a sewer network. As previously mentioned, there are private entities operating sewerage systems in the Lake Oconee area. This is an important element for the preservation of the environmental integrity of the Lake. Regional watershed studies and TMDL implementation plans have increasingly identified septic tanks as an increasing non-point source pollutant. It is not known for certain the number and location of all septic tanks in the county, which illustrates the presence of essentially unmonitored sewer systems. A septic tank should be cleaned out every three to five years to ensure that it continues to work properly. Currently there is no regulation in place to monitor the maintenance of septic systems and once a problem is identified it is generally too late to prevent any contaminants from entering the ground and surface water.

The private sewerage systems are also influential on the type and intensity of future development patterns. The expansion of private systems creates opportunity for higher density residential developments and increased intensity of commercial development. Private facilities will provide in excess of 1.0 mgd of sewerage capacity for the Lake Oconee area for residential and commercial development.

The municipalities of Siloam and White Plains have identified a long-term need to implement public sewerage systems. Because of soil conditions within each of the municipalities the use of on-site septic systems is not a sustainable method of sewerage provision. Each of the municipalities will invest in a public sewerage system as growth dictates.

### Assessment of Solid Waste Management

The use of private haulers for curbside collection throughout the county is adequately serving the existing population and will remain a viable service in the foreseeable future. The cities of Greensboro and Union Point will continue to provide curbside pickup of yard trimmings, and Union Point will continue its pickup service for white and brown goods.

The county has adopted the Northeast Georgia Regional Solid Waste Management Plan and must continue to participate in the regional Solid Waste Management Authority to ensure that it continues to implement region-wide waste reduction initiatives. This involves greater public involvement and increased education on the importance of waste reduction.

### **Public Safety Assessment**

### **Emergency 9-1-1 Assessment**

The county has consolidated all county emergency departments under a single emergency 9-1-1 system and upgraded its phone system to handle the increased load of calls as a result of the consolidation.

Current staff levels are adequate to handle the existing workload but a new facility is needed. The number of emergency calls must continually be monitored to ensure that staff levels are capable of dealing with increased workloads as the population increases.

Communications equipment and facilities maintenance and upgrades must take place on a regular basis to ensure a continued high level of service to county residents. The 9-1-1 system will move into the new E-9-1-1 Center upon its completion and equipment and facilities upgrades will be undertaken at that time.

#### Law Enforcement Assessment

Overall the Sheriff's Department adequately serves the existing population. According to the Federal Bureau of Investigation Uniform Crime Report of 2002, national averages of rural counties for the number of sworn officers per 1,000 population was 2.5 sworn officers per 1,000 residents and four and 4.2 total personnel per 1,000

residents. According to the Greene County Sheriff's Department, there are currently 1.8 sworn officers (deputy sheriff's and investigators) per 1,000 residents, and 3.3 total personnel per 1,000 residents.

The Sheriff's Department will move into the Courthouse upon completion of the new Government Administration complex, providing additional space and eliminating the need to continue renting the existing facility. A new addition is also planned for the detention center to house a new, and expanded, evidence room.

The Uniform Crime Report states that the national average for cities under 10,000 people was 4.1 sworn officers per 1,000 residents and 5.0 total personnel per 1,000 residents. According to the staff figures for the Greensboro Police Department city averages per 1,000 persons are currently 4.9 officers per 1,000 residents and 5.3 total personnel per 1,000 residents. According to staff figures for the Union Police Department the city averages five and 5.9 total staff (there are no civilian staff members in the department) per 1,000 residents.

These statistics are merely national averages and do not constitute standardized levels of service. There are a number of variables that determine the effectiveness of local law enforcement agencies aside from the total available staff, including crime rates, geographic size of the service area, population densities, and demographics.

The Greensboro Police Department is currently situated in an inadequate facility that does not provide sufficient space for the Department's needs. A new facility is needed to adequately serve the existing population as well as the projected growth.

Because of the expected growth throughout the county, staff levels, equipment, and facilities will need constant monitoring to ensure that the agencies are able to maintain adequate levels of service to an increasing population. Specifically, the county will need to monitor population increases in the Lake Oconee area and determine the need for a staffed law enforcement facility. This is a long-term goal and is not within the scope of the short-term work program.

### Fire Protective Services Assessment

It is difficult to assess the county's level of service for fire protection because of all the variables involved. The ability to create a special fire tax district has increased the department's ability to generate revenue (to date the Liberty, Old Salem, and Walker Church fire departments have taken advantage of the tax district). As the population continues to grow additional staff and equipment will be required to maintain adequate response times and qualified personnel.

The lack of adequate facilities and outdated equipment has been the main deficiencies reported by the departments. Each of the departments receives funding for capital improvements under the SPLOST program. Each has identified the need to improve the adequacy of their existing equipment. The Town of Siloam and the cities of Union Point and Woodville have all identified the need for expanded facilities in order to provide adequate levels of service for existing and future populations.

As population continues to increase within the Lake Oconee region, additional fire protection may be required. The county will need to monitor population increases and determine the need for an additional fire station within the Old Salem Fire District. This is a long-term goal and is not within the scope of the short-term work program.

#### **Emergency Medical Services Assessment**

The county reports that it will be able to meet the demands throughout the county through the implementation of a single facility and two twenty-four hour vehicles, but like all other public safety departments, increased population requires more staff, equipment and ambulances. It is also imperative that staff, equipment and facilities are consistently upgraded in terms of training, latest available technologies, and adequate space. As a result, the county has already identified the potential need for an additional EMS Station near Siloam to provide more efficient geographic coverage of the entire county as the need arises.

### Hospitals and Public Health Facilities Assessment

The demand for health services in the county continues to grow as Greene County's population grows and ages. The closure of the hospital facility will create a void in local healthcare and force residents to travel to facilities in Athens, Atlanta, and Milledgeville.

New development in the Lake Oconee area has created increased need for diversified health care requirements and has spawned the development of private medical facilities in the county. In addition to the additional medical facilities, a proposed continuing care retirement community will be constructed to meet the demands of the expanding retirement-age population.

The private nursing home is operating near national averages in terms of staff hours per resident per day. The current national average is three and 3.84 nursing hours/resident/day and the Greene Point Health Care Center is slightly below that figure at 3.63 nursing hours/resident/day. There is no codified federal standard for nursing staff hours per resident and this is merely an average reported across the country. There are a number of variables that determine the number of staff hours per resident based on occupancy and the dependency level of the residents.

### Assessment of Parks and Recreation Facilities

The National Recreation and Park Association have set as a guideline level of service ten acres of park, recreation, or open space per 1,000) persons. This is merely a guideline and every community has its own set of needs based on the demographics of the population. Table 7 illustrates the ratio of park acreage by category per 1,000 people.

Looking specifically at each park classification can provide better clarification of the types of parkland available within the community. The ratio of neighborhood park space in the county is 0.45 acres per 1,000. It is difficult for the county to maintain parks of this type within the unincorporated area because of the low-density, scattered style of residential development that occurs outside of municipal boundaries. All of this park acreage is present within the municipalities.

		Acres per						
Park Type	Acreage	1000 Persons						
Neighborhood	6.50	0.45						
Community	34.50	2.39						
Regional	6,330.00	439.40						
Highly Specialized	50.45	3.50						
Totals	6,421.50	445.70						

Table 7 Existing Park Acreages

The ratio of community park space per 1,000 is 2.39 acres per 1,000 people. These types of parks combine a greater amount of recreation activities than neighborhood parks.

The county has an abundance of regional park space because of the abundance of natural areas. These parks and recreation areas provide a variety of recreation activities and serve not only the entire county, but also attract visitors from throughout the state and beyond.

The only park currently classified as Highly Specialized is the Greene County Recreation Complex. This facility operates baseball and softball fields, a soccer field, football field, a multipurpose field, and also provides access to a playground, pavilion, and natural areas.

The overabundance of regional park acreage in the county inflates the ratio of total park acreage per 1,000 residents. The excess acreage above and beyond the recommended ratio does not necessarily mean the existing level of service is adequate. The overall lack of neighborhood and community level parks creates a deficiency of recreation areas within the municipalities. The only municipalities with parks and recreation facilities are Greensboro, Union Point and a small passive recreation area in White Plains. The Union Point ball fields provide

adequate recreation opportunities to existing and future populations but have identified the opportunity to renovate the community gym, offering additional recreation opportunities. Greensboro and Woodville have specifically identified the need for additional acreage dedicated to recreation. Greensboro has also identified the need to upgrade its existing recreation areas. The City of White Plains intends to undertake a landscaping beautification project downtown at City Hall to increase aesthetics of the city's recreation area.

The Recreation Department continues to work towards diversifying the recreation opportunities for county residents. The Department has identified the need for a multi-purpose facility to provide needed gymnasium space, tennis facilities, a swimming pool, as well as additional passive recreation activities (including the construction of trails and pavilions). These projects are to be implemented in phases throughout the horizon of this plan and will be undertaken in accordance with priority of the project and available funds.

# **Government Facilities Assessment**

The county has approved the construction of a new Government Administration complex. The new facility will provide much needed space to government departments and allow more efficient use of the available space in the courthouse. The county also has a need to construct a new Animal Control facility and Emergency 9-1-1 Center.

As part of the SPLOST program the county will construct a Rural Education and Farm Services Center to provide space for the Extension Services offices and also provide additional classroom space for Athens Tech. As part of a continued investment process the county is committed to fund the airport terminal expansion and commit SPLOST funds to wards the continued improvement of the airport facilities and equipment.

Once the Greensboro Police Department has moved into its new facility, the Greensboro City Hall will adequately serve the needs of the local government. The only municipality that has identified a need for a new facility has been the City of Woodville. The City Hall facility cannot provide the local government with adequate space and the city intends to construct a new facility. The City of Union Point states a need for expanded space within the existing City Hall.

# **Education Facilities Assessment**

Since 1998 the Greene County School system has consistently lost students and has experienced an eight and 8.2% decrease in total enrollment. This is a reflection of the change in structure of the Greene County High School. Prior to 2000 the High School was the Greene-Taliaferro Middle and High School and the split decreased enrollment figures for the school and the entire system.

The only school currently operating above capacity is Union Point Elementary but there are no immediate plans for expansion of any existing facilities, or construction of any new facilities. Growth in Union Point must be monitored to ensure that the school's ability to accommodate new children does not degrade the level of service the school can provide.

Future impacts on the public school system must be monitored as growth occurs, to determine the ability of existing facilities to handle the projected growth. Forecasts may be based on average statistics generated from national averages utilized in the Rutgers University Fiscal Impacts of Land Development Patterns study done in 1997. The study estimates that every new single-family household generates 0.72 public school-aged children, every multifamily household generates 0.21 public school-aged children, and every manufactured household generates 0.30 public school-aged children.

Using these projected impacts and the projections for new housing units over the next five years indicate a potential 348 new school-aged children within the education system. However, much of this new growth will occur in the Lake Oconee region, which is attracting smaller, older households that are not impacting the local schools. Development needs to be monitored on a case-by-case basis to identify probable impacts on the school system.

As mentioned in the Economic Development section, the education level of county residents is an important tool in recruiting potential business. Table 8 illustrates comparison data between the county school district and the overall state averages for key indicators in determining the effectiveness of the education system.

	2001-2002 Data							
Category	Georgia	Greene						
% Grads with college prep diploma	64.8%							
High School completion rate	72.7%	72.7%						
Ratio of students to teachers	15:1	13:1						
Average cost/full-time student	\$6,484	\$7,552						
Course Coursely Double of	- C E - I							

Table 8								
Comparison	for	Select Statistics						

Source: Georgia Department of Education

This data reflects the decreased value placed on education that has been discussed in the Economic Development section. The school board must address this and is striving to increase community involvement in the school system, specifically increasing parental involvement and forging partnerships with the local business community.

The major weaknesses of the school system are the low standardized test score results, student attendance, and limited parental involvement. The county school board continues to work with children through a variety of volunteer programs to help address the overall lack of educational attainment in the county. The school board has implemented a split curriculum that offers vocational opportunities to students uninterested in pursuing an academic future in order to help reduce the high school dropout rate.

In order to improve the real and perceived problems with the Greene County school system, the school board must address academic deficiencies of the student population. In order to accomplish this, the school board must stabilize its teaching workforce and maintain its smaller class sizes to provide an adequate environment to its students to increase standardized test scores.

Another issue that has been discussed is the continued use of private school facilities by many of the new, more affluent, residents and the use of public school systems from adjacent counties. It is imperative that the county work towards increasing the educational opportunities available in Greene County to provide an attractive public school system that captures a higher percentage of local school-aged children.

### Assessment of Libraries and Cultural Facilities

The county, rich in history, has a variety of cultural resources for its residents to explore and the continued preservation efforts in Greensboro and Union Point ensure that these historic structures remain intact. To increase tourism opportunities and potential visitors to the county, and its cities, historic and cultural resources may be marketed to a wider range of potential users, as is discussed further in the Economic Development Chapter.

The City of Greensboro is marketing its downtown as a regional tourist destination and has identified the need to increase the amount of cultural facilities within the downtown district. The city intends to increase the amount of public open space downtown in conjunction with the construction of public restrooms and an information kiosk. In addition, the city intends to construct a cultural facility downtown.

The City of White Plains is renovating the auditorium in City Hall to provide its population with additional entertainment facilities. The facility is adequate to host lectures, gatherings, theatre, concerts, or other suitable activities and provides the local government with additional space within City Hall.

The City of Woodville intends to construct a new community center near the center of the city to provide additional space for community meetings and functions.

The Uncle Remus Regional Library System possesses a total of 375,000 volumes serving a population equal to 118,305, which is equal to 2.55 volumes per capita. The Greene County Library holds a total of thousand, eight

27, 823 volumes serving a total population equal to 14,406, which equates to 1.9 volumes per capita. The Georgia Public Library System has adopted standardized recommendations for libraries based on the population size they are serving. Greene County's total population of 14,406) (as reported in the 2000 Census) is in the category for communities either less than 20,000).

There are three levels of service, basic, full and comprehensive. For communities less than 20,000, the basic level of service is four volumes per capita; the full service is volumes per capita; and the comprehensive is volumes per capita. Based on these recommendations, the Greene County Library is operating slightly below the basic level of service.

The library computers are aging and much of the software is outdated. The library must continue to replace its equipment with new technology in order to provide adequate service to the existing, and future, population.

# Goals and Policies

# Transportation

**Vision Statement:** *Provide a safe, efficient, and effective transportation system that reflects both existing and future needs while providing a variety of transportation options.* 

**Goal:** Upgrade and expand the existing transportation facilities, as needed, to accommodate future growth in the most efficient manner. (*Applicable to Greene County and each of the municipalities*)

**Policy:** Monitor road conditions and analyze the potential adverse impacts of new development. (Applicable to Greene County and the City of Greensboro)

**Goal:** Improve the mobility of pedestrians and bicyclists throughout the county. (Applicable to Greene County and each of the municipalities)

**Policy:** Support the Northeast Georgia Regional Bicycle and Pedestrian Plan and work towards implementing bicycle and pedestrian facilities in target areas.

Goal: Invest in needed improvements at the Greene County Regional Airport. (Applicable to Greene County)

**Goal:** Improve additional street lighting in priority areas defined by the cities. (Applicable to the cities of Greensboro and Woodville)

### Water Supply and Treatment

**Vision Statement:** Provide potable water service in a safe, clean, efficient, economical, and environmentally sound manner concurrent with new development.

**Goal:** Further environmental planning criteria and public health rules and guidelines. (Applicable to Greene County and each of the municipalities)

Policy: Promote environmental planning criteria related to water quality.

**Policy:** Promote the conservation of water resources.

**Goal:** Coordinate new development with the existence and availability of adequate potable water service. (*Applicable to Greene County and each of the municipalities*)

Policy: New development should not outpace existing infrastructure.

*Policy:* Maximize the use of existing infrastructure for potable water service.

# **Goal:** Provide adequate facilities to efficiently meet increasing demands (*Applicable to each of the municipalities*) **Policy:** Invest in new infrastructure as needed to ensure the continued provision of an adequate level of service.

## Public Sewerage and Wastewater

**Vision Statement:** Provide sanitary sewer service in a safe, clean, efficient, economical, and environmentally sound manner, concurrent with urban development.

**Goal:** Further environmental criteria and public health rules and guidelines. (*Applicable to Greene County and each of the municipalities*)

**Policy:** Promote environmental planning criteria related to water quality.

**Policy:** Promote the conservation of water resources.

**Policy:** Support improvement of water quality of Towne Creek. (Applicable to Greene County and the municipality of Greensboro)

**Policy:** Monitor the location and number of on-site septic systems throughout the county. (Applicable to Greene County)

**Goal:** Coordinate new development with the existence and availability of adequate sewerage service. (Applicable to Greene County and each of the municipalities)

**Policy:** New development should not outpace existing infrastructure.

**Policy:** Maximize the use of existing infrastructure for potable water service.

**Goal:** Provide adequate facilities to efficiently meet increasing demands (Applicable to the municipalities of Greensboro and Union Point)

**Policy:** Invest in new infrastructure as needed to ensure the continued provision of an adequate level of service.

**Goal:** Minimize the use of on-site septic systems and accommodate future growth in an environmentally sound fashion. (Long-term goal, outside of the short-term work program scope applicable to the municipalities of Siloam and White Plains)

### Solid Waste Management

**Vision Statement:** Ensure a dependable, environmentally safe means of disposing of solid waste and recyclables is available to all homes and businesses.

**Goal:** Continue participation in the Northeast Georgia regional Solid Waste Authority. (Applicable to Greene County)

**Policy:** Implement the goals and work items set forth in the Northeast Georgia Regional Solid Waste Management Plan. (Applicable to Greene County and each of the municipalities)

**Goal:** Increase citizen awareness of solid waste issues throughout the county. (Applicable to Greene County and each of the municipalities)

### Public Safety

**Vision Statement:** Provide responsive and effective public safety services ensuring adequate staff, equipment and space is available to each of the departments.

**Goal:** Continued investment in the law enforcement agencies to maintain an adequate level of service in the face of increased population. (Applicable to Greene County and the municipalities of Greensboro and Union Point) **Policy:** Invest in personnel, equipment, training and facility expansion as dictated by growth.

**Goal:** Continued investment in fire protection agencies to maintain an adequate level of service in the face of increased population. (Applicable to Greene County and each of the municipalities)

**Policy:** Invest in personnel, equipment, training and facility expansion as dictated by growth. **Policy:** Coordinate water and transportation infrastructure improvements with fire protection agencies to ensure that adequate fire protection can be maintained in all new developments.

**Goal:** Continued investment in emergency medical services to maintain an adequate level of service in the face of increased population. (Applicable to Greene)

**Policy:** Invest in personnel, equipment, training and facility expansion as dictated by growth.

**Goal:** Invest in a new E-911 Center and applicable communications equipment to increase the level of service. (Applicable to Greene County)

Goal: Create additional space at the detention facility for administrative use. (Applicable to Greene County)

### Hospitals and Other Public Health Facilities

**Vision Statement:** Continue to support public and private health care providers ensuring that all of the county's needs are capably met, including all special needs communities.

**Goal:** Identify opportunities to provide public health care in the existing facility. (Long-term goal, outside of the short-term work program scope applicable to Greene County)

### Parks and Recreation Facilities

**Vision Statement:** Provide, protect and maintain a quality, accessible, and economically efficient network of parks, recreation facilities, and open space that serves all residents.

**Goal:** Provide additional recreation opportunities in accordance with future growth. (Applicable to Greene County and the municipalities of Greensboro, Union Point and Woodville)

**Policy:** Acquire, maintain and refurbish parks and recreation facilities as needed in accordance with increased populations.

**Policy:** Coordinate public park expansion with local law enforcement agencies to ensure that they are adequately protected.

### **General Government**

**Vision Statement:** Provide adequate space, equipment, and technology to elected officials and staff to facilitate local government operations and decision-making processes.

**Goal:** Create a cooperative environment that facilitates the sharing of information among all levels of government. (Applicable to Greene County and each of the municipalities)

Policy: Evaluate the use and efficiency of local government facilities.

**Policy:** Maintain ongoing communication between county and municipal governments to provide services in a coordinated and efficient manner.

**Policy:** Continue to solicit and utilize citizen advisory committees to provide public input into all planning activities.

**Goal:** Complete the construction of the new administration building and utilize the vacated space in the county courthouse to provide needed office space for local government activities. (Applicable to Greene County)

Goal: Provide a facility for use as an animal control shelter. (Applicable to Greene County)

**Goal:** Construct a rural education and farm services center to create additional space for the Extension Services office. (Applicable to Greene County)

Goal: Construct additional storage space within the existing City Hall. (Applicable to the City of Union Point)

**Goal:** Construct a new City Hall facility to house local government offices. (Applicable to the City of Woodville)

# **Educational Facilities**

**Vision Statement:** Collaborate with the local school board to provide and maintain a quality education system that meets the needs of residents now, and into the future.

**Goal:** Coordinate facility expansion based on future population projections and local land use planning. (Applicable to Greene County and each of the municipalities)

**Policy:** Facilitate school board participation in the development review process to ensure that adequate educational facilities exist to accommodate new development.

**Policy:** Coordinate the location of future school sites with local governments ensuring the compatibility of adjacent land uses.

Policy: Maximize the use of existing school facilities.

Goal: Increase academic performance throughout the student population. (Applicable to Greene County)
Policy: Maintain small class sizes to increase the interaction between students and teachers.
Policy: Provide additional educational opportunities through inter-sessions and after school programs.
Policy: Increase parental involvement opportunities.
Policy: Create partnerships with the local business community to illustrate the values of higher education.

**Goal:** Expand the amount of space available for Athens Tech by accommodating additional classrooms within the Rural Education and Farm Services Center. (Applicable to Greene County)

# Libraries and Cultural Facilities

**Vision Statement:** Provide and maintain accessible, economically efficient libraries and cultural facilities to meet the information, educational and recreational needs of all residents.

**Goal:** Continued support of the public library system and other cultural facilities to ensure adequate service is provided to existing and future populations. (*Applicable to Greene County and each of the municipalities*)

**Policy:** Continue to provide financial and human resource support to the Greene County Public Library to meet identified needs.

**Policy:** Continue to support the preservation and enhancement of cultural facilities throughout the county.

**Goal:** Increase the number of cultural facilities within the downtown district to enhance the local economy and provide additional entertainment opportunities. (*Applicable to the Cities of Greensboro and Woodville*)

Goal: Complete renovations to the auditorium in City Hall. (Applicable to the City of White Plains)

# Chapter 6: Land Use

## Introduction

Since the adoption of the Joint City/County Comprehensive Plan in 1994, the county has experienced a relatively moderate amount of growth, the majority of which has been in the Lake Oconee area. Overall, the county remains rural and has not experienced the rapid suburban growth seen elsewhere in the region. This Chapter links other elements of the plan to create a vision for the future of Greene County, and each of the municipalities, and provides direction for managing anticipated growth.

### Purpose

The purpose of the Land Use element is to ensure that the distribution of land uses meets the future economic, social, physical and environmental needs of Greene County. The Future Land Use map can assist local governments in making development decisions that complement long-term goals established throughout this plan and avoid the emergence of inefficient development patterns. The Governor's Office has formulated a set of statewide goals that include Quality Community Objectives, to coordinate local government planning throughout the state under each of the elements of the Comprehensive Plan.

• Statewide Land Use Goal: To ensure that land resources are allocated for uses that will accommodate and enhance the state's economic development, natural and historic resources, community facilities, and housing to protect and improve the quality of life of Georgia's residents.

In accordance with the overall goal, the state has developed a set of Quality Community Objectives to help direct local governments to formulate a set of local goals, policies and objectives. The statewide objectives are as follows:

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

### Organization

The Chapter is divided into two main sections, existing and future land use respectively. The existing land use section inventories existing development patterns and assesses change over time and its contributing factors. The future land use section assesses the needs established throughout the plan, forecasts the amount of land needed to accommodate the projected growth, and outlines the goals and policies needed to implement the future land use map.

### **Existing Land Use**

An existing land use map categorizes every parcel by it's predominate land use. This plan represents an update to the initial land use map created in 1994 and the subsequent map developed in 1996. The Department of Community Affairs Minimum Planning Standards state that the overall goal of the land use element is to "Ensure that land resources are allocated for uses that will accommodate and enhance economic development, natural and historic resources, community facilities, and housing; and to protect and improve residents quality of life."

### Existing Land Use Acreages

The Existing Land Use map illustrates the existing county land use, generated from the county tax assessor's office. Every parcel of land is assessed according to its use for tax purposes and this information is transferred to a parcel

#### Greene County Comprehensive Plan

coverage map of the entire county to produce the existing land use map. Tables 1 and 2 present the total acreage for the county and each of the municipalities according to the following land use categories:

- 1. **Residence or Accommodation Functions.** Comprises all establishments offering residence or accommodation, such as homes, apartments, elderly housing, and hotels.
- 2. General Sales or Services. Comprises the vast majority of establishments typically associated with commercial land use.
- 3. **Manufacturing and Wholesale Trade**. Manufacturing establishments are located in plants, factories or mills and employ workers who create new products by hand; wholesaling is an intermediate step in the distribution of merchandise. Wholesalers either sell or arrange the purchase of goods to other businesses and normally operate from a warehouse or office.
- 4. **Transportation**, **Communication**, **Information**, **and Utilities (TCIU)**. Establishments that serve passengers and cargo movements; produce or distribute information; or provide utility services.
- 5. Arts, Entertainment, and Recreation. These establishments operate facilities or provide services for a variety of cultural, entertainment, and recreational functions.
- 6. Education, Public Administration, Health Care, and Other Institutions. This is an aggregation of all public and institutional facilities.
- 7. **Construction-Related Businesses.** These establishments either build structures, or perform specialized activities on new or existing structures.
- 8. **Mining and Extraction Establishments**. These establishments refer to all activities that extract solid, liquid, or gaseous minerals or perform other preparations of these materials at a mine site.
- 9. Agriculture, Forestry, Fishing, and Hunting. These establishments grow crops, raise animals, harvest timber, and harvest fish and other animals from a farm, ranch, or their natural habitats.

Based on the Land Based Classification System Land Classification Categories, as developed by the American Planning Association.

Figure 1 illustrates the percentage changes in developed land since the 1994 Comprehensive Plan land use inventory. The significant change in land use was a significant increase in residential land from 3% to 12% and a corresponding decrease in agriculture/forestry categories dropping from 95% to 85%. There was little fluctuation in other land use categories reflecting the overall rural characteristics of the county.

2004 Existing Land Use Acreage County Totals								
Land Use	Acres	% of Total						
Agriculture, forestry, fishing and hunting	217,742.43	87.36						
Arts, entertainment, and recreation	2,908.21	1.17						
Construction-related businesses	24.11	0.01						
Education, public admin., health care, and other institutions	885.51	0.36						
General sales or services	533.67	0.21						
Manufacturing and wholesale trade	437.37	0.18						
Mining and extraction establishments	741.44	0.30						
Residence or accommodation functions	18,590.78	7.46						
Transportation, communication, information, and utilities	7,373.78	2.96						
Totals	249,237.30	100.00						

Table 12004 Existing Land Use Acreage County Totals

Source: Greene County Tax Assessor's Office; calculations by NEGRDC; Acreage totals do not include major waterways.



Figure 1 1994-2004 Comparison

<b>cres</b> 07.99 26.98 25.74	% of Total 28.02 3.53	Acres	% of Total 23.92	<b>Acres</b> 535.76	% of Total	Acres	% of Total	Acres	% of Total
07.99 26.98	28.02	195.82				Acres	Total	Acres	Total
26.98			23.92	E2E 74					
	3.53	6 40		030.70	41.47	315.85	14.35	387.51	12.34
25.74		6.49	0.79	28.20	2.18	6.57	0.30	1.99	0.06
	6.27	0.00	0.00	76.58	5.93	0.00	0.00	0.00	0.00
53.92	9.81	104.09	12.71	156.21	12.09	23.49	1.07	73.76	2.35
10.45	0.29	49.99	6.11	38.09	2.95	1.81	0.08	0.00	0.00
79.14	4.98	22.37	2.73	145.39	11.25	14.63	0.66	19.32	0.62
5.83	0.16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	29.66	3.62	0.00	0.00	0.00	0.00	0.00	0.00
88.95	46.94	410.31	50.12	311.59	24.12	1,838.83	83.54	2,658.22	84.64
98.00	100.00	818.73	100.00	1,291.82	100.00	2,201.18	100.00	3,140.80	100.00
2	79.14 5.83 0.00 88.95 <b>98.00</b>	79.14 4.98   5.83 0.16   0.00 0.00   88.95 46.94 <b>98.00 100.00</b>	79.14     4.98     22.37       5.83     0.16     0.00       0.00     0.00     29.66       88.95     46.94     410.31       98.00     100.00     818.73	79.14     4.98     22.37     2.73       5.83     0.16     0.00     0.00       0.00     0.00     29.66     3.62       88.95     46.94     410.31     50.12       98.00     100.00     818.73     100.00	79.14     4.98     22.37     2.73     145.39       5.83     0.16     0.00     0.00     0.00       0.00     0.00     29.66     3.62     0.00       88.95     46.94     410.31     50.12     311.59       88.00     100.00     818.73     100.00     1,291.82	79.14     4.98     22.37     2.73     145.39     11.25       5.83     0.16     0.00     0.00     0.00     0.00       0.00     0.00     29.66     3.62     0.00     0.00       88.95     46.94     410.31     50.12     311.59     24.12       8.00     100.00     818.73     100.00     1,291.82     100.00	79.14     4.98     22.37     2.73     145.39     11.25     14.63       5.83     0.16     0.00     0.00     0.00     0.00     0.00       0.00     0.00     29.66     3.62     0.00     0.00     0.00       88.95     46.94     410.31     50.12     311.59     24.12     1,838.83	79.14     4.98     22.37     2.73     145.39     11.25     14.63     0.66       5.83     0.16     0.00     0.00     0.00     0.00     0.00     0.00       0.00     0.00     29.66     3.62     0.00     0.00     0.00     0.00       88.95     46.94     410.31     50.12     311.59     24.12     1,838.83     83.54       98.00     100.00     818.73     100.00     1,291.82     100.00     2,201.18     100.00	79.14     4.98     22.37     2.73     145.39     11.25     14.63     0.66     19.32       5.83     0.16     0.00

Table 22004 Existing Land Use Acreage – Municipal Totals

Source: Greene County Tax Assessor's Office; calculations by NEGRDC

# Land Use Assessment

### Historical Factors

Existing development patterns illustrate the impact of Lake Oconee and the creation of two distinct regions in the county. Much of Greene County remains a rural, agricultural area with limited development outside of the municipalities. The Lake Oconee area has experienced tremendous growth and has developed into a suburban community.

Greene County's location in relation to Metropolitan Atlanta has contributed to the increasing development near Lake Oconee, as illustrated in the major increase in the number of seasonal/recreational homes discussed in the housing chapter. The county has also become an attractive retirement destination, which has contributed to the increase in residential development.

### Land Use Patterns and Infrastructure Availability

Infrastructure is an umbrella term that relates to many of the community facilities and services referred to in Chapter 5. Certain types of infrastructure, such as water, sewer, and transportation influence where and how much development occurs.

### Transportation

Transportation is one of the strongest influences on land use patterns. Travel behavior and the existence of roads have a direct impact on the location of new development. Greene County has an abundance of state routes intersecting the rural areas and linking to the municipalities as well as major urban markets along Interstate 20, as discussed in the transportation section of the Community Facilities chapter. Historically, development patterns in the unincorporated areas have been scattered. Concentrated development has occurred adjacent to the municipalities or within close proximity to these major road networks, as illustrated in the Existing Land Use map.

The improved efficiency of road networks has led to our increased reliance on automobile travel, which is reflected in the way we develop our neighborhoods. The most prominent features of our subdivisions are garages, driveways, wide roads, and a lack of sidewalks. The increased mobility of the population, in general, has led to a drastic decrease in mixed-use and neighborhood commercial development and has decreased our mobility options through a forced reliance on the automobile, even for the shortest of trips.

### Availability of Water and Sewer

The lack of major infrastructure networks throughout the majority of the unincorporated regions of the county has led to this dispersed pattern of development, as illustrated in the Existing Land Use map, with little opportunity for clustered development. The lack of water and sewer in these areas of the county limits the economic development options outside of the infrastructure network service areas and requires low-density single-family residential development.

The exception is in the Lake Oconee area, which is served by private water and sewerage providers (discussed further in the Community Facilities and Services section). This region of the county has absorbed the majority of the new development throughout the county. There are a number of additional variables that have led to the increased level of development in this area, but the availability of water and sewer has allowed increased residential and commercial densities within proximity to the lake.

The unavailability of public water and sewerage means that all new development outside of the infrastructure service areas must rely on individual septic tanks to dispose of their wastewater. The environmentally sound use of septic systems relies on the ability of the soils to naturally absorb the septic treated wastewater and on individual homeowners to properly maintain their septic systems. The increased use of septic tanks not only increases the potential for raw waste leaks into groundwater sources, but also limits the ability to reuse treated wastewater. As discussed in the Natural Resources, Cultural Resources, and Community Facilities and Services chapters, new

#### Greene County Comprehensive Plan

development requiring individual septic systems needs to be coordinated with the availability of soils suitable for development.

### Environmental Issues

The ability to develop a parcel of land is directly related to the environmental constraints present on that parcel. Environmental constraints vary widely from the presence of wetlands to the inability of soil to absorb septic wastewater. Refer to Chapters 4A and 4B, Cultural Resources and Natural Resources for a more detailed discussion on the environmental features present throughout the county.

Some of the most obvious environmental constraints are the presence of floodplains, wetlands, or steep slopes. The presence of Lake Oconee and the abundance of stream and river corridors intersecting the county create a roadmap of environmentally sensitive areas. Refer to Chapter 4B and the section on Water Resources for illustration of the occurrence of these areas in the county.

Some of the less obvious environmental constraints are much more difficult to regulate and have the potential to pose greater development restrictions in the future if they are mismanaged now. One of the largest issues throughout the state is the protection of water quality. Water quality is affected by a multitude of variables including raw sewage, urban runoff, poorly maintained septic systems, farm-animal wastes, and sprawling development.

Another of the less obvious environmental constraint relates to the air quality of the region. Sprawling development patterns have increased the reliance on the automobile and forced people to drive greater distances to their workplace. The increased road traffic has led to increased vehicular emissions to the point that air quality in metro areas fails to meet the EPA's standards. This problem does not directly affect Greene County, as it has not urbanized at a rapid pace, nor is it directly adjacent to any major metropolitan areas. However, as suburban development continues to sprawl further into rural areas this may generate negative impacts on Greene County. In order to preempt these impacts, compact development patterns, focused in those areas with access to the necessary supportive infrastructure, need to be promoted.

These are problems that do not know political boundaries and cannot be solved by a single jurisdiction. In order to fully combat these problems full intergovernmental cooperation is needed on a regional scale.

### **Opportunities for Infill Development**

The notion of infill development is quite simple and refers to maximizing development in areas already served by infrastructure before developing in areas requiring infrastructure expansion. Traditionally this requires urban areas that have experienced suburban flight as traditional downtown commercial development has relocated to suburban strip shopping centers. Generally, there is already water, sewer, transportation, and in many cases the actual physical infrastructure present. Downtown revitalization projects can generate a more vibrant downtown district through mixed-use residential and commercial projects.

The municipalities of Greensboro and Union Point both have historic "Mill Towns" that are suitable for redevelopment and may offer opportunity to increase the amount of available, adequate, affordable housing for low-to-moderate income residents of the county. The City of Greensboro is also actively promoting the revitalization of its downtown district, as discussed in the Economic Development chapter, to increase the mix of land uses and stimulate economic development and foster a greater sense of community.

This does not only relate to cities, there may be opportunities for infill in the unincorporated area. The one benefit of "leapfrog" or scattered development is that there is generally a void between developments that can be exploited for infill purposes. This is not readily apparent on the county's existing land use map because of the lack of development that has occurred in the rural areas. However, as has been discussed elsewhere in this document, the private water and sewerage providers are expanding their infrastructure networks and have identified a service area boundary in the Lake Oconee region. As these infrastructure networks expand, these "gaps" in development may become more apparent and infill development may be appropriate to create a contiguous development pattern.

# Future Land Use

### Assessment of Needs

Throughout this document, each of the elements has provided a set of goals and policies that relate to the future development of the county and the municipalities. Each of the elements is highlighted here in terms of how their needs affect the development of the future land use plan.

### **Economic Development**

The major issue stemming from the Economic Development section is creating new jobs by increasing the skill level of the local labor force to stimulate business and industrial recruitment. The county struggles in its ability to attract quality employers because of the overall lack of a highly educated labor force.

Another important issue is the continued development of the tourism industry. As discussed in the Economic Development chapter, the enormous tourism potential in the county has yet to be fully utilized. The abundance of recreational, natural and historic resources in the county and cities is an opportunity to attract visitors from outside the county, region, and state. This potential must be closely tied with future land use patterns to ensure that future development generated from increased tourism does not negatively impact the very resources that allowed it.

### Natural and Historic Resources

The implementation of the Department of Natural Resources Environmental Planning Criteria will help to preserve the natural environmental features of the county and enhance the residents' quality of life. Lake Oconee remains an attractive destination and recent development trends are expected to continue, generating additional residential and commercial structures. It is imperative that future development occurs in an environmentally sensitive fashion to minimize negative impacts on key environmental features.

These initiatives must be fully adopted and regulated in order to ensure the preservation of the natural environment. This includes the preservation of historic resources. The county has a rich and illustrious history that is preserved in the abundance of historic resources throughout the county and each of the municipalities. It is important that the county and municipalities treat these resources as susceptible environmental areas to ensure that they are preserved for future generations to enjoy.

### Community Facilities, Services and Transportation

The timing and location of facility and service expansion is a major contributor to the ability of the county and municipalities to manage growth. Intergovernmental cooperation is a necessity in order to take full advantage of existing facilities and to help curb the unnecessary development of vacant land in the county. The ability to focus new developments into those areas that can accommodate them with the necessary infrastructure is the key to successfully managing growth.

Sprawling patterns of development further decrease the economic feasibility of extending public infrastructure in the county and will further increase the costs associated with providing public services. The ability to develop in a compact fashion decreases the costs associated with providing the required infrastructure and creates population clusters that are easier to service.

### Housing

Suburban development creates a homogeneous environment dominated by single-family residential development. The dominance of a single type of housing limits housing options and segregates populations based on socioeconomic characteristics. The stigmas attached to mobile/manufactured homes prevent their inclusion in a typical subdivision, and this is generally true of multi-family dwellings as well.

The county and cities want to promote the development of various types of housing and focus residential development in areas equipped with existing, or planned, supportive infrastructure to allow greater flexibility in the

#### Greene County Comprehensive Plan

type of development that can occur. In order to meet the needs of an expanding and diversifying labor force, as discussed in the Economic Development chapter, a range of housing types is required.

It is important that the county and cities continue to monitor their housing and demographic conditions to identify potential deficiencies in the housing market that they may be able to help adjust through regulation.

### Projections of Required Acreage by Land Use Category

To ensure that adequate land is dedicated to each land use according to future needs acreage must be projected throughout the planning horizon to ensure the future land use map meets the minimum requirements to support the anticipated growth.

To do this, the Per Capita Use Rate method is used. This method extrapolates the rate of population per acre for major land use categories and calculates the projected acreage requirements based on the estimates established in the population element. To provide a more accurate indication of commercial and industrial requirements the Per Capita Use Rate is done using employment per acre as opposed to population.

The problem with this method is that it uses existing patterns and densities of development and reflects what will be required twenty years from now using today's standards. It is likely that residential densities will increase over time, as more compact forms of development are utilized. It also fails to reflect the county's desire to increase its employment recruitment to reduce the outward commuting patterns of the local workforce.

What it does point out is the future impacts generated from today's development patterns and helps to visualize how the county and municipalities may look twenty years into the future if existing trends continue. Table 3 illustrates the Greene County projections by major land use category.

The Use Ratio reflects how much acreage of a given land use is dedicated to each resident of the county. It is merely an estimate and a reflection of the prevailing development patterns. As previously mentioned, the calculations for the 2024 acreage needs assume that prevailing development patterns will remain constant throughout the horizon, which is an unlikely scenario.

2024 Land Area Projections								
Land Use Category	Existing Acreage	Use Ratio	2024 Acreage					
Total Residential	18,690	1.30	25,327					
Commercial*	557	0.16	852					
Industrial*	1,179	0.58	1,415					
Public	886	0.06	1,201					
Total County Acreage	249,237		249,237					
Total Developed Acreage	21,213		28,796					
Total Undeveloped Acreage – includes								
Undeveloped/Unused and Agriculture/Forestry	228,024		220,442					

Table 3 2024 Land Area Projections

Source: Greene County Tax Assessors; Calculations by NEGRDC

\*The Use Ratio for both Commercial and Industrial uses a comparison ratio of employees per acre, as opposed to population per acre.

The main illustration of this table is the net acreage required for each major land use category based on existing development patterns. Net acreage illustrates the land devoted to the actual structures, along with the accompanying accessory areas. These estimates do not account for gross land demand, which estimates the total acreage of land devoted to a specific land use.

This is particularly relevant in the unincorporated county where planned unit developments are predominant. For example, the county requires 50% of a residential planned unit development to be set aside as open space. In this instance, a 1,000-acre development would have no more than 500 net acres developed for residential use but all 1,000 acres are essentially devoted to housing.

This forecasting method looks only at those land uses that can be easily quantified in terms of per capita use. As discussed in the Community Facilities section, the abundance of park acreage in the county is more than adequate to provide existing and future populations ample recreation opportunities. That does not necessarily mean that all segments of the population are adequately served. The county and cities continue to work towards increasing the amount of recreation facilities and activities available to the public.

### Future Land Use Map

The Future Land Use map is an important tool used in implementing the Comprehensive Plan. The map does not represent an exact pattern of development but identifies appropriate areas of opportunity for each land use category to accommodate the expected growth.

Throughout the planning horizon, real estate markets and the availability of infrastructure and services will determine the exact location and timing of development. The map is intended as a guideline for planning commissioners, staff, and elected officials to use in making development decisions. As local economics and demographics change over time, so too should the Future Land Use map. It requires periodic monitoring to ensure that development decisions are being made using the most accurate illustration of the desired future growth patterns. The following land use categories correspond to those on the Future Land Use maps. Categories also reference the types of activities associated with each land use.

### Municipal Land Use Categories

*Multi-Family Residential.* (*Applicable only to Greensboro and Union Point*) Characteristically urban environment typically contain attached residential development, whether rental or owner-occupied units, of one to three stories. Typical densities are eight units per acre, or greater. The provision of public sewerage is required for any development of this nature and its location is limited to areas within the sewerage service areas.

**Residential**. Defined as those areas within the municipalities capable of accommodating the expected growth throughout the planning horizon. Density is not differentiated on the Future Land Use maps. In the cities of Greensboro and Union Point the density is controlled by the Zoning map. The lack of public sewerage networks with the municipalities of Siloam, White Plains, and Woodville precludes urbanized densities of less than one unit per acre.

Agricultural. Defined as lands retaining their rural character throughout the planning horizon and generally refers to areas lacking the infrastructure necessary to accommodate growth. Within the municipalities it reflects lands unlikely to be developed throughout the planning horizon. Actual uses may include, but are not limited to, farming, raising of livestock, timber production and harvesting, or any other use compatible with the surrounding environment. Agricultural uses may not be appropriate within areas of the municipalities, specifically in areas adjacent to existing or planned development.

*Commercial*. Includes all retail and commercial service activities ranging from convenience stores to shopping malls. Businesses may be stand-alone or clustered into commercial nodes. Actual uses may include, but are not limited to, hotels, restaurants, entertainment facilities, repair shops, or any other use that is compatible with a commercial/retail district. These uses require proximity to not only the necessary supportive infrastructure, but also higher population densities. These uses are concentrated along major transportation corridors and downtown.

*Industrial.* Includes both light and heavy industrial uses. Light industrial includes, but is not limited to, warehousing and distribution, trucking, and small-scale manufacturing. Heavy industrial is generally defined as manufacturing uses that convert raw materials to finished products, storage of bulk materials, natural resource extraction, or any other process that could produce high levels of noise, dust, smoke, odors, or other emissions. Heavy industrial uses would have adverse impacts on surrounding areas and should be isolated as much as possible within proximity to the required community facilities.

*Education, Public Administration, Health Care, and Other Institutions.* Includes certain state, federal or local government or institutional land uses, including but not limited too, city halls and government building

#### Greene County Comprehensive Plan

complexes, police, fire and emergency medical services stations, libraries, prisons, post offices, schools, military installations colleges, churches, cemeteries, and hospitals. Areas designated as public/institutional reflect the current use. Future such developments are likely to occur within proximity to highly populated areas and should be accommodated within residential districts where appropriate.

**Parks/Recreation/Conservation**. This category is for land dedicated to passive or active recreational uses. These areas may be either publicly or privately owned and include, but are not limited to, playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, and recreation centers.

*Transportation/Communication/Utility*. This category may include, but is not limited to, such uses as power generation plants, radio towers, public transit stations, telephone switching stations, airports, and port facilities as well as all streets, highways, and railroads.

There are development concepts that are difficult to illustrate on a map, including clustered residential development and mixed-use development. The clustered developments are encouraged to minimize impervious surfaces and preserve greenspace. These are promoted within all residential areas where supportive infrastructure and suitable environmental conditions exist. Mixed-use development is not reflected on the municipal maps but generally refers to the combination of two or more land use categories, often found in master-planned communities, reflecting compact community concepts minimizing the reliance on the automobile for transportation. As previously discussed, the respective "Mill Towns" in Greensboro and Union Point are the most appropriate areas for this type of development because of the existing infrastructure, available buildings, and economic activity.

### County Land Use Categories

*Agricultural, Forestry, Fishing, and Hunting.* Defined as lands retaining their rural character throughout the planning horizon. Generally refer to areas lacking the infrastructure necessary to accommodate growth. Actual uses may include, but are not limited to, farming, raising of livestock, timber production and harvesting, or any other use compatible with the surrounding environment.

**Parks/Recreation/Conservation**. This category is for land dedicated to passive or active recreational uses. These areas may be either publicly or privately owned and include, but are not limited to, playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, and recreation centers.

*Education, Public Administration, Health Care, and Other Institutions.* Includes certain state, federal or local government or institutional land uses, including but not limited too, city halls and government building complexes, police, fire and emergency medical services stations, libraries, prisons, post offices, schools, military installations colleges, churches, cemeteries, and hospitals. Areas designated as public/institutional reflect the current use. Future such developments are likely to occur within proximity to highly populated areas and should be accommodated within residential districts where appropriate.

*General Sales or Services*. Includes all existing retail and commercial service activities ranging from convenience stores to shopping malls located outside of the designated commercial clusters on the Future Land Use map.

*Commercial Corridor*. Larger scale commercial development that is more oriented to the automobile traveler and requires major road access and higher visibility. Developed at higher intensities and requires access to supportive infrastructure. Will require compatibility with the findings of the Interstate 20 Corridor Study.

**Neighborhood Commercial**. Smaller-scale commercial development that should be compatible with surrounding land uses. Designed to provide limited convenience shopping and services only for surrounding residential areas. Need to be located at intersections of collector roads, or higher functional class, within close proximity to populated residential areas. Less reliant on automobile traffic for customers; may be internally linked with sidewalk networks.

**Industrial Workplace**. Includes both light and heavy industrial uses. Light industrial includes, but is not limited to, warehousing and distribution, trucking, and small-scale manufacturing. Heavy industrial is generally defined as manufacturing uses that convert raw materials to finished products, storage of bulk materials, natural resource extraction, or any other process that could produce high levels of noise, dust, smoke, odors, or other emissions.

Heavy industrial uses would have adverse impacts on surrounding areas and should be isolated as much as possible within proximity to the required community facilities.

*Major Employment Center*. Areas providing a compatible mix of higher intensity commercial development (bigbox type retail outlets), professional offices (office/business parks), or light industrial uses (warehouse/distribution, research/technology). Higher density, multi-family development may be appropriate within this area provided it is part of a planned development to increase the proximity between housing and employment opportunities.

*Mixed-Use Community Center*. Area providing a mixture of uses and developed in a traditional neighborhood fashion. The Community Centers offer a wide variety of employment opportunities in retail, service, office and professional sectors. Various housing opportunities may be provided within planned developments as well as parks, greenspace, and other recreation areas. Must be served by supportive infrastructure and have access to major transportation thoroughfares.

**Rural Residential**. Generally refers to areas suitable for lower density development, typically adjacent to larger population centers. These areas typically do not have direct access to supportive infrastructure and are at densities of less than one dwelling unit per acre.

*Lakeside Residential.* The Lakeside District is designed to encourage single-family developments, stressing the preservation of the natural beauty of the lakeshore line and surrounding land. All development must incorporate environmental preservation practices to minimize any adverse impacts associated with residential development.

**Residential Growth**. Located in areas experiencing a high volume of transition to residential development. This designation represents areas that are capable of developing in the same character as existing neighborhoods. Higher densities are allowed because of the availability of supportive infrastructure. May be suitable for neighborhood-level commercial activity provided it is developed within the character of the neighborhood. These areas are also designed to accommodate recreation, as well as education, public administration, health care, or other institutional land uses.

*Transportation, Communication, Information, and Utilities*. This category may include, but is not limited too, such uses as power generation plants, radio towers, public transit stations, telephone switching stations, airports, and port facilities as well as all streets, highways, and railroads.

### Future Land Use Acreages

Table 4 displays the total acreage figures for each land use category on the 2024 Greene County Future Land Use map. Table 5 displays the municipal acreage totals.

Land Use	Acres	% of Total
Agriculture, forestry, fishing, and hunting	155,519.39	65.5
Parks, Recreation, Conservation	28,479.09	12.0
Education, public administration, health care, and other institutions	433.81	0.2
General sales or services	238.32	0.1
Commercial Corridor	726.63	0.3
Neighborhood Commercial	216.22	0.1
Industrial Workplace	1,451.88	0.6
Major Employment Center	1,193.22	0.5
Mixed Use Community Center	1,300.36	0.5
Rural Residential	13,969.41	5.9
Lakeside Residential	5,557.69	2.3
Residential Growth	24,632.76	10.4
Transportation, communication, information, and utilities	3,579.24	1.5
Totals	237,298.02	100.0

Table 42024 Future Land Use Acreage – Unincorporated County

Table 5						
2024 Future Land Use Acreage – Municipal Totals						

	Greensboro Siloam Union Point Wh						White P	White Plains		Woodville	
		% of		% of		% of		% of		% of	
Land Use	Acres	Total	Acres	Total	Acres	Total	Acres	Total	Acres	Total	
Multi-Family Residential	111.2	3.1	0.00	0.0	19.30	1.5	0.00	0.0	0.00	0.0	
Residential	1213.5	33.7	229.20	28.0	544.20	42.2	496.40	16.1	519.60	16.5	
Agriculture	675.4	18.8	358.20	43.7	231.14	17.9	2,547.60	82.5	2,524.50	80.3	
Commercial	645.4	17.9	6.50	0.8	101.50	7.9	7.80	0.3	2.11	0.1	
Industrial	443.6	12.3	61.490	7.5	79.60	6.2	0.00	0.0	0.00	0.0	
Education, public administration,											
health care, and other institutions	172.5	4.8	70.30	8.6	135.9	10.5	14.30	0.5	22.10	0.7	
Park/Recreation/Conservation	19.6	0.5	0.00	0.0	40.60	3.1	1.80	0.1	5.70	0.2	
Transportation/Communication/Utilities	315	8.8	93.40	11.4	138.22	10.7	19.14	0.6	67.90	2.2	
Total Acres	3596.2	100.0	819.09	100.0	1290.46	100	3087.04	100.0	3141.91	100.0	

# Future Land Use Narrative

### Greene County

In order to identify areas of the county that are suitable for future development, those areas that are unsuitable first were eliminated from discussion. Areas considered unsuitable are those that are identified in Chapters 4A and 4B, Cultural Resources and Natural Resources, and consist of environmentally sensitive areas and lands adjacent to significant historic resources. Figure 1 illustrates the geographic distribution of environmental areas throughout the county.



Figure 1 Environmentally Sensitive Areas

The intent of the Future Land Use map is to coordinate growth with the presence of natural resources and to minimize the impacts of development through designating appropriate areas to accommodate growth. All development within the designated areas on the map must adhere to all environmental regulations to minimize all impacts on the natural resources identified in Chapter 4B.

Similarly, the county has an abundance of cultural resources, discussed in Chapter 4A. These have also been discussed in the context of promoting economic development through promoting historic tourism opportunities. These are truly fragile resources that must be treated in the same fashion as natural features because of the local importance that they hold. Future development needs to incorporate the preservation of locally significant historic resources as identified in Chapter 4A.

The next step was to identify vacant lands outside of these environmental areas. Growth in the county has been concentrated within the municipalities and adjacent to Lake Oconee, leaving the majority of the county vacant as illustrated in Figure 2. Vacant lands outside environmentally sensitive areas comprise the acreage designated for future development on the Future Land Use map.



Figure 2 Vacant Lands Outside Environmental Areas

Despite the expected increase in residential development, the majority of the county is expected to remain in agricultural, vacant, or state ownership. As discussed in the Economic Development chapter, Agriculture and Forestry remains a component of the county's local economy. The population forecasts will not translate into a major transition from agriculture to residential, or other developed land use, but it is important that development decisions reflect the need for agricultural land to preserve not only the agricultural industry but also the rural character of the county.

The county has an abundance of natural areas, as illustrated in Figure 1 and discussed in the Community Facilities element, classified as either recreation or conservation areas. A large percentage of the northern section of the county is within the Oconee National Forest and the southwestern border is in a wildlife management area. Other areas classified as Parks. Recreation, Conservation are major recreation areas and do not include the abundance of golf courses.

The institutional uses identified on the map merely reflect the existing use. Additional acreage throughout the planning horizon will be needed to accommodate the expanding population and it is expected that they will occur within the residential areas.

Similarly, the general sales or services category illustrated existing commercial uses scattered throughout the county. The county intends to concentrate future development in nodes and the majority of commercial activity should occur within one of the following categories.

The major transportation corridors and intersections are reflected on the map as commercial corridors. Areas along GA Highway 44 adjacent to Greensboro and along the East Greensboro Bypass are considered suitable for this type of development. In addition, the Interstate 20 interchange at Siloam should develop in this fashion. The areas

identified along Interstate 20, near the Morgan County border, illustrates the potential construction of an interchange at the intersection if Interstate 20 and Carey Station Road.

The neighborhood commercial areas are intended to provide convenience shopping to residential areas to minimize the need to travel longer distances to major shopping centers. Intersections along Veazey Road and Liberty Church Road are suitable for this development due to the expected increase in residential development on the eastern side of Lake Oconee, which is inconveniently located from the existing, and planned, commercial development along GA Highway 44. This category is also illustrated along U.S. Highway 278 within proximity to planned residential expansion adjacent to the City of Greensboro.

The industrial workplace category largely reflects existing industrial uses and future expansion of existing industrial parks adjacent to Greensboro. These areas already have many of the prerequisites in place for industrial development and because of their proximity to existing uses are unsuitable for other types of development.

The main areas of the county considered adequate for growth are those adjacent to existing development near Lake Oconee, in the southeastern section of the county, and within the private water and sewer providers infrastructure service areas. The mixed-use community centers are also planned within this area because of the supportive infrastructure present and the expected population increase associated with the residential development.

The major employment center at the Interstate 20 interchange with GA Highway 44 is most suitable for major developments that fit within this category. This area is within proximity to major infrastructure networks, transportation corridors, and population clusters.

The mixed-use designations along GA Highway 44 at the intersections of Linger Longer Road and Carey Station Road create traditional neighborhood environments within major planned residential areas. The development in this category creates downtown-like districts and will serve the expected population increase in the Lake Oconee area.

Areas adjacent to the cities of Greensboro and Union Point have accommodated residential development over the past decade and are suitable for lower density neighborhoods. The proximity to major thoroughfares and to the facilities and services offered by each of the respective communities indicates the future potential for continued development in these areas.

The lakeside residential category is adjacent to Lake Oconee and illustrates areas that may be environmentally suitable for environmentally compatible residential development. These areas are unable to accommodate higher densities of development without access to water and sewerage and are typically reflective of a cabin-like setting.

Growth in the county has concentrated adjacent to Lake Oconee and this trend is expected to continue throughout the planning horizon. This area has access to the supportive infrastructure needed to accommodate higher intensities of development and is an attractive destination for retired households. This area is also expected to continue attracting seasonal and recreational users who are not considered full-time residents of the county.

There is no planned expansion of the transportation, communication, information, and utilities category. Any new development of this nature will be handled on a case-by-case basis.

The county has been successful in managing its growth because of the concentration of new development near Lake Oconee. The delineation of the water and sewerage service area near the lake helps to ensure that future development will remain manageable. A large percentage of development within the Residential Growth category consists of master-planned communities and promotes alternative forms of development. The Mixed-Use category specifically attempts to promote the mix of commercial, office/professional, recreation, and residential uses in an attempt to recreate neighborhood cores and increase access to bicyclists and pedestrians.

Because of these concentrated growth patterns, there is little opportunity for infill development within the unincorporated area. Development is essentially occurring concurrently with infrastructure expansion and has remained contiguous. As infrastructure networks continue to expand within the service area opportunities may arise for infill within land use gaps generated from leapfrog development. The majority of the planned growth illustrated on the Future Land Use map consists of new development and represents a transition from agriculture to residential land use.

Greene County is not considered an urbanized area, nor is it adjacent to any major metropolitan areas. However, the attractiveness of Lake Oconee as a residential and recreational destination has created outside influences on local development patterns. In-migration is the major component of Greene County's population growth, the majority of which is moving into residential communities in the Lake Oconee area.

The county implements a zoning ordinance that works in conjunction with the Future Land Use map to promote growth management and allow for alternative development patterns.

#### City of Greensboro

Greensboro represents the largest concentration of development in the county. Greensboro is the county seat and houses not only all of the city government offices, but also the majority of county facilities. Greensboro's location at the intersection of the county's major thoroughfares contributes to city being the economic capital of the county. The majority of the commercial and industrial development (outside of the downtown commercial district) is expected within proximity to the city's major thoroughfare corridors. The planned East Greensboro Bypass will alleviate much of the traffic flow through the city core and deflect some of the corridor commercial development to the bypass, as illustrates on the county's future land use map.

There are no readily identifiable areas suitable for future annexation; however, the presence of water and sewerage facilities at the Interstate 20 interchange may influence future annexation decisions.

The Community Facilities and Services chapter identified Towne Creek as an environmentally impaired stream requiring mitigation to decrease its sediment load. Increased urban development is a contributing factor to the environmental integrity of the stream and future development may decrease the stream's ability to fully function. The Natural Resources section further identifies the locations of environmentally sensitive areas requiring preservation. In addition to the natural features within the city, there is also an abundance of historic resources. The city currently has two historic preservation districts, illustrated in Chapter 4A, encompassing the majority of the downtown district. Historic preservation is an important issue in the city and, like elsewhere in the county, provides opportunity for economic development through tourism initiatives.

The nature of the central business district provides opportunity for alternative land use development patterns. The downtown houses a number of retail and public uses and represents the city's historic district. The local government continues to revitalize and redevelop existing historic structures within the district and promotes the development of a mixed-use environment to developers. To date, there has not been a large demand for these types of development, but as economic development initiatives continue within and surrounding the city, this type of development may become more attractive. Potential does exist to revitalize and redevelop the "Mill Town" district.

Other than the northern section of the city, the majority of land has already been developed. Land use patterns are relatively established within the city and illustrate development patterns focusing economic activity within the downtown and in planned industrial parks with residential development radiating outwards from a central business district. This does not generate any significant transition between land uses.

There are areas in the city that may be appropriate for infill development. Based on the city's Existing Land Use map there appear to be small gaps between residential areas that may be suitable for infill.

Greensboro is a relatively urbanized area and the agricultural designated land within its boundary does not reflect actual agricultural use. The population forecasts for the city do not project to full build-out of Greensboro.

The city does utilize a zoning ordinance that coordinates growth with the Future Land Use map. The ordinance allows mixed-use development within the downtown district as an alternative development pattern.

#### Town of Siloam

Little has changed in Siloam over the past decade and population forecasts illustrate similar trends can be expected. The town has an abundance of available land within the city limits and does not foresee a need to annex any additional land. The majority of growth is planned in and around the existing water network. As discussed in the Community Facilities and Services chapter, the town is in the process of examining its water networks and intends to implement the necessary upgrades to the system to adequately serve existing and future populations.

The Cultural Resources and Natural Resources chapters illustrate the occurrences of key natural resources and historic resources within the town limits. The town has a significant historic resource identified on the National Register of Historic Places and has created a historic district. All future development needs to occur in a context-sensitive fashion to ensure the continued preservation of the town's historic character and environmental resources.

Because of the relatively small size of the town, there is not expected to be a large demand for alternative development types. The Interstate 20 interchange is likely to stimulate commercial development adjacent to the town, which may create a spillover effect into Siloam. However, minimal development pressures can be expected throughout the planning horizon.

The town does have a high percentage of undeveloped land classified as Agriculture. This does not represent an active agricultural industry, rather an abundance of open space.

The town does not implement a zoning ordinance and does not intend to in the foreseeable future. There are currently no ordinances in place promoting alternative development patterns.

### City of Union Point

Union Point is the other major municipality in the county and is relatively urbanized. However, the city's location in the northeastern section of the county minimizes any growth pressures.

Union Point is a relatively urbanized area and the agriculturally-designated land within its boundary does not reflect actual agricultural use. Land use patterns are relatively established within the city and illustrate development patterns focusing economic activity within the downtown and in planned industrial parks with residential development radiating outwards from a central business district. This does not generate any significant transition between land uses. The population forecasts for the city do not project to full build-out of Union Point. There are no readily identifiable areas suitable for future annexation, and the city should be able to accommodate any projected growth within its city boundary.

The Natural Resources section further identifies the locations of environmentally sensitive areas requiring preservation. In addition to the natural features within the city, there is also an abundance of historic resources. The city currently has a historic preservation district, also illustrated in Chapter 4A. Historic preservation is an important issue in the city and, like elsewhere in the county, provides opportunity for economic development through tourism initiatives.

To date, there has not been a large demand for alternative types of development but potential does exist to revitalize and redevelop the "Mill Town" district as affordable housing. There are few areas in the city that may be appropriate for infill development because of the concentrated core of development that already exists. Based on the city's Existing Land Use map there may be small gaps between residential areas that may be suitable for infill.

The city does utilize a zoning ordinance that coordinates growth with the Future Land Use map.

### City of White Plains

Aside from the extension of the city boundary north along GA Highway 15, little has changed in White Plains over the past decade, and population forecasts illustrate similar trends can be expected. The town has an abundance of available land within the city limits and does not foresee a need to annex any additional land. The majority of growth is planned in and around the existing water network, which has been extended to serve additional households outside of the city limits, as discussed in the Community Facilities and Services chapter.

The Cultural Resources and Natural Resources chapters illustrate the occurrences of key natural resources and historic resources within the city limits. All future development needs to occur in a context-sensitive fashion to ensure the continued preservation of the city's historic character and environmental resources.
#### Greene County Comprehensive Plan

Because of the relatively small size of the city, there is not expected to be a large demand for alternative development types and minimal development pressures can be expected throughout the planning horizon.

The city does have a high percentage of undeveloped land classified as Agriculture, which does represent an active agricultural industry, as well as an abundance of open space.

The city does not implement a zoning ordinance and does not intend to in the foreseeable future. There are currently no ordinances in place promoting alternative development patterns.

#### City of Woodville

Little has changed in Woodville over the past decade and population forecasts illustrate similar trends can be expected. The city has an abundance of available land within the city limits and does not foresee a need to annex any additional land. The majority of growth is planned in and around the existing water network. As discussed in the Community Facilities and Services chapter, the town is in the process of upgrading its water lines to better serve existing and future populations.

The Cultural Resources and Natural Resources chapters illustrate the occurrences of key natural resources and historic resources within the city limits. The town has a significant historic resource identified on the National Register of Historic Places and the entire city is classified as lying within a significant groundwater recharge area. All future development needs to occur in a context sensitive fashion to ensure the continued preservation of the city's historic character and environmental resources.

Because of the relatively small size of the city, there is not expected to be a large demand for alternative development types and minimal development pressures can be expected throughout the planning horizon.

The city does have a high percentage of undeveloped land classified as Agriculture, which does represent an active agricultural industry, as well as an abundance of open space.

The city does not implement a zoning ordinance and does not intend to in the foreseeable future. There are currently no ordinances in place promoting alternative development patterns.

### Goals and Policies

**Vision Statement:** Promote the orderly development of land to accommodate the anticipated growth through the protection of environmental and historic resources and the coordination of available public facilities and services.

**Goal:** Minimize negative impacts associated with new development on environmentally sensitive areas. (Applicable to Greene County and each of the municipalities)

**Policy:** Maintain water quality through the protection of environmentally sensitive lands and the conservation of open space.

**Goal:** Coordinate new development with the presence of adequate public facilities. (Applicable to Greene County and each of the municipalities)

**Policy:** Base development approval process on the ability of the existing or planned public facilities and infrastructure to accommodate increased use.

**Goal:** Coordinate all new development with the Comprehensive Plan, as well as other planning efforts such as the Interstate 20 Corridor Study, and ensure that land use and future land use information reflect current development patterns. (*Applicable to Greene County and each of the municipalities*)

**Policy:** Ensure that sufficient acreage has been designated on the Future Land Use map to accommodate projected growth.

**Policy:** Promote the use of innovative development techniques, such as compact and mixed-use development, to increase development densities, reduce the consumption of vacant land, and enhance the sense of community.

**Policy:** Maintain a cooperative relationship within, and among local governments to ensure the orderly development of the entire county.

**Goal:** Update Future Land Use map on a periodic basis to ensure it adequately reflects prevailing development patterns. (*Applicable to Greene County and each of the municipalities*)

# Chapter 7: Intergovernmental Coordination

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

# **Inventory of Existing Conditions**

#### Adjacent Local Governments

Greene County and the cities of Greensboro, Siloam, Union Point, White Plains, and Woodville prepared and adopted a joint comprehensive plan in 1994. The county and cities are continuing the tradition of cooperating in planning efforts by completing the present plan as a jointly developed and adopted plan.

Greene County and all of its cities have adopted a verified Service Delivery Strategy. The strategy includes a land use dispute resolution process consisting of proper notice of proposed actions, informal negotiation over disputes, and formal mediation should informal negotiations fail.

The Service Delivery Strategy identifies several formal agreements between governments. Cooperation in carrying out these agreements is generally managed at the staff level on a day-to-day basis.

- **Building Inspection** is carried out on behalf of the cities of Greensboro and Woodville by county staff. A formal intergovernmental agreement regarding building inspections exists.
- **Industrial Development** is carried out by the Greene County Development Authority, which was created by the General Assembly to serve Greene County. The board of directors is composed of members appointed by the county, the City of Greensboro, and the City of Union Point. The members contribute to the costs associated with the Authority.
- **Emergency Dispatch** is provided countywide by the Green County Board of Commissioners. A formal intergovernmental agreement for the provision of emergency dispatch services governs the relationship with the cities in the county.
- Fire Protection is provided by nine fire stations. The service area is countywide. Five stations are in cities (Greensboro, Union Point, Siloam, Woodville, and White Plains) and four are in rural areas of the county. Funding is derived from the county, the cities, and fund-raising activities. A formal intergovernmental agreement for the provision of fire protection in the unincorporated areas of Greene County has been adopted.
- Law Enforcement agreements exist between the sheriff's department and the cities of Siloam, White Plains, and Woodville. (Greensboro and Union Point have independent police departments.)
- Library Services are provided through the Uncle Remus Library System. A formal intergovernmental agreement for provision of library services has been adopted. Funding is from the county and the cities of Greensboro, Union Point, Siloam, Woodville, and White Plains.
- **Planning and Zoning** and enforcement of land development ordinances is carried out by the Greene County Board of Commissioners on behalf of the cities of Greensboro and Woodville.
- **Solid Waste** is collected by the Greene County Board of Commissioners throughout the cities and the unincorporated county. The program is funded from user fees. A formal intergovernmental agreement for the collection and disposal of residential solid waste within the incorporated limits has been adopted.

- **Recreation** is provided by the county on behalf of the cities of Greensboro, Siloam, Union Point, White Plains, and Woodville. A formal intergovernmental agreement for establishment, funding, and administration of the Greene County recreation department has been adopted.
- Some **Jail Services** are provided by the Sheriff's Department for the cities in the county. A formal intergovernmental agreement regarding jail services in Greene County has been adopted.

The City of Union Point's water system is connected to the City of Greensboro's, and the two cities have an agreement that Greensboro will supply Union Point in case of emergency and will augment Union Point's supply when necessary.

Greene County is a member of the Northeast Georgia Regional Solid Waste Management Authority, created under the Georgia Regional Solid Waste Management Authority Act. The Authority membership includes ten counties. Solid waste planning is carried out by the Authority on behalf of its member counties and all the cities within them, under a general contract. The Authority may conduct special planning studies, facility construction, and other solid waste activities under specific supplemental contracts with its member counties.

## Sheriff

See above under Service Delivery

## **Development Authorities**

See above under Service Delivery

The county board of health oversees the county health department.

#### Assessment

The comprehensive plan committee reported that they feel there is adequate coordination among the governments, authorities, and other quasi-public institutions affecting Greene County. Although these entities do not always agree, there are adequate procedures and formal policies and procedures in place, and sufficient informal relationships, that activities can generally be communicated and coordinated.

There are no land use issues that have arisen from the planning process that imply that additional coordination is necessary.

The negotiation of the Service Delivery Act was successful in creating a situation where services are well defined and there are few if any overlaps or duplication in service.

No needs for additional coordination activities have been identified.

Short Term Work Program												
for Greene County												
Greene County ImplementationPlan Element20042005200620072008Responsible 2008Cost 												
Promote job-training efforts from local and regional sources.	ED	Х	Х	Х	х	x	COC, IDA	0				
Foster cooperative relationship among local government, Athens Tech, and private businesses to monitor labor force conditions and needs.	ED	x	x	X	x	x	Chamber of Commerce (COC)	0				
Participate in countywide Economic Development Council as part of Industrial Authority.	ED	X	Х	Х	x	Х	Local	0				
Use Georgia Tech and LOCI program to evaluate costs and benefits of new industrial development.	ED	X	Х	Х	X	X	COC and Industrial Development Authority (IDA)	Varied- determined on a case-by-case basis	Local			

	Short Term Work Program for											
Greene County												
Greene County Implementation	Plan Element	2004	2005	2006	2007	2008	Responsible Party	Cost Estimate	Funding Source			
Diversify the manufacturing base	ED	х	х	x	х	х	COC	0				
Study local economic characteristics and conditions to address the potential for economic diversification.	ED	x	x	x	x	x	сос	Part of the function of salaried director of the COC	Local			
Seek grant and loan programs that provide opportunities for low-moderate income residents through the Financial Resource Subcommittee of the IDA.	ED	x	x	x	x	x	IDA	0				
Continue job-training and technical assistance clearinghouse for the business community.	ED	X	X	X	X	x	COC	0				
Implement the county tourism plan.	ED, CR	X	X	x	X	X	COC	Part of the function of salaried director of the COC	Local			

Short Term Work Program for												
Greene County												
Greene County Implementation	Plan Element	2004	2005	2006	2007	2008	Responsible Party	Cost Estimate	Funding Source			
Participate in multi-jurisdictional regional tourism planning efforts.	ED	X	X	Х	X	x	COC	0				
Utilize the Future Land Use map to coordinate new economic development in appropriate areas serviced by the necessary facilities and services.	ED	x	x	x	x	x	Local	0				
Actively promote and market Greene County's economic resources through various state agencies and interstate clearinghouses.	ED	x	x	x	x	x	COC	0				
Seek ways to reduce the amount of retail and service dollars spent outside the county.	ED	X	Х	X	X	х	COC	Part of the function of salaried director of the COC	Local			
Expand classroom space available to Athens Tech to provide additional training courses for the local labor force.	ED		Х				Local	\$1.3 Million	Local SPLOST; One Georgia			

Short Term Work Program for												
Greene County												
Greene County Implementation	Plan Element	2004	2005	2006	2007	2008	Responsible Party	Cost Estimate	Funding Source			
Resurvey cultural resources.	CR				x		County	\$5,000	Local, other			
Use and enforce existing zoning regulations in historic areas.	CR	х	Х	x	х	x	County	0				
Encourage residential development that conserves open space and sustains rural character.	НО	х	х	x	x	х	Local	0				
Direct future residential development to areas identified on the Future Land Use map.	НО	x	х	x	x	x	Local	0				
Enforce environmental protection criteria on all new residential development.	НО	x	x	x	x	x	Local	0				

Short Term Work Program													
	for Greene County												
Greene County Implementation	Plan Element	2004	2005	2006	2007	2008	Responsible Party	Cost Estimate	Funding Source				
Seek available state and federal funding for the rehabilitation of substandard housing units.	НО	X	X	X	X	x	Local	0					
Monitor housing needs based on type and affordability according to changes in local employment.	НО	x	x	x	x	x	Local, COC	0					
Improve transportation infrastructure according to community needs.	CF	x	x	x	x	x	Local	\$7.85 Million	SPLOST				
Generate thoroughfare plan to identify transportation needs.	CF			X			Local	\$5,000	Local				
Adopt Northeast Georgia Regional Bicycle and Pedestrian Plan.	CF		X				Local	0					

Short Term Work Program for												
Greene County												
Greene County Implementation	Plan Element	2004	2005	2006	2007	2008	Responsible Party	Cost Estimate	Funding Source			
Invest in Greene County Regional Airport required improvements.	CF			x			Local	\$500,000	SPLOST			
Coordinate TMDL Implementation Plan with the City of Greensboro.	CF	x	X	x	x	x	Local	0				
Continue to provide private curbside collection of solid waste.	CF	x	x	x	x	x	Local	\$20,000/Year	Local			
Continue to contract with private firm to collect recyclables and yard trimmings at county drop-off center.	CF	x	x	x	x	x	Local	\$15,000/Year	Local			
Increase public education and awareness regarding recycling and waste reduction.	CF	X	X	X	x	х	Local	\$25.000/Year	Local			

	Short Term Work Program for											
Greene County												
Greene County Implementation	Plan Element	2004	2005	2006	2007	2008	Responsible Party	Cost Estimate	Funding Source			
Develop and participate in a regional clearinghouse of solid waste management information as part of regional solid waste management authority.	CF	x	х	х	х	x	Local	\$20,000/Year	Local			
Expand emergency services personnel, facilities, and equipment as required to maintain an adequate level of service.	CF	x	x	x	x	x	Local	\$1.7 Million	SPLOST			
Construct new E-911 Center.	CF			x			Local	\$850,000	SPLOST			
Expand available space at the existing detention center.	CF		×				Local	\$400,000	SPLOST			
Construct tennis courts at the County Recreation Complex.	CF		Х				Recreation Authority	\$500,000	SPLOST			

	Short Term Work Program for											
Greene County												
Greene County Implementation	Plan Element	2004	2005	2006	2007	2008	Responsible Party	Cost Estimate	Funding Source			
Construct a new county administration												
building.	CF		Х				Local	\$2 Million	Local			
Construct an Animal Control Facility.	CF		x				Local	\$500,000	SPLOST			
Construct a rural education and farm services center.	CF			x			Local	\$1 Million	SPLOST; One Georgia			
Implement after-school programs to increase academic performances, including additional parental involvement opportunities.	CF	X	X	X	X	X	Board of Education	\$5,000/Year	BOE			
Create community involvement opportunities for students.	CF	Х	X	x	X	X	Board of Education	0				

Short Term Work Program for												
Greene County												
Greene County Implementation	Plan Element	2004	2005	2006	2007	2008	Responsible Party	Cost Estimate	Funding Source			
Purchase additional computer equipment to replace older models.	CF	×	×	×	x	×	Greene County Library	\$3,000/Year	Local			
Minimize the negative environmental impacts of development on key natural and historic features.	LU	X	X	X	X	x	Local	0				
Coordinate new development with existing and planned community facilities.	LU	x	x	x	x	x	Local	0				
Utilize the Future Land Use map to coordinate new development with the Comprehensive Plan.	LU	x	x	x	x	x	Local	0				
Address the Future Land Use map every two years to ensure it adequately reflects prevailing development patterns.	LU			X		х	Local	0				

Short Term Work Program for Greene County												
Greene County ImplementationPlan Element20042005200620072008Responsible PartyCost EstimateFunding Source												
Utilize the Interstate 20 Corridor Study to coordinate development along the corridor with adjacent jurisdictions.	LU	x	x	x	x	x	Local	0				
Ensure that areas of natural drainage are not filled in, obstructed, or destroyed.	LU	x	x	x	x	x	Local	0				
Adopt and implement water supply watershed protection for Apalachee River upstream of the Madison intake.	NR		x				County	0				
Secure digital wetlands maps. (Available from NEGRDC.)	NR	x					County	0				

Short Term Work Program for													
	Greensboro												
Greensboro Implementation	Plan Element	2004	2005	2006	2007	2008	Responsible Party	Cost Estimate	Funding Source				
Promote job-training efforts from local and regional sources.	ED	X	x	X	X	X	0						
Participate in countywide Economic Development Council as part of Industrial Authority.	ED	Х	Х	X	X	X	Local	0					
Continue to cooperate with COC and IDA in cost/benefits analysis of new industrial development.	ED	x	x	X	х	X	COC and Industrial Development Authority (IDA)	Varied- determined on a case-by-case basis	Local				
Continue to diversify the manufacturing base	ED	x	x	×	x	X	COC	0					
Seek grant and loan programs that provide opportunities for low-moderate income residents through the Financial Resource Subcommittee of the IDA.	ED	X	x	X	X	X	IDA	0					

Short Term Work Program												
				for Greensl								
Greensboro Implementation	Plan Element	2004	2005	2006	2007	2008	Responsible Party	Cost Estimate	Funding Source			
Continue to implement the county tourism plan.	ED, CR	X	X	X	X	х	COC	Part of the function of salaried director of the COC	Local			
Continue to participate in multi- jurisdictional regional tourism planning efforts.	ED, CR	x	x	x	x	x	COC	0				
Seek ways to reduce the amount of retail and service dollars spent outside the county.	ED	X	X	x	X	x	COC	Part of the function of salaried director of the COC	Local			
Upgrade building facades, parking facilities, and landscaping downtown as part of continued implementation of Transportation Enhancement project.	ED, CR		x				Local	\$750,000	Local; GDOT TE Funds			
Adopt new landscape ordinance.	NR	Х					Local	0				

Short Term Work Program for													
Greensboro													
Greensboro Implementation	Plan Element	2004	2005	2006	2007	2008	Responsible Party	Cost Estimate	Funding Source				
Participate in Tree City USA program.	NR	Х	x	Х	Х	x	Local	\$5,500/year	Local				
Use and enforce existing zoning regulations in historic areas.	CR	x	X	X	х	х	Local	0					
Complete Bickers & Goodwin Project.	CR	X	x	X	х	х	Local	\$400,000	GA DCA, CDBG, GA DNR, Private				
							LUCAI	\$400,000					
Complete and use historic resources survey information as planning tool.	CR	х	x	х	х	х	Local	0					
Prepare masterplan and rehabilitate Mary Leila Cotton Mill Village for housing.													
	CR				х		Local, Private	\$200,000	GA DCA CDGB, Private.				

Short Term Work Program												
for Greensboro												
Greensboro Implementation	Plan Element	2004	2005	2006	2007	2008	Responsible Party	Cost Estimate	Funding Source			
Develop phase II of downtown revitalization plan.												
	CR	х	Х	х	х	х	Local	\$12,000	Local, Ga DOT TE Funds.			
Rehabilitate depot as multi-use facility using transportation funds.	CR			x			Local, Private.	\$1,250,000	Ga DOT TE funds, Local.			
Develop downtown cultural center and install signage and banners in historic districts.	CR		×				Local	\$426,000	Local, private.			
Make improvements to city cemetery.	CR					x	Local	\$50,000	Local			
Locally designate historic districts.	CR	x	х	x	x	x	Local	0				

	Short Term Work Program for												
Greensboro													
Greensboro Implementation	Plan Element	2004	2005	2006	2007	2008	Responsible Party	Cost Estimate	Funding Source				
Continue to participate in heritage education programs.	CR	X	X	x	X	х	Local	0					
Continue Better Hometown Program.	CR	X	x	x	x	х	Local	\$15,000	Local				
Update walking tour information.	CR	X	x	x	×	x	Local	\$5,000	Local.				
Add new facilities and enhancements to promote historic districts.	CR	Х	X	x	Х	х	Local	\$5,000- \$200,000	Local, GDOT TE Funds				
Direct future residential development to areas identified on the Future Land Use map.	НО	х	x	x	x	x	Local	0					

Short Term Work Program for														
	Greensboro													
Greensboro Implementation	Plan Element	2004	2005	2006	2007	2008	Responsible Party	Cost Estimate	Funding Source					
Enforce environmental protection criteria on all new residential development.	НО	X	X	X	X	Х	Local	0						
Seek available state and federal funding for the rehabilitation of substandard housing units.	НО	X	X	X	X	X	Local	0						
Monitor housing needs based on type and affordability according to changes in local employment.	НО	X	X	x	Х	Х	Local, COC	0						
Continue demolition of substandard housing according to code enforcement recommendations.	НО	x	x	x	x	x	Local	0						
Improve transportation infrastructure according to community needs.	CF	x	x	x	x	х	Local	\$800,000	Local; DOT					

Short Term Work Program														
	for Greensboro													
Greensboro Implementation	Plan Element	2004	2005	2006	2007	2008	Responsible Party	Cost Estimate	Funding Source					
Adopt Northeast Georgia Regional														
Bicycle and Pedestrian Plan.	CF		Х				Local							
Invest in pedestrian and bicycle facilities throughout the city.	CF	x	x	x	Х	x	Local	\$1 Million	Local; CDBG; DOT					
Expand City Hall or relocate to a larger space. (Contingent on construction of new police facility.)	CF				Х	x	Local	\$450,000	Local					
Add street lighting in identified areas.	CF	X	X	X	х	x	Local	\$20,000/Year	Local					
Complete parking needs assessment						^	LUCAI	\$20,000/ Teal	LULAI					
for downtown district.	CF		Х				Local	\$10,000	Local; DCA					

Short Term Work Program												
for Greensboro												
Greensboro Implementation	Plan Element	2004	2005	2006	2007	2008	Responsible Party	Cost Estimate	Funding Source			
Implement water network extension and replacement projects as identified within the Public Works Capital Improvement Plan.	CF	x	x	X	x	x	Local	\$2.5 Million	Local; CDBG; GEFA			
Implement Sewerage network extension and replacement projects as identified within the Public Works Capital Improvement Plan.	CF	х	x	х	х	x	Local	\$1 Million	Local; CDBG; GEFA			
Coordinate TMDL Implementation Plan with the Greene County.	CF	x	x	x	x	x	Local					
Upgrade water plant capacity to 2 mgd.	CF			X			Local	\$50,000	Local			
Complete downtown parking plan.	CF			x			Local	0				

Short Term Work Program for											
		1		for Greensl	ooro						
Greensboro Implementation	Plan Element	2004	2005	2006	2007	2008	Responsible Party	Cost Estimate	Funding Source		
Continue to provide curbside leaf and								\$205,000/Year			
limb collection.	CF	Х	Х	Х	Х	Х	Local	+5%/Year	User Fees		
Work with the county and other municipalities to implement the Northeast Georgia Solid Waste Management Plan	CF	X	X	X	Х	X	Local	\$5,000/Year	Local		
Expand emergency services personnel, facilities, and equipment as required to maintain an adequate level of service.	CF	×	×	×	x	x	Local	\$1.5 Million	Local; SPLOST		
Acquire and construct additional parks and recreation facilities and improve equipment to meet demand.	CF	X	X	X	Х	Х	Local	\$650,000	Local; DCA; LWCF; CDBG		
Increase the amount of public open space downtown in conjunction with the construction of public restrooms and an information kiosk.	CF, CR			Х			Local; Downtown Development Authority (DDA)	\$500,000	Local		

	Short Term Work Program for											
	I			Greens								
Greensboro Implementation	Plan Element	2004	2005	2006	2007	2008	Responsible Party	Cost Estimate	Funding Source			
Minimize the negative environmental impacts of development on key natural and historic features.	LU	x	x	x	x	x	Local					
Coordinate new development with existing and planned community facilities.	LU	X	X	X	X	х	Local					
Utilize the Future Land Use map to coordinate new development with the Comprehensive Plan.	LU	×	×	x	x	х	Local					
Address the Future Land Use map every two years to ensure it adequately reflects prevailing development patterns.	LU			x		х	Local					
Develop a master plan for the "Mill Village".	LU, CR		x				Local	\$20,000	Local; DCA			

Short Term Work Program for Greensboro											
GreensboroPlanPlanResponsibleCostFundingImplementationElement20042005200620072008PartyEstimateSource											
Utilize the Interstate 20 Corridor Study to coordinate development along the corridor with adjacent jurisdictions.	LU	x	x	x	x	х	Local				

Short Term Work Program												
for Siloam												
Siloam Implementation	Plan Element	2004	2005	2006	2007	2008	Responsible Party	Cost Estimate	Funding Source			
Work with countywide Economic Development Council.	ED	Х	х	x	Х	x	Local	0				
Cooperate in implementing countywide tourism plan.	ED	Х	Х	Х	Х	x	Local	0				
Resurvey cultural resources.	CR			X			Local	\$1,000	Local, other.			
Direct future residential development to												
areas identified on the Future Land Use map.	НО	Х	х	x	Х	х	Local	0				
Enforce environmental protection criteria on all new residential												
development.	НО	Х	Х	Х	Х	Х	Local	0				

	Short Term Work Program for												
	Siloam												
Siloam Implementation	Plan Element	2004	2005	2006	2007	2008	Responsible Party	Cost Estimate	Funding Source				
Seek available state and federal funding for the rehabilitation of substandard housing units.	НО	X	X	x	x	X	Local	0					
Monitor housing needs based on type and affordability according to changes in local employment.	НО	X	X	X	X	X	Local, COC	0					
Adopt Northeast Georgia Regional Bicycle and Pedestrian Plan.	CF		×				Local	0					
Implement water network replacement projects to eliminate inadequate water lines.	CF			X			Local	\$250,000	Local; CDBG				
Work with the county and other municipalities to implement the Northeast Georgia Solid Waste Management Plan	CF	X	X	x	x	×	Local	\$5,000/Year	Local				

Short Term Work Program for														
	Siloam													
Siloam Implementation	Plan Element	2004	2005	2006	2007	2008	Responsible Party	Cost Estimate	Funding Source					
Expand fire protection personnel, facilities, and equipment as required to maintain an adequate level of service.	CF	X	X	x	x	Х	Local	\$150,000	Local; SPLOST					
Minimize the negative environmental impacts of development on key natural and historic features.	LU	X	X	x	x	Х	Local	0						
Coordinate new development with existing and planned community facilities.	LU	x	×	x	x	х	Local	0						
Utilize the Future Land Use map to coordinate new development with the Comprehensive Plan.	LU	X	X	x	x	x	Local	0						
Address the Future Land Use map every two years to ensure it adequately reflects prevailing development patterns.	LU			x		х	Local	0						

Short Term Work Program for Siloam										
SiloamPlanPlanResponsibleCostFundingImplementationElement20042005200620072008PartyEstimateSource										
Utilize the Interstate 20 Corridor Study to coordinate development along the										
corridor with adjacent jurisdictions.	LU	Х	Х	Х	Х	Х	Local	0		

Short Term Work Program for Union Point										
Union Point Implementation	Plan Element	2004	2005	2006	2007	2008	Responsible Party	Cost Estimate	Funding Source	
Complete condition assessment of gymnasium.	CR			x			Local	\$10,000	Local, GA DNR	
Resurvey cultural resources.	CR			x			Local	\$3,000	Local, Other.	
								\$10,000-		
Re-roof 1926 school.	CR		Х				Local	\$15,000.	Local	
Post historical marker at headwaters of Ogeechee River.	CR			x			Local.	\$800	Local, Other.	
Nominate additional properties to National Register.	CR					х	Local	\$1,000-\$2,000	Local, Other, GA DNR	

	Short Term Work Program for										
Union Point											
Union Point Implementation	Plan Element	2004	2005	2006	2007	2008	Responsible Party	Cost Estimate	Funding Source		
Adopt a local preservation ordinance, appoint preservation commission, and apply for Certified Local Government Status.	CR					х	Local	\$500-\$1,000	Local		
Promote job-training efforts from local and regional sources.	ED	×	×	x	X	x	Local	0			
Participate in countywide Economic Development Council as part of Industrial Authority.	ED	x	X	x	X	x	Local	0			
Continue to cooperate with COC and IDA in cost/benefits analysis of new industrial development.	ED	X	X	x	X	X	COC and Industrial Development Authority (IDA)	Varied- determined on a case-by-case basis	Local		
Continue to diversify the manufacturing base	ED	x	x	x	X	x	сос	0			

	Short Term Work Program for											
	Union Point											
Union Point Implementation	Plan Element	2004	2005	2006	2007	2008	Responsible Party	Cost Estimate	Funding Source			
Seek grant and loan programs that provide opportunities for low-moderate income residents through the Financial Resource Subcommittee of the IDA.	ED	Х	X	X	X	X	IDA	0				
Continue to implement the county tourism plan.	ED	x	x	x	х	x	сос	Part of the function of salaried director of the COC	Local			
Continue to participate in multi- jurisdictional regional tourism planning efforts.	ED	Х	X	X	Х	x	СОС	0				
Seek ways to reduce the amount of retail and service dollars spent outside the county.	ED	X	X	X	X	X	СОС	Part of the function of salaried director of the COC	Local			
Direct future residential development to areas identified on the Future Land Use map.	НО	х	x	x	X	x	Local	0				

	Short Term Work Program for										
Union Point											
Union Point Implementation	Plan Element	2004	2005	2006	2007	2008	Responsible Party	Cost Estimate	Funding Source		
Enforce environmental protection criteria on all new residential development.	НО	X	X	X	Х	X	Local	0			
Seek available state and federal funding for the rehabilitation of substandard housing units.	НО	x	x	X	X	х	Local	0			
Monitor housing needs based on type and affordability according to changes in local employment.	НО	X	x	X	X	x	Local, COC	0			
Adopt Northeast Georgia Regional Bicycle and Pedestrian Plan.	CF		X				Local				
Implement Sewerage network replacement projects eliminating inadequate sewer lines.	CF					х	Local	\$250,000	Local; CDBG; GEFA		

	Short Term Work Program for										
Union Point											
Union Point Implementation	Plan Element	2004	2005	2006	2007	2008	Responsible Party	Cost Estimate	Funding Source		
Implement water network replacement projects eliminating inadequate water lines.	CF			X			Local	\$300,000	Local; CDBG		
Installation of granulated activated carbon filters in water treatment facility.	CF		X				Local	\$500,000	Local; GEFA		
Continue to provide curbside leaf and limb and brown and white goods collection.	CF	x	x	x	X	x	Local	\$68,000/Year +5%/Year	User Fees		
Work with the county and other municipalities to implement the Northeast Georgia Solid Waste Management Plan	CF	x	x	x	X	x	Local	\$5,000/Year	Local		
Expand emergency services personnel, facilities, and equipment as required to maintain an adequate level of service.	CF	X	X	X	Х	x	Local	\$150,000/Year	Local; SPLOST		

Short Term Work Program for Union Point										
Union Point Implementation	Plan Element	2004	2005	2006	2007	2008	Responsible Party	Cost Estimate	Funding Source	
Repair the community gym.	CF					х	Local	\$100,000	Local; DCA	
Expand available space at City Hall for storage space.	CF					x	Local	\$75,000	Local	
Minimize the negative environmental impacts of development on key natural and historic features.	LU	X	X	X	X	x	Local			
Coordinate new development with existing and planned community facilities.	LU	x	x	x	x	x	Local			
Utilize the Future Land Use map to coordinate new development with the Comprehensive Plan.	LU	x	x	x	x	x	Local			

Short Term Work Program for Union Point															
Union PointPlanPlanResponsibleCostFundingImplementationElement20042005200620072008PartyEstimateSource															
Address the Future Land Use map every two years to ensure it adequately															
reflects prevailing development patterns.	LU			х		х	Local								
Short Term Work Program for															
---	-----------------	------	------	------	------	------	----------------------	------------------	-------------------	--	--	--	--	--	--
	White Plains														
White Plains Implementation	Plan Element	2004	2005	2006	2007	2008	Responsible Party	Cost Estimate	Funding Source						
Resurvey cultural resources.	CR			x			Local	\$3,000	Local, Other.						
Promote remaining cultural resources.	CR					х	Local, other.	0							
Work with countywide Economic Development Council.	ED	х	х	х	х	х	Local	0							
Cooperate in implementing countywide															
tourism plan.	ED	Х	Х	Х	Х	Х	Local	0							
Direct future residential development to areas identified on the Future Land Use map.	НО	x	x	x	x	x	Local	0							

	Short Term Work Program for													
	I		,	White Pl	ains									
White Plains Implementation	Plan Element	2004	2005	2006	2007	2008	Responsible Party	Cost Estimate	Funding Source					
Enforce environmental protection criteria on all new residential development.	НО	X	X	X	X	Х	Local	0						
Seek available state and federal funding for the rehabilitation of substandard housing units.	НО	х	х	х	x	х	Local	0						
Monitor housing needs based on type and affordability according to changes in local employment.	НО	X	X	X	X	x	Local, COC	0						
Adopt Northeast Georgia Regional Bicycle and Pedestrian Plan.	CF		x				Local							
Work with the county and other municipalities to implement the Northeast Georgia Solid Waste Management Plan	CF	X	X	X	x	х	Local	\$5,000/Year	Local					

	Short Term Work Program													
for White Plains														
White Plains Implementation	Plan Element	2004	2005	2006	2007	2008	Responsible Party	Cost Estimate	Funding Source					
Expand fire protection personnel, facilities, and equipment as required to maintain an adequate level of service.	CF	X	X	X	X	Х	Local	\$150,000	Local; SPLOST					
Implement water network replacement projects to eliminate inadequate water lines on an as needed basis.	CF	x	х	x	x	x	Local	Unknown: varied according to project	Local; CDBG					
Complete renovations to the auditorium in City Hall.	CF		x				Local	\$50,000	Local; SPLOST					
Begin downtown landscaping beautification project.								+						
	CF			X			Local	\$3,700	Local; DCA					
Minimize the negative environmental impacts of development on key natural and historic features.	LU	х	Х	x	x	х	Local	0						

Short Term Work Program for White Plains													
White Plains Implementation	Plan Element	2004	2005	2006	2007	2008	Responsible Party	Cost Estimate	Funding Source				
Coordinate new development with existing and planned community facilities.	LU	x	x	x	x	x	Local	0					
Utilize the Future Land Use map to coordinate new development with the Comprehensive Plan.	LU	x	x	x	x	x	Local	0					
Address the Future Land Use map every two years to ensure it adequately reflects prevailing development patterns.	LU			x		x	Local	0					
Continue tree planting program and implementation of streetscape.	NR	x	x	x	x	x	Local	\$700/yr.	Local, Private				

Short Term Work Program for Woodville													
Woodville ImplementationPlan Element20042005200620072008Responsible PartyCost EstimateFunding Source													
Resurvey cultural resources.	CR			x			Local	\$1,000	Local, Other				
Post historical marker at Woodville School and Baptist Church.	CR			x			Local.	\$800	Local, Other				
Encourage sensitive rehabilitation of historic properties and use of tax incentives.	CR	x	x	x	x	x	Local	0					
Promote educational value of historic resources.	CR	X	x	x	X	x	Local, Other	0					
Work with countywide Economic Development Council.	ED	x	x	x	x	x	Local	0					

Short Term Work Program for													
Woodville													
Woodville Implementation	Plan Element	2004	2005	2006	2007	2008	Responsible Party	Cost Estimate	Funding Source				
Cooperate in implementing countywide tourism plan.	ED	х	х	x	х	х	Local	0					
Direct future residential development to areas identified on the Future Land Use map.	НО	x	x	x	x	x	Local	0					
Enforce environmental protection criteria on all new residential development.	НО	X	x	x	x	x	Local	0					
Seek available state and federal funding for the rehabilitation of substandard housing units.	НО	x	X	x	x	x	Local	0					
Monitor housing needs based on type and affordability according to changes in local employment.	НО	X	x	x	X	x	Local, COC	0					

Short Term Work Program for														
	Woodville													
Woodville Implementation	Plan Element	2004	2005	2006	2007	2008	Responsible Party	Cost Estimate	Funding Source					
Improve transportation infrastructure														
according to community needs.	CF					Х	Local	\$50,000	Local; SPLOST					
Adopt Northeast Georgia Regional Bicycle and Pedestrian Plan.	CF		X				Local	0						
Invest in pedestrian facilities throughout the city.	CF		x				Local	\$90,000	Local; CDBG					
Implement water network replacement projects to eliminate inadequate water lines.	CF		X				Local	\$25,000	Local; CDBG					
Add street lighting in identified areas.	CF		x				Local	\$5,000	Local					

	Short Term Work Program														
	for Woodville														
Woodville Implementation	Plan Element	2004	2005	2006	2007	2008	Responsible Party	Cost Estimate	Funding Source						
Work with the county and other municipalities to implement the Northeast Georgia Solid Waste Management Plan	CF	X	X	x	x	х	Local	\$5,000/Year	Local						
Construct a new Fire Department.	CF				x		Local	\$200,000	Local; Private; SPLOST						
Expand fire protection personnel and equipment as required to maintain an adequate level of service.	CF	X	X	x	x	x	Local	\$150,000	Local; SPLOST						
Construct a new City Hall facility.	CF			x			Local	\$150,000	Local; CDBG						
Construct a new Community Center.	CF					x	Local	\$100,000	Local; CDBG; SPLOST						

Short Term Work Program														
for Woodville														
Woodville Implementation	Plan Element	2004	2005	2006	2007	2008	Responsible Party	Cost Estimate	Funding Source					
Acquire and construct additional parks and recreation facilities and improve equipment to meet demand.	CF			X			Local	\$200,000	Local; DCA; LWCF; CDBG					
Minimize the negative environmental impacts of development on key natural and historic features.	LU	x	X	x	x	х	Local							
Coordinate new development with existing and planned community facilities.	LU	X	x	X	X	x	Local							
Utilize the Future Land Use map to coordinate new development with the Comprehensive Plan.	LU	X	X	X	x	x	Local							
Address the Future Land Use map every two years to ensure it adequately reflects prevailing development patterns.	LU			x		х	Local							

Short Term Work Program for Woodville												
Woodville Implementation	Plan Element	2004	2005	2006	2007	2008	Responsible Party	Cost Estimate	Funding Source			
Consider applying for Tree City USA designation.	NR			x		x	Local	\$500/Year	Local			

	SHORT TERM WORK PROGRAM - Report of Accomplishments 1999 - 2004 and ongoing GREENE COUNTY													
Plan Element	Description	Initiation Year	Completion Year	Estimated Cost	Responsible Party	Possible Funding Sources	Project Status	Explanation (If Abandoned) or Estimated Completion Date (If Postponed)						
Economic Development	Develop spending plan for anticipated hotel-motel tax revenues for support of tourism.	1999	2002	0	Local (county, cities), Private (chamber of commerce)	-	1							
Historic Resources	Complete an inventory of historic resources.	1999	2002	5,000	Local, Private	GA DNR, Local, Private	3	2007						
Historic Resources	Repair AGaole and promote as tourist destination.	1999	2004	10,000	Local	Local, GA DNR, Private	1							
Historic Resources	Rehabilitate and re-use the Wyatt Jail as Law Enforcement Museum.	1999	2004	350,000	Local, Private	GA DNR, GA OTH, Private	1							
Natural Resources	Adopt and implement DNR wetland protection criteria.	2000	2000	0	Local	-	1							
Natural Resources	Adopt and implement DNR groundwater recharge protection criteria.	2000	2000	0	Local	-	1							
Natural Resources	Adopt and implement DNR watershed protection criteria for the Sherrill Creek Reservoir.	2000	2000	0	Local	-	1							
Natural Resources	Adopt and implement river corridor protection criteria as established by DNR for both the Oconee and Apalachee rivers.	2000	2000	0	Local	-	1							
Community Facilities	Complete E-911 improvements, to include a computer aided dispatch system, a new tower, and other equipment.	ongoing	2000	450,000	Local	ACCG, GA OTH, Local, Private	1							
Community Facilities	Establish the rural country doctor's museum.	ongoing	2000	100,000	Local, Private	GA OTH, Local, Private	4	Not a funding priority.						
Community Facilities	Determine method for billing and collecting solid waste collection fees.	2000	2001	0	Local	-	1							

#### Short Term Work Program, 1999 - 2004 and ongoing, Greene County

	SHORT TERM WORK PROGRAM - Report of Accomplishments 1999 - 2004 and ongoing GREENE COUNTY													
Plan Element	Description	Initiation Year	Completion Year	Estimated Cost	Responsible Party	Possible Funding Sources	Project Status	Explanation (If Abandoned) or Estimated Completion Date (If Postponed)						
Community Facilities	Construct the new Greene County Mental Health & Alcohol/Drug Abuse Clinic.	2000	2001	500,000	Local	GA DCA CDBG, Local	1							
Community Facilities	Complete the construction of a new middle school.	2000	2001	Approx. 6.5 million	Local	Local	1							
Community Facilities	Complete improvements to airport, to include adding runway turnarounds and the possibility of T-hangers.	2000	2004	600,000	Local	Local, Private	1							
Community Facilities	Continue working with cities to complete phase I construction of a county multi-purpose recreation center.	2000	2004	1.8 million (includes anticipated county-wide SPLOST revenue)	Local	Local	1							
Community Facilities	Renovate the Administration Building.	2000	2004	2.2 million	Local	SPLOST	4	Project no longer economically feasible. Decided to construct new administrative building.						
Economic Development	Pursue establishing a separate tourism office of the Chamber of Commerce.	2001	2003	Unknown (determinatio n will be early step)	Private (chamber of commerce)	Local, Private (chamber of commerce)	1							
Natural Resources	Contract for a study that would assess the impact of development adjacent to Lake Oconee and implement suggested regulations which would protect the lake from pollution.	2001	2003	Unknown at this time (depends on scope of study)	Local	Local, grants	4	Not a priority.						
Community Facilities	Continue making road and bridge improvements as mentioned in study by Moreland Altobelli.	ongoing	ongoing	Approx. 12,250,000	GA DOT, Local	GA DOT, Local	2							
Community Facilities	Purchase new firefighting equipment as needed, for the county VFDs.	ongoing	ongoing	1,000,000	Local	Local	2							
Economic Development	Continue to diversify the manufacturing base.	ongoing	ongoing	0	Local, Private (chamber of commerce)	-	2							
Economic	Develop the Anew old jail@for the Law					GA DNR, GA OTH,								

		SHORT 1	1999	ROGRAM - Re - 2004 and o REENE COUN	• •	ishments		
Plan Element	Description	Initiation Year	Completion Year	Estimated Cost	Responsible Party	Possible Funding Sources	Project Status	Explanation (If Abandoned) or Estimated Completion Date (If Postponed)
Development	Enforcement Museum (See also Historic Resources).	ongoing	ongoing	300,000	GA OTH, Local	Private	1	
Economic Development	Promote job training efforts from local and regional sources.	ongoing	ongoing	Unknown	GA DOL (JTPA), Local, Private	Local, Private (grants, loans, public and private companies)	2	
Economic Development	Continue to seek grant and loan programs that provide employment opportunities for low and moderate income residents through the Financial Resource Subcommittee of the Industrial Authority.	ongoing	ongoing	0	Private (industrial authority)	-	2	
Economic Development	Seek ways to reduce the amount of retail and service dollars spent outside the county based on out-shopping survey.	ongoing	ongoing	Unknown (Included in chamber of commerce and BHTP budget)	Private (chamber of commerce), BHTP	Private (chamber of commerce), BHTP	2	
Economic Development	Participate in regional tourism planning council with Putnam and Morgan counties.	ongoing	ongoing	0	Private (Greene, Morgan, & Putnam chambers of commerce, Greensboro & Eatonton BHTP, Madison Mainstreet)	-		
Economic Development	Participate in county-wide Economic Development Council as part of Industrial Authority.	ongoing	ongoing	0	Local, Private (chamber of commerce, industrial authority)	-	2	
Economic Development	Continue to implement county tourism plan.	ongoing	ongoing	Unknown (included in chamber of commerce	Private (chamber of commerce)	Private (chamber of commerce)	2	

		SHORT 1	1999	COGRAM - Re - 2004 and o REENE COUN		shments		
Plan Element	Description	Initiation Year	Completion Year	Estimated Cost	Responsible Party	Possible Funding Sources	Project Status	Explanation (If Abandoned) or Estimated Completion Date (If Postponed)
Economic Development	Actively promote and market Greene County-s economic resources through various state and interstate clearinghouse agencies.	ongoing	ongoing	budget) O	Private (chamber of commerce)	-	2	
Economic Development	Continue using Ga Tech and LOCI program to evaluate costs & benefits of new industrial development.	ongoing	ongoing	Unknown (costs, if any, determined on case-by- case basis)	Private (chamber of commerce, industrial authority)	Private (chamber of commerce, industrial authority)	2	
Economic Development	Continue job training - technical assistance clearinghouse for the business community.	ongoing	ongoing	0	Private (Athens Tech Greene Co.)	-	2	
Historic Resources	Inventory vacant commercial and industrial buildings for possible rehabilitation and business recruitment.	ongoing	ongoing	0	Local	-		
Historic Resources	Provide Heritage Curriculum in schools.	ongoing	ongoing	Unknown	Local (board of education)	Local (board of education)	1	
Historic Resources	Nominate properties to National Register.	ongoing	ongoing	0	Local	-	1	
Historic Resources	Implement county-s tourism plan and historic resources component.	ongoing	ongoing	Unknown (included in chamber of commerce budget)	Private (chamber of commerce)	Private (chamber of commerce)	2	
Housing	Encourage residential development that conserves open space and sustains rural character.	ongoing	ongoing	0	-	Local	2	
Housing	Direct future residential development to areas identified on the Future Land Use map.	ongoing	ongoing	0	-	Local	2	

	SHORT TERM WORK PROGRAM - Report of Accomplishments 1999 - 2004 and ongoing GREENE COUNTY										
Plan Element											
Land use	Land use Ensure that areas of natural drainage ongoing ongoing 0 Local - 2 are not filled in, obstructed or destroyed.										
Natural Resources	Natural Direct development away from prime ongoing ongoing 0 Local - 4 Not a priority.										

	SHORT TERM WORK PROGRAM - Report of Accomplishments 1999 - 2004 AND ongoing GREENSBORO											
Plan Element	Description	Initiation Year	Completion Year	Estimated Cost	Responsible Party	Possible Funding Sources	Project Status	Explanation (If abandoned) or Estimated Completion Date (if postponed				
Historic Resources	Complete Bickers & Goodwin project.	1999	2000	400,000	Local	GA DCA CDBG, GA DNR, Private	2	Building is for sale with R.F.P. required.				
Historic Resources	Complete and use historic resources survey information as planning tool.	1999	2001	10,000	Local (historic preservation commission)	ga DNR HPF, ga DCA	2	Ongoing				
Historic Resources	Rehabilitate Mary Leila Cotton Mill Village for housing.	1999	2004	Unknown	Local, Private (downtown development authority)	GA DCA CDBG	3	Postponed - lack of funding - 2007				
Community Facilities	Work with UGA to complete downtown parking plan.	2000	2000	No cost to city	Local, Private (UGA)	Private (UGA)	3	2006				
Community Facilities	Upgrade South Sewerage Treatment Plant.	2000	2000	3.8 million	Local	Local	1					
Natural Resources	Adopt and implement DNR Wetlands protection criteria.	2000	2000	0	Local	-	1					
Community Facilities	Purchase a rescue/light/air vehicle for the Greensboro Fire Department.	2000	2001	200,000	Local	Local	1					
Community Facilities	Complete storm water drainage project on Canaan Circle.	2000	2001	500,000	Local	GA DCA CDBG, Local	1					

#### Short Term Work Program, 1999 - 2004 and ongoing, Greensboro

			SHORT TERM	1999 - 200	RAM - Report of Accon 04 AND ongoing INSBORO	nplishments		
Plan Element	Description	Initiation Year	Completion Year	Estimated Cost	Responsible Party	Possible Funding Sources	Project Status	Explanation (If abandoned) or Estimated Completion Date (if postponed
Community Facilities	Work with DCA to complete a future development master plan.	2000	2002	Unknown at this time (project just started)	GA DCA, Local	GA DCA, Local	2	Implemented through Transportation Enhancement
Community Facilities	Complete Pine St. extension.	2000	2002	200,000	GA DOT, Local	Local, GA DOT	1	Complete
Historic Resources	Develop phase II of downtown revitalization plan.	2000	2002	Unknown at this time (Phase I was 12,000)	Local, Private (Better Home Town)	ga dca ldf, ga DNR HPF	2	Ongoing project; grant application has been filed.
Community Facilities	Complete watershed assessment study.	2000	2003	Unknown (depends on scope, most likely 250,000- 750,000	Local	Local	2	Underway-completion date is unknown.
Community Facilities	Upgrade water plant capacity to 2 MGD.	2000	2004	50,000	Local	Local	3	10/06
Community Facilities	Complete feasibility study on extension of sewer lines to air industrial park.	2000	2004	7,500	Local	Local	2	Ongoing project-completion date unknown.
Community Facilities	Expand existing City Hall or relocate to a larger space.	2000	2004	350,000	Local	Local	3	Contingent on construction of new police facility
Community Facilities	Continue working with cities to complete phase I construction of a county multi-purpose recreation center.	2000	2004	1.8 million (includes anticipated county-wide SPLOST revenue)	Local	Local (SPLOST)	1	

	SHORT TERM WORK PROGRAM - Report of Accomplishments 1999 - 2004 AND ongoing GREENSBORO											
Plan Element	Description	Initiation Year	Completion Year	Estimated Cost	Responsible Party	Possible Funding Sources	Project Status	Explanation (If abandoned) or Estimated Completion Date (if postponed				
Community Facilities	Begin identifying hiking and bike trails.	2000	2004	5,000	GA DCA, Local	GA DOT TEA 21, Local	3	To be included in regional bike/pedestrian plan				
Historic Resources	Rehabilitate Depot as multi-use facility using transportation funds.	2002	2004	1,250,000	Local, Private (downtown development authority)	US OTH, Local	3	Postponed-funding availability and project priorities - 2006				
Community Facilities	Extend water and sewer lines along the Highway 44 corridor to the county line.	ongoing	ongoing	2-3 million	GA DCA EIP, Local	Local	3	Postponed-funding availability and priority list				
Community Facilities	Continue to work with DOT to complete East Greensboro bypass from SR 44 south to SR 44/12 northeast.	ongoing	ongoing	Unknown at this time (DOT long-range project)	GA DOT, Local	GA DOT, Local	2	Ongoing project. Completion date is unknown.				
Economic Development	Promote job training efforts from local and regional sources.	ongoing	ongoing	Unknown	GA DOL (JTPA, state programs), Private (public-private partnerships)	GA DOL (JTPA, grants, loans), Private (public & private companies)	2	Ongoing				
Economic Development	Continue to diversify the manufacturing base.	ongoing	ongoing	0	Local, Private (chamber of commerce)	-	2	Ongoing in conjunction with economic development program.				
Economic Development	Continue to cooperate with Chamber of Commerce & Industrial Authority in cost/benefit analysis of new industrial development.	ongoing	ongoing	0	Private (chamber of commerce, industrial authority)	-	2	Ongoing				

	SHORT TERM WORK PROGRAM - Report of Accomplishments 1999 - 2004 AND ongoing GREENSBORO											
Plan Element	Description	Initiation Year	Completion Year	Estimated Cost	Responsible Party	Possible Funding Sources	Project Status	Explanation (If abandoned) or Estimated Completion Date (if postponed				
Economic Development	Upgrade building facades, parking facilities, landscaping.	ongoing	ongoing	200,000	Local	GA OTH	2	Ongoing-individual project review.				
Economic Development	Participate in county-wide Economic Development Council as part of Industrial Authority.	ongoing	ongoing	0	Local, Private (chamber of commerce, industrial authority)	-	2	Ongoing				
Economic Development	Implement plan to reduce the amount of retail & service dollars spent outside county.	ongoing	ongoing	0	Local (county, cities) Private (BHTP)	-	2	Ongoing in conjunction with economic development programs.				
Economic Development	Continue to seek grant and loan programs that provide employment opportunities for low and moderate income residents through the Financial Resource Subcommittee of Industrial Authority.	ongoing	ongoing	0	Private (industrial authority)	-	2	Ongoing				
Economic Development	Implement county-wide tourism plan.	ongoing	ongoing	0	Local, Private (chamber of commerce)	-	2	Ongoing with Chamber of Commerce				
Historic Resources	Participate in county's tourism plan and historic resources component.	ongoing	ongoing	0	Local, Private (chamber of commerce)	-	2	Ongoing				
Historic Resources	Locally designate historic districts.	ongoing	ongoing	0	Local (historic preservation commission, city)	-	2	Ongoing				

	SHORT TERM WORK PROGRAM - Report of Accomplishments 1999 - 2004 AND ongoing GREENSBORO											
Plan Element	Description	Initiation Year	Completion Year	Estimated Cost	Responsible Party Possible Funding Sources		Project Status	Explanation (If abandoned) or Estimated Completion Date (if postponed				
Historic Resources	Continue to participate in heritage education programs.	ongoing	ongoing	0	Local (board of education, Greene Co. Heritage Comm., historic preservation commission)	-	2	Ongoing				
Historic Resources	Continue Better Home Town Program.	ongoing	ongoing	10,000-15,000 per year	Local, Private (chamber of commerce)	GA DCA, Local, Private (chamber of commerce)	2	Ongoing				
Historic Resources	Update walking tour information.	ongoing	ongoing	5,000	Local, Private	GA DNR HPF, Private	2	Ongoing				
Housing	Direct future residential development to areas identified on the Future Land Use Map.	ongoing	ongoing	0	Local	-	2	Ongoing and dependent upon adoption of land use element of comprehensive plan.				
Housing	Continue demolition of substandard housing.	ongoing	ongoing	20,000	Local	Local	2	Ongoing-code enforcement				
Housing	Encourage residential development that conserves open space and sustains rural character.	ongoing	ongoing	0	Local	-	1					
Land use	Ensure that areas of natural drainage are not filled in, obstructed or destroyed.	ongoing	ongoing	0	Local	-	2	Ongoing-individual project review				
Natural Resources	Continue participation in Tree City program.	ongoing	ongoing	5,400/yr.	Local	Local	1					

### Short Term Work Program, 1999 - 2004 and ongoing, Siloam

	SHORT TERM WORK PROGRAM - Report of Accomplishments 1999 - 2004 AND ongoing SILOAM											
Plan Element	Description	Initiation Year	Completion Year	Estimated Cost	Responsible Party	Possible Funding Sources	Project Status	Explanation (if abandoned) or Estimated Completion Date (if postponed)				
Community Facilities	Upgrade the city's water lines	1999	2002	250,000	GA DCA CDBG, Local	Local	2	2006				
	Complete an inventory of historic resources.	ongoing	2002	1,000	Local, Private	GA DNR, Local, Private	2	2006				
	Rehabilitate and preserve historic properties.	ongoing	ongoing	unknown	Local	GA DNR, Local, Private	1					
	Work with county-wide Economic Development Council.	ongoing	ongoing	0	Local, Private (chamber of commerce, industrial authority)	Local	2	2006				
Economic Development	Cooperate in implementing county-wide tourism plan.	ongoing	ongoing	0	Local, Private (chamber of commerce)	Local	2	2006				
Resources	Encourage sensitive rehabilitation of historic properties and use of tax incentives.	ongoing	ongoing	0	Local	Local	1					
	Participate in county tourism plan and historic resources component.	ongoing	ongoing	Ο	Local, Private (chamber of commerce)	Local	1					

	SHORT TERM WORK PROGRAM - Report of Accomplishments 1999 - 2004 AND ongoing SILOAM										
Plan Element	Description	Initiation Year	Completion Year	Estimated Cost	Responsible Party	Possible Funding Sources	Project Status	Explanation (if abandoned) or Estimated Completion Date (if postponed)			
Housing	Encourage residential development that conserves open space and sustains rural character.	ongoing	ongoing	0	Local	Local	1				
Housing	Direct future residential development to areas identified on the Future Land Use Map.	ongoing	ongoing	0	Local	Local	2	2006			
Land use	Ensure that areas of natural drainage are not filled in, obstructed or destroyed.	ongoing	ongoing	0	Local	Local	2	2006			

	SHORT TERM WORK PROGRAM - Report of Accomplishments 1999 - 2004 AND ongoing UNION POINT										
Plan Element	Description	Initiatio n Year	Completion Year	Estimated Cost	Responsibl e Party	Possible Funding Sources	Project Status	Explanation (if abandoned) or Estimated Completion Date (if postponed)			
Community Facilities	Upgrade the police department's computer system.	1999	2000	7,500	Local	Local	1				
Historic Resources	Complete an inventory of historic resources.	1999	2002	1,000	Local, Private	GA DNR, Local, Private	3	2008			
Historic Resources	Adopt local preservation ordinance, appoint preservation commission, and apply for Certified Local Government status.	1999	2002	0	Local	-	3	2008			
Historic Resources	Nominate additional properties to National Register.	1999	2002	1,000-2,000	Local, Private	Local, Private	3	2008			
Natural Resources	Adopt and implement DNR watershed protection criteria for Sherrill Creek reservoir.	2000	2000	0	Local	-	1				
Natural Resources	Adopt and implement DNR groundwater recharge protection criteria.	2000	2000	0	Local	-	1				
Community Facilities	Repair/replace walls at the water treatment plant.	2000	2001	50,000	Local	Local, GA OTH	1				
Community Facilities	Repair the gym.	2000	2002	100,000	GA DCA LDF, Local	Local	3	2009			
Community Facilities	Add additional record storage space to the City Hall.	2002	2002	75,000	Local	Local	3	2009			
Community Facilities	Construct community building.	2002	2004	200,000	Local	GA DCA CDBG, GA OTH, Local	1				

#### Short Term Work Program, 1999 - 2004 and ongoing, Union Point

		SH	ORT TERM W	1999 - 200	RAM - Report 04 AND ongoi 0N POINT	of Accomplishmer	its	
Plan Element	Description	Initiatio n Year	Completion Year	Estimated Cost	Responsibl e Party	Possible Funding Sources	Project Status	Explanation (if abandoned) or Estimated Completion Date (if postponed)
Community Facilities	Upgrade sewer lines.	2002	2004	250,000	Local	GA DCA CDBG, GA GEFA, GA OTH, Local	3	2009
	Promote job training efforts from local and regional sources.	ongoing	ongoing	Unknown	GA DOL JTPA, Private (public- private partnerships)	GA DOL JTPA, GA OTH, Private, (public & private companies)	2	
Economic Development	Continue to seek grant and loan programs that provide employment opportunities for low and moderate income residents through the Financial Resource Subcommittee of Industrial Authority.	ongoing	ongoing	Ο	Private (industrial authority)	-	2	
Economic Development	Participate in county-wide tourism plan.	ongoing	ongoing	0	Local, Private (chamber of commerce)	Private (chamber of commerce)	2	
Economic Development	Continue to cooperate with Chamber of Commerce & Industrial Authority in cost/benefit analysis of new industrial development.	ongoing	ongoing	0	Private (chamber of commerce, industrial authority)	-	2	
	Continue to diversify manufacturing base.	ongoing	ongoing	0	Private (chamber of commerce)	-	2	
Development	Participate in plan to reduce the amount of retail and service dollars spent outside the county based on out-shopping survey.	ongoing	ongoing	0	Private (chamber of commerce, BHTP)	-	2	

	SHORT TERM WORK PROGRAM - Report of Accomplishments 1999 - 2004 AND ongoing UNION POINT							
Plan Element	Description	Initiatio n Year	Completion Year	Estimated Cost	Responsibl e Party	Possible Funding Sources	Project Status	Explanation (if abandoned) or Estimated Completion Date (if postponed)
	Implement plan to upgrade building facades, parking facilities, and landscaping to encourage tourism, if opportunities arise.	ongoing	ongoing	Unknown (No funds identified at this time)	Local, Private (businesses)	GA OTH, Local, Private	2	Implemented as part of county tourism plan.
Historic Resources	Encourage sensitive rehabilitation of historic properties and use of tax incentives.	ongoing	ongoing	0	Local	-	2	
Historic Resources	Promote educational value of historic resources.	ongoing	ongoing	0	Local	-	2	
Historic Resources	Participate in county tourism plan and historic resources component.	ongoing	ongoing	0	Local, Private (chamber of commerce)	-	2	
Housing	Direct future residential development to areas identified on the Future Land Use Map.	ongoing	ongoing	0	Local	-	2	
Housing	Encourage residential developments that conserve open space and sustain rural character.	ongoing	ongoing	0	Local	-	4	No large-scale development in city.
Housing	Continue the demolition of substandard homes.	ongoing	ongoing	10,000	Local	Local	1	

SHORT TERM WORK PROGRAM - Report of Accomplishments 1999 - 2004 AND ongoing UNION POINT								
Plan Element	Description	Initiatio n Year	Completion Year	Estimated Cost	Responsibl e Party	Possible Funding Sources	Project Status	Explanation (if abandoned) or Estimated Completion Date (if postponed)
	Ensure that areas of natural drainage are not filled in, obstructed or destroyed.	ongoing	ongoing	0	Local	-	2	
	Continue to support and participate in the Tree City program.	ongoing	ongoing	3,600/year	Local	Private (Union Point, Civic Clubs, Ga. Forestry Commission)	2	

Short Term Work Program, 1999 - 2004 and ongoing, White Plains

	SHORT TERM WORK PROGRAM - Report of Accomplishments 1999 - 2004 AND ongoing WHITE PLAINS							
Plan Element	Description	Initiation Year	Completion Year	Estimated Cost	Responsible Party	Possible Funding Sources	Project Status	Explanation (if abandoned) or Estimated Completion Date (if postponed)
Natural Resources	Adopt and implement DNR wetlands protection criteria.	2000	2000	0	Local	-	1	
Natural Resources	Adopt and implement DNR groundwater recharge protection criteria.	2000	2000	0	Local	-	1	
Historic Resources	Nominate White Plains School to National Register.	2000	2002	2,000	GA RDC, Local, Private (consultant)	GA RDC, Private (consultant)	4	Council didn't see-pursuing.
Community Facilities	Upgrade water distribution system.	2000	2003	Unknown at this time (engineering report needed)	Local	GA DCA CDBG, GA OTH, Local	1	
Community Facilities	Complete improvements to city auditorium and city hall.	2001	2001	30,000	Local	Local	2	12/04
Land Use	Create new city boundary map to include new annexed property.	2001	2001	3,000	GA RDC, Local	Local	1	
Community Facilities	Begin downtown beautification project (plants, flowers, benches, etc.).	ongoing	ongoing	30,000	Local	Local, Private	2	2006

	SHORT TERM WORK PROGRAM - Report of Accomplishments 1999 - 2004 AND ongoing WHITE PLAINS							
Plan Element	Description	Initiation Year	Completion Year	Estimated Cost	Responsible Party	Possible Funding Sources	Project Status	Explanation (if abandoned) or Estimated Completion Date (if postponed)
Economic Development	Work with county-wide economic development council to seek economic opportunities in White Plains.	ongoing	ongoing	0	Local, Private (chamber of commerce, industrial authority)	-	2	County is looking for an individual to fill office. Don't know completion date.
Economic Development	Participate in county-wide tourism plan.	ongoing	ongoing	0	Local, Private (chamber of commerce)	-	2	We support the Greene County Chamber with annual dues.
Historic Resources	Nominate properties to National Register.	ongoing	ongoing	0	Local	-	4	Council didn't see-pursuing.
Historic Resources	Promote education of historic resources.	ongoing	ongoing	0	Local	-	1	
Historic Resources	Participate in county tourism plan and historic resources component.	ongoing	ongoing	0	Local, Private (chamber of commerce)	-	2	We support the Greene County Chamber.
Housing	Encourage residential developments that conserve open space and sustain rural character.	ongoing	ongoing	0	-	Local	4	There has been no development within the city limits.
Housing	Direct future residential development to areas identified on future land use map.	ongoing	ongoing	0	Local	-	4	There has been no development within the city limits.
Land use	Ensure that areas of natural drainage are not filled in, obstructed or destroyed.	ongoing	ongoing	0	Local	-	2	No definite completion date.

		SH	ORT TERM W	1999 - 2004	AM - Report of AND ongoing PLAINS	Accomplishments		
Plan Element							Explanation (if abandoned) or Estimated Completion Date (if postponed)	
Natural Resources	Continue tree planting program and implementation of street scape.	ongoing	ongoing	700/year	Local	GA OTH (Ga. Forestry Commission), Local, Private (Oconee RC&D)	2	12/05

Short Term Work Program, 1999 - 2004 and ongoing, Woodville

	SHORT TERM WORK PROGRAM - Report of Accomplishments 1999 - 2004 AND ongoing WOODVILLE								
Plan Element	Description	Initiation Year	Completion Year	Estimated Cost	Responsible Party	Possible Funding Sources	Project Status	Explanation (if abandoned) or Estimated Completion Date (if postponed)	
Community Facilities	Repair and replace water service lines and improve water distribution on Ash Street.	1999	2001	Unknown. Engineering report is pending	Local	GA DCA CDBG, Local	1		
Natural Resources	Adopt and implement DNR water supply watershed protection criteria.	2000	2000	0	Local	-	1		
Natural Resources	Adopt and implement DNR wetlands protection criteria.	2000	2000	0	Local	-	1		
Natural Resources	Undertake tree planting program on S. Dogwood and W. Peachtree streets.	2000	2000	8,000	Local	GA DCA LDF, GA OTH (Ga. Forestry Commission)	1		
Natural Resources	Adopt and implement DNR groundwater recharge protection criteria.	2000	2000	0	Local	-	1		
Community Facilities	Improve storm water drainage on Ash St.	2000	2003	40,000	Local	GA DCA CDBG, Local	1		
Community Facilities	Complete plans and construct a new City Hall.	2000	2004	150,000	Local	Local	3	Funds not available; 2006	
Community Facilities	Construct a youth recreation area.	2000	2004	200,000	Local	GA DCA LDF, Local	3	Funds not available; 2006	
Community Facilities	Construct sidewalks on West Peachtree St.	2002	2004	75,000	Local	GA DCA CDBG, Local	3	Funds not available; 2005	

SHORT TERM WORK PROGRAM - Report of Accomplishments 1999 - 2004 AND ongoing WOODVILLE								
Plan Element	Description	Initiation Year	Completion Year	Estimated Cost	Responsible Party	Possible Funding Sources	Project Status	Explanation (if abandoned) or Estimated Completion Date (if postponed)
Economic Development	Participate in county-wide tourism plan.	ongoing	ongoing	0	Local, Private (chamber of commerce)	-	2	ongoing
Economic Development	Work with county-wide economic development council.	ongoing	ongoing	0	Local, Private (chamber of commerce, industrial authority)		2	ongoing
Historic Resources	Encourage sensitive rehabilitation of historic properties and use of tax incentives.	ongoing	ongoing	0	Local	-	2	ongoing
Historic Resources	Participate in county tourism plan and historic resources component.	ongoing	ongoing	0	Local, Private (chamber of commerce)	-	2	ongoing
Historic Resources	Promote educational value of historic resources.	ongoing	ongoing	0	Local	-	2	ongoing
Housing	Encourage residential developments that conserve open space and sustain rural character.	ongoing	ongoing	0	-	Local	4	No development pressure in city.
Housing	Direct future residential development to areas identified on the Future Land Use Map.	ongoing	ongoing	0	-	Local	2	ongoing
Land use	Ensure that areas of natural drainage are not filled in, obstructed or destroyed.	ongoing	ongoing	0	Local	-	2	ongoing
Natural Resources	Encourage development to locate away from prime agricultural soils	ongoing	ongoing	0	Local	-	4	No development pressure in city.

Status codes for report: 1 - has been completed;

- 2 is currently underway–including project completion date;3 has been postponed, with an explanation of the reason and an estimated completion date; or
- 4 has not been accomplished and will no longer be undertaken or pursued by the local government, with an explanation of the reason.



# Existing Land Use - 2004

# Greene County, Georgia

eensboro Bypass
ke Oconee
riculture, forestry, fishing, and hunting
ts, entertainment, and recreation
nstruction-related businesses
lucation, public admin., health care, and other institutions
eneral sales or services
anufacturing and wholesale trade
ning and extraction establishments
sidence or accommodation functions
ansportation, communication, information, and utilities





This information has been provided from general sources and is to be used only as a guide. The NEGRDC assumes no liability for its accuracy or for any decisions which the user may make based on this document.



# Existing Land Use - 2004

# Siloam, Georgia

Agriculture, forestry, fishing, and hunting

Education, public admin., health care, and other institutions

General sales or services

Mining and extraction establishments

Residence or accommodation functions

Transportation, communication, information, and utilities


### Existing Land Use - 2004

### Union Point, Georgia

- Agriculture, forestry, fishing, and hunting
- Arts, entertainment, and recreation
- Education, public admin., health care, and other institutions
- General sales or services
- Manufacturing and wholesale trade
  - Residence or accommodation functions
- Transportation, communication, information, and utilities





### Existing Land Use - 2004

### Woodville, Georgia

- Agriculture, forestry, fishing, and hunting
- Education, public admin., health care, and other institutions
- General sales or services
- Residence or accommodation functions
- Transportation, communication, information, and utilities



### Greene County, Georgia

reensboro Bypass	
ake Oconee	
griculture, forestry, fishing, and hunting	
ommercial Corridor	
eighborhood Commercial	
ducation, public admin., health care, and other institutions	
eneral sales or services	
dustrial Workplace	
ajor Employment Centers	
ixed Use Community Center	
arks, Recreation, Conservation	
akeside Residential	
esidential Growth Areas	
ural Residential	
ansportation, communication, information, and utilities	





Siloam, Georgia

Agriculture Commercial Education, public admin., health care, and other institutions Industrial Residential Transportation/Communication/Utility



### Union Point, Georgia

griculture
ommercial
ducation, public admin., health care, and other institutions
ndustrial
lulti-Family Residential
ark/Recreation/Conservation
esidential
ransportation/Communication/Utility





### Woodville, Georgia

Agriculture

Commercial

Education, public admin., health care, and other institutions

Park/Recreation/Conservation

Residential

Transportation/Communication/Utility



# Greene County Georgia

+ <b>†</b> +	Cemeteries					
*	Survey Sites					
	Historic Markers					
Ce	Census Blocks Containing Archeological Sites					
National Register Sites						
1	Bethesda Baptist Church					
2	Brown-Bryson Farm					
3	Early Hill Plantation					
4	Greene County Courthouse					
5	Jefferson Hall					
6	Moore-Crutchfield Place					
(7)	Penfield Historic District					
8	Peter W. Printup Plantation					
9	Scull Shoals Mound Site					
Communi	ty Landmarks					
	Bethesda Baptist Church (see above)					
	Greene County Courthouse (see above)					
10	Greshamville School					
$\begin{pmatrix} 1 & 1 \end{pmatrix}$	Morgan University Buildings					
(12)	Old Gaol					
13	Wyatt Jail					



Greensboro, Georgia

Community Landmarks

- 1 "Oldest House in Greensboro"
- 2 "The Big Store"
- 3 Baber House Museum
- 4 Baptist Church
- 5 Church of the Redeemer
- 6 Depot
- 7 Greensboro Cemetery
- 8 Gymnasium Building 9 Methodist Church
- 10 Post Office
- 11 Presbyterian Church
- 12 Springfield Baptist Church

Local Historic District Parcels With Identified Historic Resources National Register of Historic Places

Church of the Redeemer

Dr. Calvin M. Baber House

Greensboro Commercial District

Greensboro Depot

King-Knowles-Gheesling House

Mary Leila Cotton Mill & Village District

North Street-East Street District

South Street-Broad Street-Main Street-Laurel Street District

South Walnut Street District

Springfield Baptist Church



### Siloam, Georgia

+ <sup>†</sup> +	Cemeteries			
	Siloam City Boundary			
	Siloam City Parcels			
	Greene County Parcels			
National Register Listings				
	Moore Crutchfield Place			
KXXX	Moore Crutchnelu Place			
	Siloam Historic District			
2	Siloam Junior High School			
Comr	Community Landmarks			
1	Moved School Location			
2	Siloam Junior High School			
3	Siloam Baptist Church			
4	Siloam Presbyterian Church			

R D Northeast Georgia Regional Development Center - 04/2004.



### **Cultural Resources** Union Point, Georgia

+ <sup>†</sup> †	Cemeteries			
	Historic Marker			
	City Parcels			
	Census Blocks Containing Archeological Sites			
National Register Listings				
☆	Union Manufacturing Company			
	Union Point Historic District			
Com	munity Landmarks			
1	1926 School			
2	Auditorium			
3	First Baptist Church			
4	First Methodist Church			
5	First Presbyterian Church			
6	Present Glory Baptist Church			
7	Tabernacle			



### Woodville, Georgia

+ <sup>†</sup> +	Cemeteries			
	Survey Sites			
National Register Listings				
(1)	Woodville Baptist Church			
Community Landmarks				
2	Community Landmarks			
	Woodville City Parcels			