

# Chapter 1: Population

## Population

### Introduction

The Comprehensive Plan flows from a community's understanding of its population trends and their implications for the future. Historic trends help to illustrate formative characteristics of the existing population and provide insight into probable growth scenarios. Population forecasts are an important part of the planning process and allow a community to prepare strategies for accommodating shifts in demographics.

### Purpose

The Population Element provides communities the opportunity to inventory and assess trends in population growth or decline as well as demographic characteristics of the population. This information is the foundation for determining the needs of subsequent elements of the plan and assists the local government in assessing its growth rate in comparison with the state and surrounding jurisdictions.

### Organization

The outline of this element follows the minimum planning standards set forth by the Department of Community Affairs (DCA). The population and demographic characteristics of the community are inventoried and assessed in each of the following categories: Total Population, Total Households, Age Distribution, Racial Composition, Educational Attainment, and Income Levels.

Inventory information is compared with regional, state, and national trends (where appropriate) and assessed further in the Economic Development, Housing, Community Facilities, and Land Use elements of the plan.

Historic and current (based on the most recent decennial census) data is taken from U.S. Bureau of the Census and forecasts are generated by the Northeast Georgia Regional Development Center (NEGRDC) unless otherwise noted.

### Total Population

This section includes the current, historic and projected total population for Jasper County and the municipalities of Monticello and Shady Dale. Each of the community's growth rates is analyzed in comparison with state rates.

Table 1.1 illustrates the historic growth rates throughout the county in comparison with the state. Overall, the county experienced a large percentage increase between 1980 and 2000 Decennial Census years, which is comparable with the percentage increase statewide. The county absorbed the majority of this growth during the most recent decade (1990-2000) and the percentage increase during this time period outpaced the state.

Historic trends in Monticello illustrate a much different trend and the population has been relatively stable over the past twenty years. The city actually experienced a population decline between 1980 and 1990 before rebounding in the most recent decade accounting for the modest growth rate of 1.9% between 1980 and 2000 Census years, well below county and state rates. Shady Dale's percentage change illustrates large increases in population between 1980 and 2000 and rates are comparable with the county and state. However, because of the small sample size, large percentage increases do not correlate with significant numerical increases in population.

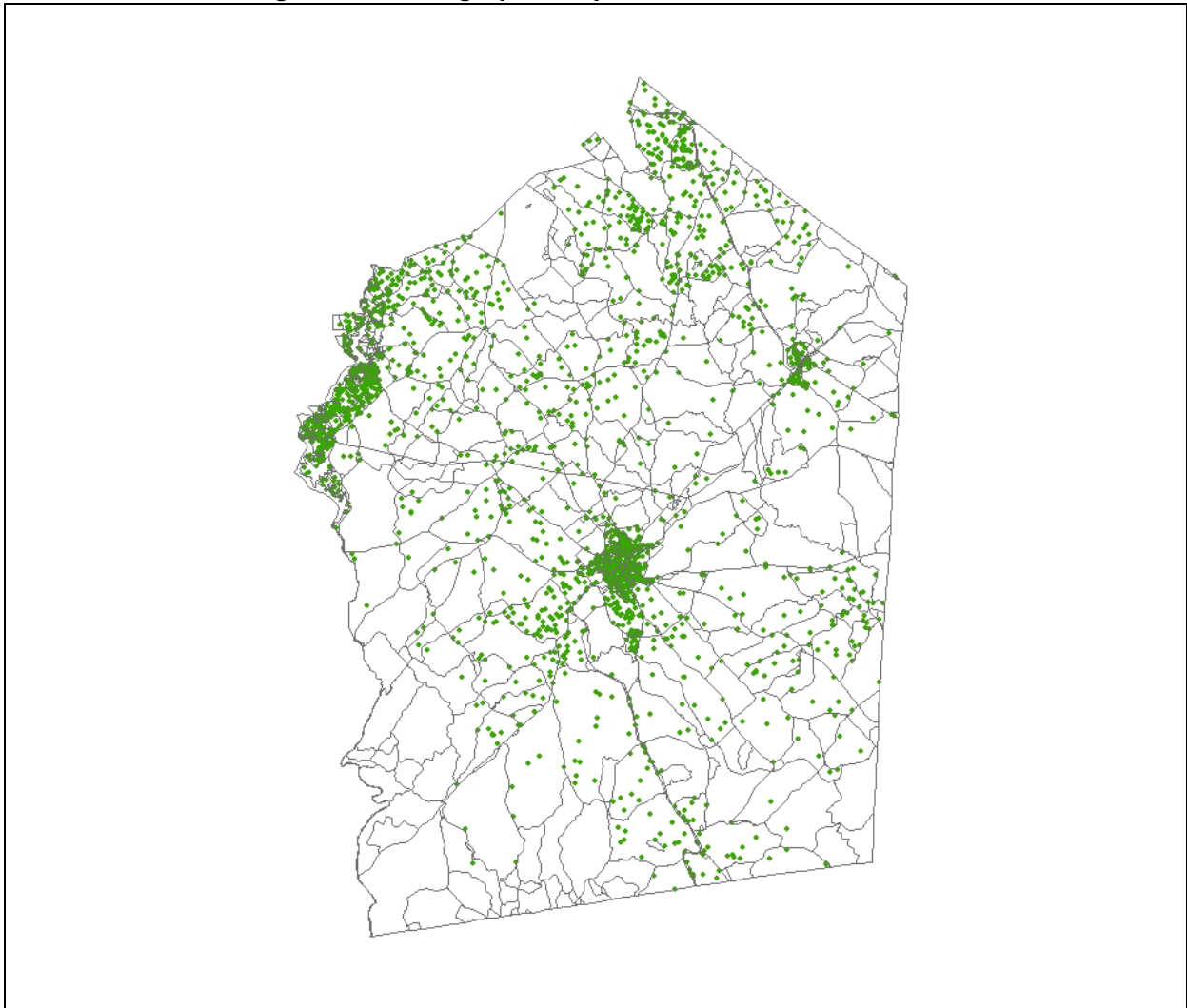
**Table 1.1: Population Trends 1980-2000**

Jurisdiction	1980	1985	1990	1995	2000	1980-1990	1990-2000	1980-2000
Jasper County	7,553	8,003	8,453	9,200	11,426	11.9%	35.2%	51.3%
Monticello	2,382	2,324	2,266	2,347	2,428	-4.9%	7.1%	1.9%
Shady Dale	155	166	177	210	242	14.2%	36.7%	56.1%
Unincorporated County	5,016	5,513	6,010	6,644	8,756	19.8%	45.7%	74.6%
Georgia	5,484,440	5,962,720	6,506,530	7,323,980	8,229,820	18.6%	26.5%	50.1%

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

- "Unincorporated" totals reflect the population living outside the municipalities of Monticello and Shady Dale.
- "1980-1990" reflects the percentage increase in population between 1980 and 1990 Decennial Census years.
- "1990-2000" reflects the percentage increase in population between 1990 and 2000 Decennial Census years.
- "1980-2000" reflects the percentage increase in population between 1980 and 2000 Decennial Census years.

Figure 1.1 illustrates the geographic distribution of the population for the 2000 decennial census. Each dot on the map indicates the presence of five persons.

**Figure 1.1: Geographic Population Distribution: 2000**

Source: U.S. Bureau of the Census 2000: Block Level Data

Table 1.2 illustrates the population forecasts for the county, state, and each of the municipalities. Five different forecast scenarios were calculated using a variety of statistical methods.

The most plausible forecast for the county is the Cohort Component analysis, which measures not only the size of the population, but also the composition. The population forecast is determined by estimating the vital statistics of the population (fertility and mortality rates) for each age grouping and for both males and females. This technique also incorporates a migration component based on population change over time within each of the age groups. Each of the three components is aggregated to forecast the populations over a twenty-year horizon.

The most plausible forecast for the municipalities is a ten-year growth forecast that represents an exponential forecast using growth patterns from the 1990's illustrating the continued trend of the more rapid growth rate experienced over the past decade. The % Increase column illustrates the percentage increase forecast between each time interval.

**Table 1.2: Jasper County Population Forecast**

Year	Jasper County	% Increase	Monticello	% Increase	Shady Dale	% Increase	Georgia	% Increase	Unincorporated	% Increase
1980	7,553	-	2,382	-	155	-	5,484,440	-	5,016	-
1985	8,003	6.0%	2,324	-2.4%	166	7.1%	5,962,720	8.7%	5,513	9.9%
1990	8,453	5.6%	2,266	-2.5%	177	6.6%	6,506,530	9.1%	6,010	9.0%
1995	9,200	8.8%	2,347	3.6%	210	18.4%	7,323,980	12.6%	6,644	10.5%
2000	11,426	24.2%	2,428	3.5%	242	15.5%	8,229,820	12.4%	8,756	31.8%
2005	13,443	17.7%	2,517	3.7%	246	1.7%	8,784,650	6.7%	10,680	22.0%
2006	13,819	2.8%	2,535	0.7%	254	3.4%	8,895,580	1.3%	11,030	3.3%
2007	14,195	2.7%	2,553	0.7%	262	3.1%	9,008,670	1.3%	11,380	3.2%
2008	14,571	2.6%	2,571	0.7%	270	3.0%	9,122,070	1.3%	11,730	3.1%
2009	14,947	2.6%	2,589	0.7%	278	3.0%	9,235,630	1.2%	12,080	3.0%
2010	15,324	2.5%	2,608	0.7%	288	3.4%	9,349,660	1.2%	12,428	2.9%
2015	17,614	14.9%	2,703	3.6%	322	11.8%	9,940,380	6.3%	14,589	17.4%
2020	19,592	11.2%	2,803	3.7%	361	12.1%	10,550,700	6.1%	16,428	12.6%
2025	22,110	12.9%	2,906	3.7%	404	11.9%	11,185,100	6.0%	18,800	14.4%

Source: State Forecasts by Woods & Poole Economics, Inc.; County and Municipal Forecasts by NEGRDC

## Seasonal Population

Seasonal population is an estimate that illustrates the impacts on total population resulting from seasonal adjustments. Seasonal population is based directly on the number of households classified as seasonal or recreational in the decennial census.

In 2000, 6.8% of total housing units were classified as seasonal/recreational. This assumption is held as a constant throughout the planning horizon and applied to the forecast of total housing units. An average household size (A.H.S.) for seasonal units is assumed to be 2.0. This assumption is applied to the estimated total of seasonal units to generate an estimate for the seasonal increase in population. Table 1.3 illustrates the seasonal population estimate for Jasper County.

**Table 1.3: Jasper County Seasonal Population**

Year	Total Housing Units	% of Seasonal Units	Total Seasonal Units	A.H.S. of Seasonal Units	Seasonal Population
2000	4,722	6.8%	321	2.0	642
2005	5,534	6.8%	376	2.0	753
2010	6,427	6.8%	437	2.0	874
2015	7,415	6.8%	504	2.0	1,008
2020	8,570	6.8%	583	2.0	1,165
2025	9,865	6.8%	671	2.0	1,342

Source: Calculations by NEGRDC

- "Total Housing Units" - estimate generated by multiplying the estimate of total households in Section 1.2.1.0 by the assumed vacancy rate of 13.1%, which was reported in the decennial census and held constant throughout the planning horizon.
- "% of Seasonal Units" - this is the percentage of seasonal units reported in the decennial census and held constant throughout the planning horizon. It is assumed that the majority of these units are associated with development near Jackson Lake and that growth of this type will continue.
- "Total Seasonal Units" - the result of multiplying Total Housing Units by % of Seasonal Units.
- "A.H.S. of Seasonal Units" - the assumed average household size of seasonal units.
- "Seasonal Population" the result of multiplying Total Seasonal Units by A.H.S. of Seasonal Units.

## Functional Population

Functional population is an estimate that illustrates the impacts on total population resulting from employment and commuting patterns, seasonal adjustments, and potential overnight tourists. It is assumed that the entire resident population remains in Jasper County overnight. The functional population illustrates the daytime estimate. Table 1.4 illustrates the functional population for Jasper County.

**Table 1.4: Jasper County Daytime Population**

Year	Total Population	Commuter Ratio	Seasonal Population	Total Hotel Units	A.H.S. of Hotel Units	Functional Population
2000	11,426	0.28	642	20	1.78	3,877
2005	13,443	0.28	753	20	1.78	4,552
2010	15,324	0.28	874	20	1.78	5,200
2015	17,614	0.28	1,008	20	1.78	5,976
2020	19,592	0.28	1,165	20	1.78	6,687
2025	22,110	0.28	1,342	20	1.78	7,568

Source: Calculations by NEGRDC

- “Total Population” - countywide estimates throughout the planning horizon.
- “Commuter Ratio” - result of dividing the total employees leaving the county by the total entering.
- “Seasonal Population” - total from Table 1.3.
- “Total Hotel Units” - estimate of total units countywide.
- “A.H.S. of Hotel Units” - estimate of residents per hotel room.
- “Functional Population” - daytime estimate derived from total population multiplied by the commuter ratio and added to the sum of seasonal and hotel populations.

**Assessment of Total Population**

The majority of the county’s growth occurred between the 1990 and 2000 census years. There have been minimal increases within the municipalities with the largest percentage increase occurring in the unincorporated areas. Although the percentage increase countywide has occurred at a greater rate than Georgia’s, the actual increase in population has been relatively small.

Growth trends are expected to continue countrywide over the short-term (the next ten years), though at slightly decelerated rates. Rates are expected to continue declining during the final ten years of the planning horizon though the county’s percentage increase should remain greater than the statewide rate.

Municipal estimates indicate similar trends are expected to continue throughout the planning horizon with both Monticello and Shady Dale experiencing minimal growth. The majority of the new growth is expected in the unincorporated area.

Seasonal and recreational homes are expected to maintain a constant share of the housing stock and will create seasonally adjusted population totals. The majority of this growth is expected within proximity to Jackson Lake. The resulting population increases should not create excessive demands on community facilities.

Economic trends indicate a large percentage of the resident workforce commutes outside of the county for employment. The continuation of this trend reduces the daytime population estimate as a high percentage of total residents are expected to continue commuting to outside places of employment.

**Households**

This section illustrates the historical, current and projected number of households in the county and each of the municipalities. Projections are based on a number of variables that must first be determined before future totals can be generated.

Each jurisdiction must generate an agreed upon population forecast that represents the expected future population totals. Secondly, an estimate must be made for the total population that does not reside in households. This segment of the population represents group homes and institutionalized persons. Finally, a forecasted average household size must be generated to determine the correlation between total population and total households.

## Number of Households

Table 1.5 illustrates the historic total households for the county and each of the municipalities and the percentage increases in households between Decennial Census years.

**Table 1.5: Historic Trends in Total Households: 1980-2000**

Jurisdiction	1980	1985	1990	1995	2000	1980-1990	1990-2000	1980-2000
Jasper County	2,553	2,795	3,036	3,606	4,175	18.9%	37.5%	63.5%
Monticello	840	844	847	887	927	0.8%	9.4%	10.4%
Shady Dale	58	63	68	78	88	17.2%	29.4%	51.7%
Unincorporated County	1,655	1,888	2,121	2,641	3,160	28.2%	49.0%	90.9%

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

In comparison with Table 1.1 the total number of households throughout the county is increasing at a more rapid pace than the total population. This is best illustrated in the City of Monticello, which experienced a decrease in total population between 1980 and 1990 yet experienced a slight increase in total households during that same time period. This can be explained by the change in the size of households, which is discussed further in the following section, "Average Size of Households."

Table 1.6 illustrates the forecast of total households over the twenty-year planning horizon for the county and each of the municipalities. Future households are based on the population forecast for each of the communities; the average household size forecasts; and, the estimate of institutionalized populations that do not reside in households.

Comparisons with Table 1.2 continue to illustrate that households are increasing at a more rapid rate than population because of the expected continuing decrease in average household size.

**Table 1.6: Forecast of Total Households**

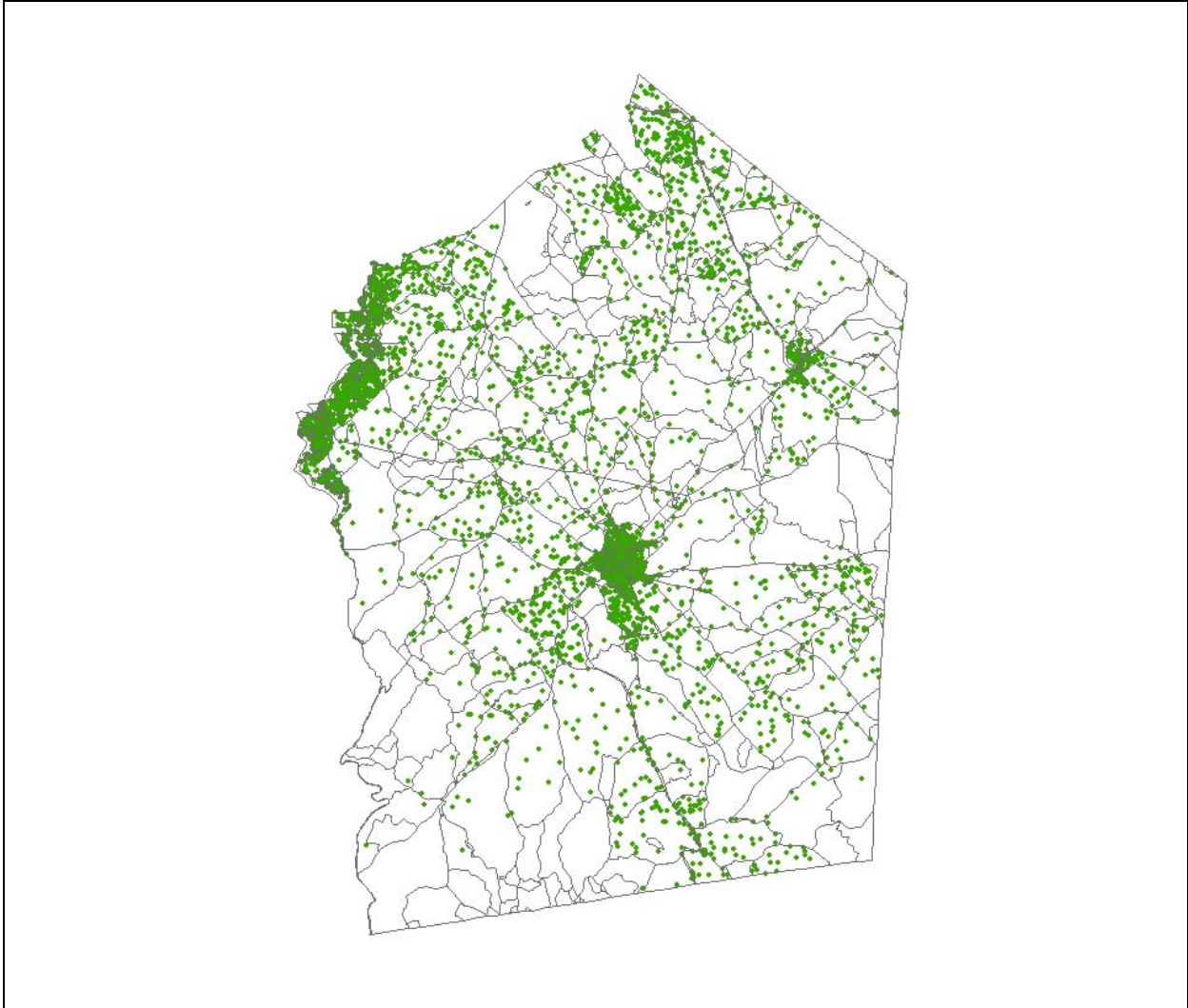
Year	Jasper			Monticello			Shady Dale		
	Total HH's	New HH's	% Increase	Total HH's	New HH's	% Increase	Total HH's	New HH's	% Increase
2000	4,175	-	-	927	-	-	88	-	-
2005	4,893	718	17.2%	949	22	2.4%	91	3	3.2%
2010	5,683	789	16.1%	1,003	54	5.6%	105	15	16.2%
2015	6,656	974	17.1%	1,050	47	4.7%	117	11	10.6%
2020	7,577	921	13.8%	1,111	61	5.8%	130	13	11.3%
2025	8,722	1,144	15.1%	1,176	65	5.8%	144	14	11.1%

Source: Calculations by NEGRDC

- "Total HH's" refers to Total Households projected based on the permanent population forecast, which does not account for institutionalized residents or seasonal households.
- "New HH's" refers to New Households during each identified time period.
- "% Increase" refers to percentage increase of new households during each time period.

Figure 1.2 illustrates a geographic distribution of total households for the 2000 decennial census. Each dot on the figure corresponds to a single household. Data is illustrated at the block level countywide and is consistent with population patterns illustrated in Figure 1.1.

**Figure 1.2: Geographic Distribution of Households 2000**



Source: U.S. Bureau of the Census 2000

### **Average Size of Households**

Table 1.7 illustrates the historic and current average household size for the county and each of the municipalities. Historically, decreasing household sizes have been a national trend reflecting a shift in demographics (a larger percentage of single-parent households and overall smaller family sizes) and an aging population (larger percentage of retirement-aged households without children and single survivor households without a spouse).



**Table 1.7: Historic Trends in Average Household Size: 1980-2000**

Jurisdiction	1980	1985	1990	1995	2000	1980-1990	1990-2000	1980-2000
Jasper County	2.96	2.86	2.78	2.55	2.74	-5.9%	-1.7%	-7.5%
Monticello	2.84	2.76	2.68	2.65	2.62	-5.7%	-2.1%	-7.6%
Shady Dale	2.67	2.63	2.60	2.69	2.75	-2.6%	5.6%	2.9%
Unincorporated County	3.03	2.92	2.83	2.52	2.77	-6.5%	-2.2%	-8.6%

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

The historic trends reflect decreasing household sizes and are comparable with trends throughout the region, state and the nation. The only jurisdiction deviating from the trend is Shady Dale, which experienced an increasing average household size between Decennial Census years. As previously mentioned, Shady Dale represents a small sample size and trends are difficult to determine because of the large impacts on calculations generated from small shifts in population.

Table 1.8 illustrates the forecasted average household sizes for the county and each of the municipalities. The average household sizes are determined using linear regression models based on historic trends in the average household size for each jurisdiction.

**Table 1.8: Forecast of Average Household Size: 2005-2025**

Jurisdiction	2005	2010	2015	2020	2025
Jasper County	2.72	2.67	2.62	2.56	2.51
Monticello	2.60	2.55	2.50	2.45	2.40
Shady Dale	2.71	2.73	2.76	2.78	2.80
Unincorporated County	2.75	2.70	2.64	2.59	2.53

Source: Calculations by NEGRDC

Forecasts illustrate the expected downward trend in average household size. The Town of Shady Dale's statistical trend points to an increasing average household size but this does not reflect a statistically accurate projection because of the small sample size of households in the town.

### Assessment of Households

The growth trend in total households reinforces the population trends in the unincorporated county, with 91% of all new households locating in the county.

Decreasing average household size is a nationwide trend and is reflective of an aging population and changing household demographics. This trend is reflected in the expected growth in total households. The existing trends from 1980 to 2000 illustrate households are increasing at a more rapid pace than total population and this trend is expected to continue because of the decreasing average household size.

### Age Distribution

This section inventories the current, historic and projected age distribution of residents of the county and each of the municipalities. Disaggregating the population according to age assists the local government in determining specific needs of its residents and assists in determining the types of investments needed in community facilities.

Table 1.9 illustrates the current, historical and projected age distribution of Jasper County. Data for 1980, 1990, and 2000 was derived from the Decennial Census. The 1985 and 1995 interpolations and 2005-2025 forecasts were created by the NEGRDC.

The main illustrations from Table 1.9 were the historic downward shifts in the 20-34 age brackets and the upward shifts in the 35-54 age brackets. The decreasing population in the 20-34 age brackets illustrates an increasing number of the county's young labor force seeking employment opportunities outside the county. Conversely, the 35-54 age brackets represent an experienced and mobile workforce. The increases experienced in these brackets are the likely result of increased development in Jasper County. Residents in these age brackets are more willing and able to commute greater distances to major employment centers as a trade-off for suburban homes within a rural atmosphere.

**Table 1.9: Jasper County Age Distribution: 1980-2000**

Jasper County	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
<b>Total</b>	<b>7,553</b>	<b>8,003</b>	<b>8,453</b>	<b>9,200</b>	<b>11,426</b>	<b>13,443</b>	<b>15,324</b>	<b>17,614</b>	<b>19,592</b>	<b>22,110</b>
Under 5	8.3%	8.0%	7.8%	7.4%	7.0%	6.6%	6.4%	5.4%	4.6%	4.4%
5-9	7.8%	7.9%	8.4%	8.4%	7.7%	7.4%	7.1%	6.2%	5.1%	5.3%
10-14	8.5%	7.8%	7.7%	7.6%	8.0%	7.9%	7.6%	7.4%	7.3%	5.4%
15-19	9.0%	7.8%	7.2%	6.8%	7.1%	7.2%	6.5%	7.0%	6.2%	6.7%
20-24	8.0%	7.5%	6.2%	5.9%	5.3%	5.9%	5.7%	5.5%	5.6%	5.4%
25-29	8.1%	8.1%	7.3%	6.5%	6.1%	4.9%	6.1%	5.3%	5.8%	5.4%
30-34	7.4%	7.7%	7.8%	7.5%	6.9%	6.3%	6.0%	6.5%	6.6%	6.4%
35-39	5.7%	7.0%	7.8%	8.1%	7.9%	7.0%	6.7%	6.4%	6.9%	7.1%
40-44	4.6%	5.8%	7.4%	8.2%	7.8%	7.8%	7.2%	6.8%	6.5%	7.3%
45-49	5.4%	5.0%	5.2%	6.8%	7.3%	7.3%	7.2%	6.8%	6.4%	6.4%
50-54	4.5%	4.4%	4.7%	4.9%	7.4%	7.4%	7.9%	7.3%	7.6%	6.7%
55-59	4.7%	5.0%	5.0%	5.4%	5.2%	7.2%	7.2%	7.8%	7.4%	7.6%
60-64	4.6%	4.6%	4.1%	4.2%	4.6%	5.5%	7.4%	7.4%	8.3%	7.6%
65-69	5.0%	4.5%	4.1%	3.4%	4.1%	4.0%	4.2%	6.5%	6.0%	7.4%
70-74	3.7%	3.7%	3.6%	3.3%	2.7%	3.2%	3.1%	3.5%	5.2%	5.0%
75-79	2.3%	2.6%	2.8%	2.6%	2.2%	1.9%	2.2%	2.2%	2.3%	3.7%
80-84	1.5%	1.6%	1.7%	1.7%	1.7%	1.4%	1.3%	1.4%	1.5%	1.6%
85+	1.0%	1.2%	1.3%	1.3%	1.1%	0.9%	0.8%	0.6%	0.7%	0.7%

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

Tables 1.10 and 1.11 illustrate the same datasets for the municipalities of Monticello and Shady Dale. The Monticello trends illustrate a similar decrease in the number of residents in the 20-29 age brackets with an increase in the 45-54 age brackets. Monticello's population is aging with an increasing percentage of the population over 80.

**Table 1.10: Current, Historic and  
Projected Age Distribution for Monticello**

<b>Monticello</b>	<b>1990</b>	<b>1995</b>	<b>2000</b>	<b>2005</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>
<b>Total</b>	<b>2,266</b>	<b>2,347</b>	<b>2,428</b>	<b>2,517</b>	<b>2,608</b>	<b>2,703</b>	<b>2,803</b>	<b>2,906</b>
Under 5	7.6%	7.9%	8.1%	8.0%	7.7%	6.8%	5.6%	5.6%
5-9	8.5%	8.5%	8.4%	7.4%	8.0%	6.2%	5.9%	5.2%
10-14	7.9%	7.8%	7.6%	8.6%	8.1%	8.3%	8.2%	6.1%
15-19	7.5%	7.2%	7.0%	6.9%	6.9%	7.6%	6.9%	7.9%
20-24	7.5%	6.4%	5.4%	5.9%	5.2%	5.8%	6.0%	5.9%
25-29	8.0%	6.9%	5.9%	4.8%	5.6%	4.7%	5.9%	5.5%
30-34	5.9%	6.3%	6.8%	5.7%	4.9%	5.6%	5.0%	5.8%
35-39	7.6%	7.5%	7.3%	6.5%	5.4%	4.8%	5.4%	5.0%
40-44	7.2%	6.6%	6.0%	7.5%	7.2%	5.7%	5.5%	5.8%
45-49	4.5%	5.5%	6.6%	5.6%	6.4%	6.9%	5.0%	5.3%
50-54	4.2%	5.2%	6.3%	6.3%	5.4%	6.2%	6.7%	4.9%
55-59	4.0%	4.0%	4.0%	6.0%	5.9%	5.2%	6.0%	6.6%
60-64	4.0%	4.3%	4.6%	4.6%	7.1%	6.4%	6.3%	6.7%
65-69	4.4%	4.0%	3.7%	4.5%	3.9%	7.0%	6.1%	6.3%
70-74	3.9%	3.5%	3.2%	3.3%	3.8%	3.7%	6.2%	5.6%
75-79	3.4%	3.4%	3.4%	2.7%	2.9%	3.3%	3.2%	5.4%
80-84	2.2%	2.6%	2.9%	2.7%	2.3%	2.4%	2.9%	3.0%
85+	1.7%	2.3%	2.7%	3.1%	3.3%	3.2%	3.3%	3.6%

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

**Table 1.11: Current, Historic and Projected Age Distribution for Shady Dale**

Shady Dale	1990	1995	2000	2005	2010	2015	2020	2025
<b>Total</b>	<b>177</b>	<b>210</b>	<b>242</b>	<b>246</b>	<b>288</b>	<b>322</b>	<b>361</b>	<b>404</b>
Under 5	5.6%	6.7%	7.4%	7.4%	7.6%	6.8%	5.9%	6.0%
5-9	7.2%	6.7%	6.2%	6.0%	6.3%	4.5%	4.9%	4.0%
10-14	6.1%	7.9%	9.1%	9.1%	11.5%	9.8%	12.4%	7.9%
15-19	7.8%	7.9%	7.9%	8.1%	5.6%	9.6%	5.4%	10.5%
20-24	3.9%	4.5%	5.0%	6.6%	6.5%	4.7%	7.4%	4.6%
25-29	6.7%	6.4%	6.2%	4.0%	5.1%	4.9%	3.4%	5.8%
30-34	10.0%	8.6%	7.4%	8.9%	9.7%	7.7%	9.9%	8.3%
35-39	13.3%	9.0%	6.2%	6.8%	5.6%	7.8%	3.9%	8.0%
40-44	6.1%	6.7%	7.0%	4.6%	4.3%	3.8%	5.0%	2.8%
45-49	6.1%	8.1%	9.9%	5.4%	3.8%	3.3%	3.3%	3.9%
50-54	2.2%	4.0%	5.4%	8.2%	5.3%	3.2%	3.0%	2.9%
55-59	6.1%	4.8%	3.7%	3.7%	5.2%	3.6%	1.8%	2.2%
60-64	2.2%	4.5%	6.2%	7.6%	11.0%	8.0%	9.6%	4.0%
65-69	3.9%	5.2%	6.2%	5.1%	3.2%	8.5%	4.3%	7.0%
70-74	2.8%	2.1%	1.7%	5.7%	5.4%	7.2%	13.0%	4.9%
75-79	5.6%	3.1%	1.2%	0.4%	1.7%	3.0%	0.8%	7.9%
80-84	1.1%	1.9%	2.5%	1.4%	1.7%	3.3%	5.6%	7.1%
85+	3.3%	1.9%	0.8%	1.0%	0.3%	0.5%	0.3%	2.1%

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

**Assessment of Age Distribution**

Trends project an aging population in Jasper County with an expected increase in the 55-79 age brackets assuming the existing population remains in the county. The projected percentage of school-aged children is expected to decrease over time as the population ages and the anticipated in-migration to remain older with smaller households.

Future trends in Monticello appear to mirror the county as the existing population ages, increasing the percentage of the population over the age of 55. Similarly, the percentage of school-aged children is expected to decrease as migration patterns are not expected to change over time and new families do not represent the majority of the incoming population.

Trends are difficult to assess in Shady Dale because of the small sample size. Figures do illustrate an aging population assuming the existing population remains in the town.

**Racial Composition**

Table 1.12 illustrates racial composition totals and percentage shares for Jasper County and the municipalities of Monticello and Shady Dale. Each individual racial category does not add to the total because of the Hispanic Origin category. Persons of Hispanic origin are not classified as Hispanic alone and are counted in other categories.

The racial composition of the county has changed over the past twenty years with an increasing percentage in the White population countywide. The percentage share in both Monticello and Shady Dale has changed very little and reflects a relatively unchanged population.

**Table 1.12: Racial Composition of Jasper County, Monticello, and Shady Dale**

<b>Jasper County</b>	<b>1980</b>	<b>% of Total</b>	<b>1990</b>	<b>% of Total</b>	<b>2000</b>	<b>% of Total</b>
Total Population	7,544	-	8,453	-	11,426	-
White	4,489	59.50%	5,436	64.31%	8,107	70.95%
Black or African American	3,044	40.35%	2,942	34.80%	3,115	27.26%
American Indian and Alaskan Native	1	0.01%	32	0.38%	24	0.21%
Asian or Pacific Islander	8	0.11%	8	0.09%	20	0.18%
Other Race	2	0.03%	35	0.41%	160	1.40%
Hispanic or Latino Origin	87	-	84	-	236	-
<b>Monticello</b>	<b>1980</b>	<b>% of Total</b>	<b>1990</b>	<b>% of Total</b>	<b>2000</b>	<b>% of Total</b>
Total Population	2382	-	2266	-	2428	-
White	1082	45.42%	1014	44.75%	1087	44.77%
Black or African American	1296	54.41%	1225	54.06%	1299	53.50%
American Indian and Alaskan Native	0	0.00%	0	0.00%	3	0.12%
Asian or Pacific Islander	3	0.13%	0	0.00%	9	0.37%
Other Race	1	0.04%	27	1.19%	17	0.70%
Hispanic or Latino Origin	35	-	50	-	77	-
<b>Shady Dale</b>	<b>1980</b>	<b>% of Total</b>	<b>1990</b>	<b>% of Total</b>	<b>2000</b>	<b>% of Total</b>
Total Population	155	-	177	-	242	-
White	106	68.39%	123	69.49%	158	65.29%
Black or African American	41	26.45%	54	30.51%	68	28.10%
American Indian and Alaskan Native	0	0.00%	0	0.00%	0	0.00%
Asian or Pacific Islander	7	4.52%	0	0.00%	0	0.00%
Other Race	1	0.65%	0	0.00%	16	6.61%
Hispanic or Latino Origin	0	-	0	-	16	-

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

**Assessment of Racial Composition**

Overall, this trend is expected to continue in the county with an increasing percentage of the total population expected to be white. Based on Tables 1.9 and 1.12, it appears that the majority of the in-migrant population over the past decade has been older white households. Data in the Economic Development chapter indicates that a larger percentage of the county's labor force commutes to their place of employment, which is a common trait associated with this type of demographic shift.

Municipal trends are not expected to change drastically because of the minimal increases in population expected throughout the planning horizon.

## Educational Attainment

This section illustrates the educational attainment of the population and how it has changed between 1990 and 2000 Decennial years. This information assists the local government in determining the skill levels of its residents and is essential information in determining the economic development potential of the local labor force.

This information also helps the local government assess the strengths and weaknesses of the local educational system. It illustrates local trends in student achievement and is an indicator of the public school system.

Table 1.13 illustrates the current and historic educational attainment statistics for Jasper County and each of the municipalities.

**Table 1.13: Comparison of Educational Attainment: 1990-2000**

Highest Level of Education Achieved	Jasper County		Monticello		Shady Dale		Northeast Georgia		Georgia	
	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000
Elementary School	14.2%	9.1%	18.0%	9.8%	18.9%	14.7%	15.5%	8.5%	12.0%	7.6%
High School - No Diploma	21.2%	21.2%	20.8%	17.3%	24.6%	24.0%	21.1%	16.9%	17.0%	13.8%
High School Graduate	35.9%	37.2%	30.0%	35.9%	38.5%	41.3%	30.1%	32.6%	29.6%	28.7%
1-3 Years of college	12.9%	18.4%	11.7%	18.0%	9.0%	16.7%	16.0%	18.1%	22.1%	20.4%
College Graduate (Including Associate Degree)	15.8%	14.2%	19.6%	19.0%	9.0%	3.3%	17.2%	23.9%	19.3%	29.5%

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

There has been an overall trend of increasing education levels throughout the county, which is typical in an area that has experienced an increase in migration. Typically those residents moving into the community and commuting outside are educated at a post-secondary level. The percentage of residents with a college degree actually decreased between 1990 and 2000 and is well below national (31%), state (30%) and regional (24%) rates. This will be discussed further in the Economic Development Chapter and its relationship with the skill level of the local labor force.

## Dropout Rates

Overall, the county has experienced similar dropout rates in comparison with the state over the past five years with exception to the 2001-2002 school year. Data has not yet been released for the 2003-2004 school year. Table 1.14 illustrates the grades 9-12 dropout rate for the county over the past five years (for which data was available) and compares them with the state rate.

**Table 1.14: Dropout Rates**

Jurisdiction	1998-1999	1999-2000	2000-2001	2001-2002	2002-2003
Jasper County	7.2	6.1	6.1	8.0	5.5
Georgia	6.5	6.5	6.4	5.3	5.5

Source: Georgia Department of Education

The dropout rates can be further analyzed to illustrate additional demographic characteristics of the students that discontinue their education in high school. The Georgia Department of Education Office of Student Achievement provides further information for the dropout student population.

The 2002-2003 school year illustrates that 6.9% of the total White student population in grades 9-12 (393 total students) were among the dropout population versus 2.9% of the total Black population (205 total students). Of the entire student population, 297 were considered economically disadvantaged versus 318 who were not. The respective percentages of students within each category that dropped out of high school were 6.4% and 4.7%.

### Standardized Achievement Test Scores

Over the past five years the Standard Achievement Test Scores (SAT) in the county have fluctuated from year-to-year with no discernible trend up or downwards. The only standard is that county scores are consistently between six-to-ten percentage points lower than the statewide average. Table 1.15 illustrates the average SAT scores in the county over the past five years and compares them with the state average.

**Table 1.15: Average Standardized Achievement Test Scores**

Jurisdiction	1999-2000	2000-2001	2001-2002	2002-2003	2003-2004
Jasper County	918	936	912	944	910
Georgia	984	991	991	997	999

Source: Georgia Department of Education

### Assessment of Educational Attainment

The educational attainment level of the county's population has increased between 1990 and 2000 however the education levels remain well below the state and regional levels for percentage of the population that has attained a post-secondary education. This is a typical trend in rural areas that have not experienced large in-migrant population increases. As suburbanization continues to attract older, typically professional households, the education level is expected to increase.

Dropout rates are comparable with the statewide average; however, this rate is very high. The county school system is actively engaged in working towards decreasing rates through cooperative efforts with the economic development authority and Griffin Technical College (discussed further in the Economic Development chapter).

SAT scores have been consistently below statewide averages over the past five years. There are a variety of variables associated with SAT scores that are outside of the education system's control. Socioeconomic conditions and household characteristics are influential variables in the educational achievement of school-aged children. Typically, children raised in an educated household (with one or both parents having achieved a post-secondary degree) are more likely to achieve greater academic success. The low levels of educational attainment in the county's adult population illustrate the small percentage of educated households countywide.

### H.S. Grads to Post-Secondary Education

The Georgia Department of Education has data on the number of graduates entering post-secondary education for the years 1999 through 2002. The percentage of grads entering post-secondary institutions has increased during that time period, specifically the number of graduates entering technical schools. Table 1.16 illustrates the percentage of county graduates entering public colleges as well as technical schools and compares both with statewide percentages.

**Table 1.16: Percentage of Grads Attending Post-Secondary Schools**

Year	Public Colleges		Technical Schools	
	Jasper	Georgia	Jasper	Georgia
1999	23.7%	35.9%	9.7%	7.1%
2000	17.3%	35.4%	8.2%	8.6%
2001	28.2%	36.1%	12.7%	9.7%
2002	28.7%	38.7%	20.7%	8.3%

Source: Georgia Department of Education

**Assessment of Grads Entering Post-Secondary Institutions**

The percentage of graduates entering public colleges has increased since 1999 yet remains well below the statewide average. This reinforces the disparity between county and statewide average SAT scores. The county has seen a tremendous increase in the percentage of graduates attending technical schools and the percentage is far greater than the statewide average. This reflects the relative importance of the Griffin Tech satellite campus to the Jasper County school system and is discussed further in the Economic Development chapter.

**Income**

Income statistics assist a community in identifying segments of the population that may require assistance and are an important factor in the Housing and Economic Development chapters illustrating the correlation between affordable housing and the population’s income levels as well as the population’s purchasing power.

**Average Per Capita Income**

Table 1.17 illustrates the current, historical, and projected per capita income for the county and compares it with state rates. Per capita income data is provided at the county level only. There are no reliable forecasts for municipal income levels.

**Table 1.17: Per Capita Income: 1980-2025**

Jurisdiction	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Jasper County	\$13,628	\$16,125	\$16,199	\$18,147	\$19,252	\$20,438	\$21,430	\$22,413	\$23,385	\$24,341
Georgia	\$15,353	\$18,512	\$20,715	\$22,287	\$25,433	\$26,975	\$28,549	\$30,141	\$31,767	\$33,413

Source: Woods and Poole Economics, Inc.

All dollar figures are reported in 1996 constant dollars. Per capita income figures have steadily increased in Jasper County although they remain well below state figures. Economic conditions of the county are discussed further in the Economic Development chapter, but this is surely the result of lower overall wages paid to Jasper County employees.

**Average Household Income**

Table 1.18 illustrates the current, historical, and projected average household income for the county and compares it with state rates. Household income data is provided at the county level only. There are no reliable forecasts for municipal income levels. Data for 1980 and 1985 are not available.



**Table 1.18: Average Household Income: 1990-2025**

Jurisdiction	1990	1995	2000	2005	2010	2015	2020	2025
Jasper County	\$31,274	\$32,758	\$40,867	\$43,786	\$46,713	\$49,620	\$46,723	\$55,471
Georgia	\$33,259	\$35,692	\$42,158	\$44,169	\$52,533	\$54,203	\$63,964	\$59,049

Source: Woods and Poole Economics, Inc.

All dollar figures are reported in 2000 constant dollars. Household income statistics reveal a similar pattern and illustrate that overall, Jasper County households are earning less than households statewide, on average.

### Household Income Distribution

Table 1.19 illustrates the percentage of households within each of the defined income groups for the county and each of the municipalities and compares it with state percentages.

This data assists the local government in assessing household poverty levels and can be used to illustrate housing affordability issues.

**Table 1.19: Household Income Distribution: 2000**

Income Group	Jasper	Monticello	Shady Dale	Georgia
<b>Total Households</b>	<b>4,176</b>	<b>926</b>	<b>85</b>	<b>3,006,369</b>
<\$10,000	11.6%	21.2%	10.6%	10.1%
\$10,000-\$14,999	5.0%	6.0%	8.2%	5.9%
\$15,000-\$24,999	12.8%	11.1%	22.4%	12.3%
\$25,000-\$34,999	11.7%	11.6%	7.1%	12.6%
\$35,000-\$49,999	21.0%	16.1%	32.9%	16.7%
\$50,000-\$74,999	23.5%	21.7%	18.8%	19.7%
\$75,000-\$99,999	8.2%	5.0%	0.0%	10.4%
\$100,000-\$149,999	3.9%	5.6%	0.0%	7.8%
\$150,000-\$199,999	1.0%	0.4%	0.0%	2.2%
\$200,000+	1.5%	1.3%	0.0%	2.4%

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

This information will be discussed further in the housing chapter and its correlation with affordable housing. The majority of households countywide are within the \$35,000-\$74,999 income brackets, which is similar to state trends. The main discrepancy between state and local figures is the difference between high-income households. 12.4% of state households are above \$100,000 versus 6.4% of the county's households, 7.3% of Monticello's, and none of Shady Dale's.

### Assessment of Income Characteristics

Per capita and household income has increased in the county over time but remains well below the statewide levels. The household income distribution illustrates the differences between county and statewide income levels. Over 62% of households in the county earn less than \$50,000 compared with 57.6% of statewide households. Conversely, only 14.6% of county households earn in excess of \$75,000 compared with 22.3% statewide.

This can be directly attributed to the education attainment statistics discussed in section 1.5.0.0. The lack of post-secondary education minimizes the earning potential of the local population. As education levels increase, income levels will raise correspondingly.

## Chapter 2: Economic Development

### 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 Jasper 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 Jasper 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 1992. 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, Jasper County Economic Development Authority, 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.

## Economic Base

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 and the Jasper County Economic Development Authority.

A community's economic base refers to two main economic sectors of a community and their ability to serve non-local (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 Jasper County economy. The inventory includes information on employment and earnings, wages, personal income, and major and unique economic activities.

**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 Jasper County to work, and does not include Jasper County residents commuting elsewhere to work, unless stated otherwise.*

## Employment by Sector

### 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 2.1 and Figure 2.1 for historical data on Jasper County's employment totals for each of the sectors, and to Table 2.2 and Figure 2.2 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.

Farm employment has steadily decreased over the past decade. In 1990 Farming represented 15.3% of total employment and decreased to 9.1% in 2000. Despite the steady decline Farming remains much more prevalent in Jasper County than statewide, where only 1.4% of total employment is engaged in Farm activities. Jasper County produced a total of \$72.3 million in total farm gate value in 2003, ranking 43 of 159 counties statewide. Poultry and egg production represents the largest agricultural commodity in the county at 35.4% of the total farm gate, followed by livestock at 25.6%.

### ***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.

This sector represents small percentages of local and statewide employment. Jasper County reported 0.3% of its total compared with 1.1% statewide.

### ***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.

The total percentage increased slightly in the county from 0.8% to 1.8% between 1990 and 2000. Mining does not represent a major employment sector statewide and accounted for only 0.2% of total employment in 2000. Despite the relatively high percentage of Mining employment in the county there is little room for growth within the industry and is not considered an opportunity to expand and diversify the local economy.

### **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 activity is generally cyclical and dependent on a variety of external variables such as, interest rates and housing demand. The percentage of employment has increased considerably between Census years from 1.9% to 4.0%. This is a result of the increase in residential development in Jasper County, as well as regionally. Construction employment remained relatively constant statewide, increasing slightly from 5.8% to 5.9% between 1990 and 2000.

### **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.

This represents the dominant sector in the county despite the decrease in dependency between 1990 and 2000 from 42.3% to 32.4%. In comparison, manufacturing represents only 12.7% of the statewide employment totals. This reflects a more pronounced shift statewide from the more traditional industrial-based economy.

### **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 represents a small sector of county employment, representing only 2.0% of total jobs in 2000 compared with 6.0% statewide. The lack of concentrated populations in the county precludes the majority of these types of employment opportunities.

### **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.

The percentage of total employment increased from 1.4% to 2.8% between 1990 and 2000. Statewide, this sector represents 5.9% of total employment. The lack of major transportation networks in the county and the distance from the Interstate-20 corridor limits the growth potential in the wholesale trade 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 retail sector increased from 7.2% to 9.9% between 1990 and 2000 but is well below the statewide percentage of 16.8% reported in 2000. Jasper County's small population is directly correlated with the smaller percentage of employment dedicated to retail trade.

### **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 percentage of employment decreased between Census years from 2.5% to 1.4%, well below the statewide percentage of 6.6%. Employment within this sector is also tied to population and reflects the county's inability to support FIRE industries.

### **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.

The national trend over the past two decades has been a shift from the manufacturing to the service sector. This has been the case in Jasper County with the percentage of service employment increasing from 5.6% to 14.5%, though it is not as pronounced because of the remaining dominance of the manufacturing sector. Statewide, the percentage of service employment is 28.9% reflecting a larger shift away from the industrial economy.

### **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.

Like most rural counties the government sector represents a major percentage of total jobs and was reported as 21.7% in 2000 compared with 14.4% statewide, which reflects a more diverse economy.

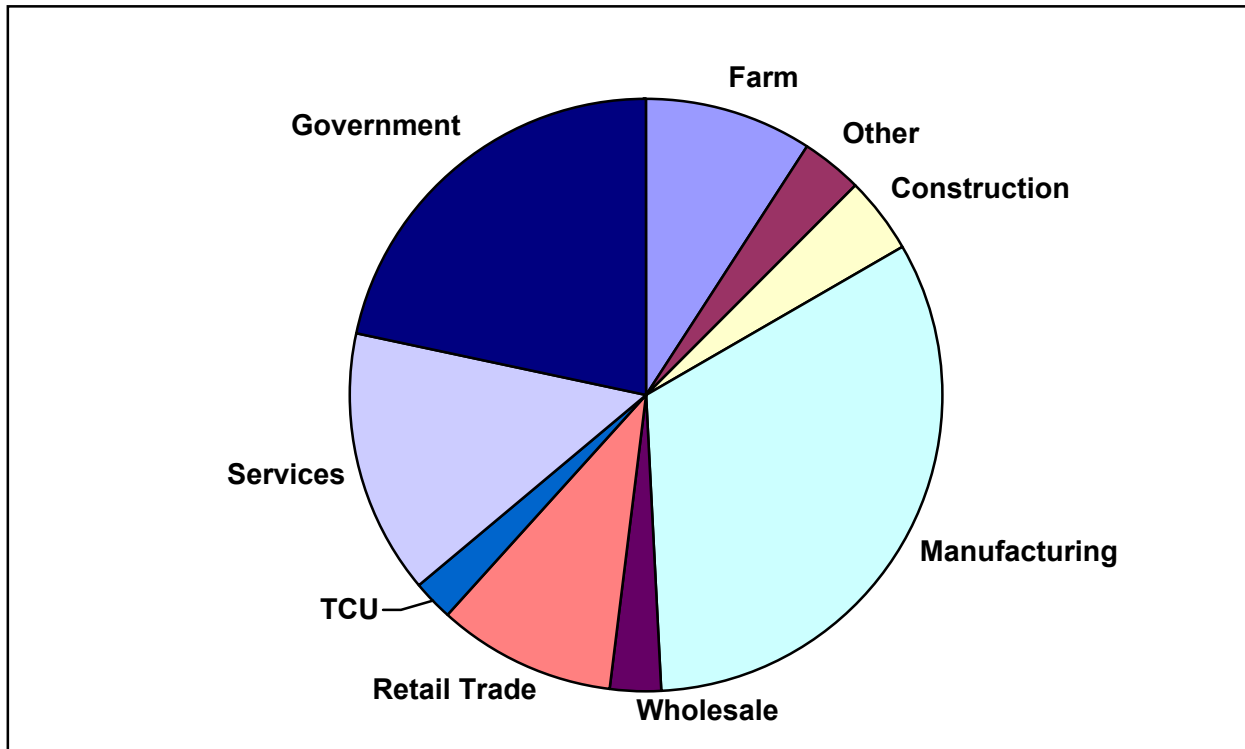
**Table 2.1: Jasper County Employment by Sector: 1990-2000**

Industry	1990	%	1995	%	2000	%
<b>Total</b>	<b>2,249</b>	<b>100.0%</b>	<b>2,566</b>	<b>100.0%</b>	<b>2,860</b>	<b>100.0%</b>
Farm	344	15.3%	289	11.3%	261	9.1%
Ag services	10	0.4%	6	0.2%	10	0.3%
Mining	18	0.8%	15	0.6%	52	1.8%
Construction	43	1.9%	54	2.1%	115	4.0%
Manufacturing	951	42.3%	971	37.8%	927	32.4%
TCU	23	1.0%	51	2.0%	56	2.0%
Wholesale	32	1.4%	35	1.4%	79	2.8%
Retail	161	7.2%	253	9.9%	284	9.9%
FIRE	56	2.5%	56	2.2%	39	1.4%
Services	125	5.6%	219	8.5%	416	14.5%
Government	486	21.6%	617	24.0%	621	21.7%

Source: Bureau of Economic Analysis; Georgia Department of Labor

- Farm employment estimates are taken from the Bureau of Economic Analysis. All other sectors are taken from the DOL.
- "TCU" represents Transportation, Communications, and Public Utilities; FIRE represents Finance, Insurance and Real Estate.

Figure 2.1: Jasper County 2000 Employment by Sector



- Other illustrates the percentage totals for FIRE, Agricultural Services, and Mining.
- Government includes Federal Civilian, Federal Military, and State and Local levels of government.

Table 2.2: Georgia Employment by Sector 1990-2000 (x 100)

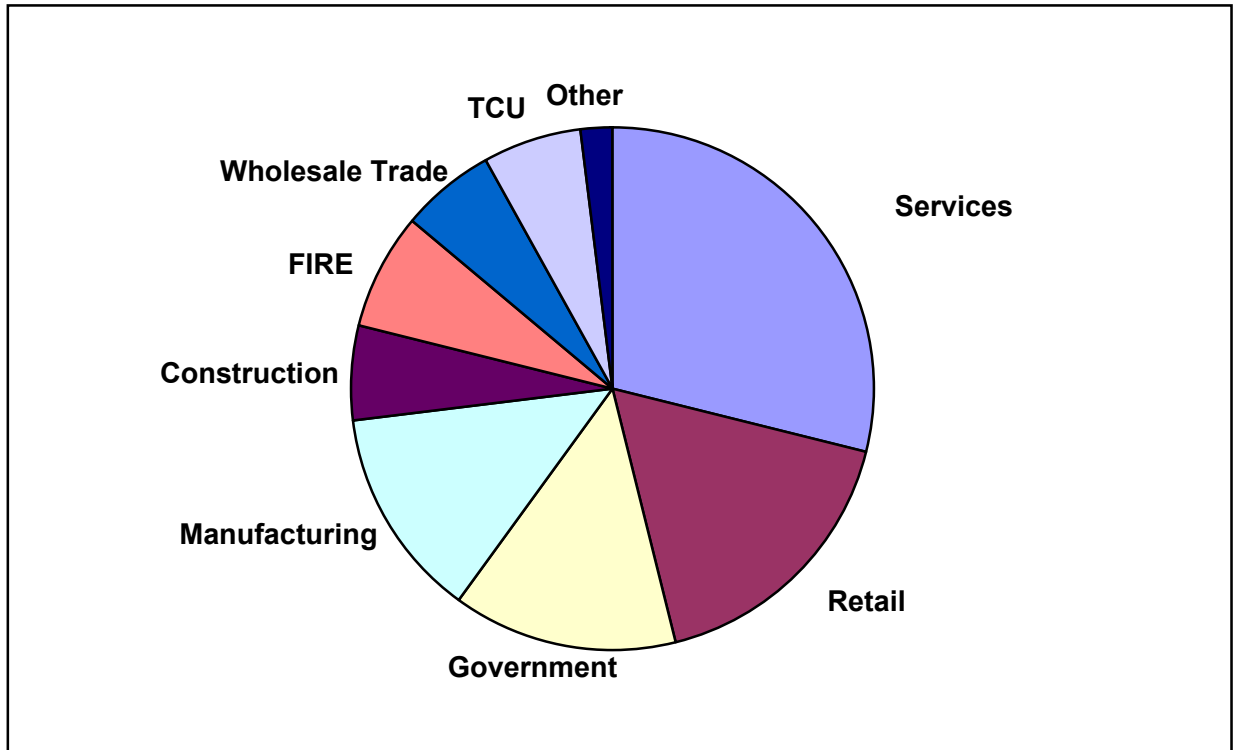
Category	1990	%	1995	%	2000	%
<b>Total</b>	<b>36,906</b>	<b>100.0%</b>	<b>42,293</b>	<b>100.0%</b>	<b>48,405</b>	<b>100.0%</b>
Farm	743	2.0%	688	1.6%	695	1.4%
Agricultural Services	315	0.9%	447	1.1%	571	1.2%
Mining	106	0.3%	94	0.2%	95	0.2%
Construction	2,123	5.8%	2,361	5.6%	2,835	5.9%
Manufacturing	5,725	15.5%	6,034	14.3%	6,156	12.7%
TCU	2,163	5.9%	2,419	5.7%	2,893	6.0%
Wholesale Trade	2,282	6.2%	2,425	5.7%	2,835	5.9%
Retail Trade	6,066	16.4%	7,249	17.1%	8,147	16.8%
FIRE	2,449	6.6%	2,692	6.4%	3,208	6.6%
Services	8,766	23.8%	11,254	26.6%	13,979	28.9%
Government	6,167	16.7%	6,629	15.7%	6,991	14.4%

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 2.2: 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.

### Assessment of Employment Figures

#### Location Quotient Analysis

In order to get a closer look at the existing specialization of the economy it is important to refine the search beyond simply comparing percentage totals of each major industrial sector. Table 2.3 presents the location quotient analysis for each of the sectors of Jasper County's local economy. The local economy is not large enough to reveal employment data at the sub-category level but we are able to define a more appropriate comparison between state and local employment within each of the major sectors. 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.

**Table 2.3: Location Quotient by Major Industrial Sector 1990-2000**

<b>Industrial Sector</b>	<b>1990 Employment</b>	<b>1990 Location Quotient</b>	<b>2000 Employment</b>	<b>2000 Location Quotient</b>
Agricultural Services	10	0.63	10	0.37
Mining	18	3.53	52	10.89
Construction	43	0.50	115	0.94
Manufacturing	951	2.90	927	2.63
TCU	23	0.21	56	0.36
Wholesale Trade	32	0.25	79	0.50
Retail Trade	161	0.52	284	0.66
FIRE	56	0.59	39	0.32
Services	125	0.36	416	0.69
<b>Total Employment</b>	<b>1,419</b>	<b>-</b>	<b>1,978</b>	<b>-</b>

Source: Georgia Department of Labor

The change between 1990 and 2000 illustrates the gradual shift in the manufacturing and service sectors but reinforces the dominance of manufacturing employment in the county. Low figures in the retail and service sectors indicate that the county may not be meeting local demands for goods and services. Despite the large increase in the location quotient for the mining sector this does not represent a major opportunity for employment growth in the county. The main illustration is the relatively small percentage of total mining employment statewide.

The comparison of location quotients between communities helps the county to better understand its economic deficiencies. If a similar community is at least self-sufficient (with a location quotient between 0.75 and 1.25) in a sector that the county is not meeting local needs (a location quotient below 0.75) then that reinforces the notion that there may be opportunities for expansion within that sector. Table 2.4 illustrates the location quotient for each of the major industrial sectors for Jasper County and each of its contiguous counties.

**Table 2.4: Location Quotient of Jasper and Surrounding Counties**

<b>Major Industrial Sector</b>	<b>Jasper</b>	<b>Butts</b>	<b>Jones</b>	<b>Morgan</b>	<b>Newton</b>	<b>Putnam</b>
Agricultural Services	0.37	0.44	1.18	4.29	0.71	1.56
Mining	10.89	NA	NA	NA	NA	NA
Construction	0.94	0.93	4.67	0.59	1.44	0.68
Manufacturing	2.63	1.50	0.54	2.07	1.78	2.24
TCU	0.36	1.59	1.07	0.22	0.67	1.36
Wholesale Trade	0.50	1.02	0.42	0.76	0.69	1.89
Retail Trade	0.66	1.04	1.17	1.04	1.00	0.70
FIRE	0.32	0.77	0.63	0.54	0.58	0.78
Services	0.69	0.61	0.60	0.65	0.72	0.26

Source: U.S. Department of Labor; Calculations by NEGRDC

The largest discrepancy between counties is illustrated in the retail trade sector. Four of the five surrounding counties are self-sufficient with location quotients greater than 0.75. However, Jasper County's employment in the sector illustrates that the county is not self-sufficient in retail trade with a location quotient of 0.66, well below the preferred range of 0.75-1.25.

## Employment Forecasts

The major difference between state and local employment percentage totals is the discrepancy between the manufacturing and service industries. Although the county has followed national and statewide trends of increasing service industry employment, manufacturing remains the predominant local industrial sector.

The Economic Base analysis discussed in the previous section is combined with the Constant-Share analysis to project county employment totals throughout the planning horizon. The Location Quotient defines each of the major industrial sectors in terms of its role within the local economy, specifically, whether it is an exporting or locally serving sector.

Local employment projections are determined using a constant-share projection technique that assumes the county's share of the state's employment activity will remain constant over time. Twenty-year projections for the state are used to project the county's share of total employment based on historical trends.

Tables 2.5 and 2.6 illustrate the 20-year forecast for county and state employment by sector respectively. The county is expected to gradually continue its shift towards a more service-based economy in conjunction with state and national trends; however, the manufacturing sector should continue to dominate local employment. Because of the moderate population growth expected (as discussed in Chapter 1) many of the retail, FIRE, and service sector activities are not expected to increase as rapidly as statewide projections indicate.

Like most rural counties, government employment should remain an important sector throughout the planning horizon. Neither the farm nor the government sectors are projected using the constant-share technique because of the difficulty in classifying them within the basic or non-basic categories. A regression analysis of historical employment data was used to generate the twenty-year forecasts for each of these industrial sectors.

**Table 2.5: County Employment Forecasts 2005-2025**

Category	2005	%	2010	%	2015	%	2020	%	2025	%
Total	3,278	100.0%	3,562	100.0%	3,848	100.0%	4,140	100.0%	4,436	100.0%
Farm	238	7.3%	217	6.1%	198	5.1%	181	4.4%	165	3.7%
Agricultural Services	10	0.3%	10	0.3%	10	0.3%	10	0.2%	10	0.2%
Mining	53	1.6%	55	1.5%	57	1.5%	59	1.4%	62	1.4%
Construction	138	4.2%	147	4.1%	155	4.0%	162	3.9%	169	3.8%
Manufacturing	1,109	33.8%	1,212	34.0%	1,305	33.9%	1,390	33.6%	1,462	33.0%
TCU	65	2.0%	71	2.0%	77	2.0%	83	2.0%	89	2.0%
Wholesale Trade	92	2.8%	101	2.8%	109	2.8%	117	2.8%	125	2.8%
Retail Trade	319	9.7%	344	9.7%	369	9.6%	393	9.5%	416	9.4%
FIRE	39	1.2%	39	1.1%	39	1.0%	39	0.9%	39	0.9%
Services	517	15.8%	581	16.3%	645	16.8%	712	17.2%	781	17.6%
Government	698	21.3%	785	22.0%	883	23.0%	994	24.0%	1,118	25.2%

Source: Calculations by NEGRDC

**Table 2.6: State Employment Forecasts 2005-2025 (x100)**

Category	2005	%	2010	%	2015	%	2020	%	2025	%
Total	52,391	100.0%	56,257	100.0%	60,121	100.0%	63,898	100.0%	67,512	100.0%
Farm	671	1.3%	647	1.2%	625	1.0%	605	0.9%	587	0.9%
Agricultural Services	628	1.2%	683	1.2%	737	1.2%	789	1.2%	838	1.2%
Mining	98	0.2%	102	0.2%	106	0.2%	111	0.2%	115	0.2%
Construction	3,020	5.8%	3,181	5.7%	3,329	5.5%	3,472	5.4%	3,613	5.4%
Manufacturing	6,299	12.0%	6,429	11.4%	6,537	10.9%	6,614	10.4%	6,659	9.9%
TCU	3,162	6.0%	3,405	6.1%	3,626	6.0%	3,815	6.0%	3,965	5.9%
Wholesale Trade	3,100	5.9%	3,347	5.9%	3,594	6.0%	3,835	6.0%	4,064	6.0%
Retail Trade	8,797	16.8%	9,430	16.8%	10,047	16.7%	10,631	16.6%	11,165	16.5%
FIRE	3,457	6.6%	3,694	6.6%	3,921	6.5%	4,131	6.5%	4,316	6.4%
Services	15,706	30.0%	17,441	31.0%	19,260	32.0%	21,129	33.1%	23,010	34.1%
Government	7,452	14.2%	7,898	14.0%	8,337	13.9%	8,766	13.7%	9,180	13.6%

Source: Woods and Poole Economics, Inc.

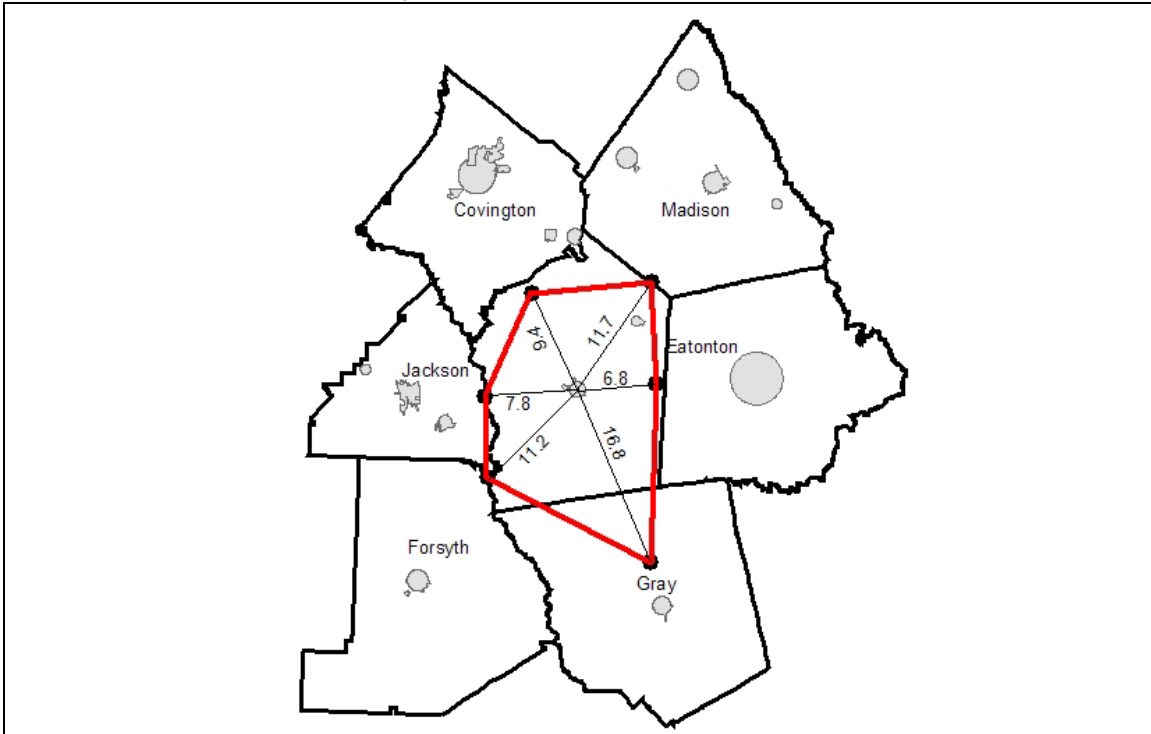
### Retail Trade Analysis

To generate a better understanding of the retail sector other tools need to be applied. A trade market area (Figure 2.3) and trade area capture (Table 2.7) analysis need to be undertaken to illustrate deficiencies in the retail trade sector.

A trade market area is the geographic area from which the community draws the majority of its retail trade customers. Because Monticello is centrally located within Jasper County and contains approximately 90-95% of the county's retail activity, its boundaries will be used to illustrate the potential trade market area. 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 2.3 illustrates the potential trade market area for the City of Monticello in relation to surrounding communities. The distance in miles illustrated indicates the maximum distance that consumers can be expected to travel to Monticello.

Figure 2.3: Trade Market Area



The trade area illustrates the capture of the majority of Jasper County. However, the proximity to Covington in the northern areas of the county decreases the likelihood that residents will shop in Monticello. As illustrated in the Population Chapter, a large percentage of the population resides in the northern areas of the county near Lake Jackson and the Newton County border. The trade market area illustration indicates that few of these residents are shopping in Monticello.

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 Monticello 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 Monticello. To further illustrate Jasper County's ability to attract consumers, both within, and outside of its boundary Trade Area Capture and Pull Factors can be used. Table 2.7 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 Jasper County.

Table 2.7: Trade Area Capture

Retail Category	2000			2001			2002			2003		
	Sales (000)	Trade Area	Pull Factor	Sales (000)	Trade Area	Pull Factor	Sales (000)	Trade Area	Pull Factor	Sales (000)	Trade Area	Pull Factor
Food & Beverage Stores	9,061	5,956	2.45	9,178	5,641	2.31	9,480	5,977	2.40	8,582	5,509	2.19
Food Service & Drinking Places	2,806	2,859	1.18	3,234	2,829	1.16	3,049	2,756	1.11	2,832	2,458	0.98
General Merchandise Stores	249	181	0.07	203	141	0.06	200	149	0.06	221	152	0.06
Clothing & Clothing Accessories stores	443	819	0.34	371	664	0.27	343	682	0.27	357	701	0.28
Furniture/Home Furnishings/Appliance Stores	602	942	0.39	522	793	0.32	421	771	0.31	414	692	0.27
Motor Vehicle & Parts Dealers	4,125	1,248	0.51	3,871	1,130	0.46	4,013	1,273	0.51	3,247	1,089	0.43
Gasoline Service Stations	7,827	9,842	4.05	10,056	9,676	3.96	9,590	10,879	4.36	10,796	12,399	4.93
Building Material/Garden Equipment/Supplies	1,509	1,246	0.51	877	744	0.30	1,011	806	0.32	1,063	808	0.32
Health & Personal Care Stores	3,033	7,728	3.18	2,930	7,211	2.95	2,866	6,615	2.65	3,319	7,489	2.98

Source: Georgia County Guide; Calculations 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 2,428). 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 (1) means that the community is drawing all of its customers from within its boundaries and none from the outside. Pull Factors greater than one (1) illustrate the extent a community is attracting outside consumers, and a value less than one (1) 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 was 2.45 in 2000. This figure implies that this sector attracted outside purchases equal to 145% greater than the city population. The interpretation is that all residents of Monticello (2,428) shop within the city and 145% of the city population (3,521) is attracted from outside the boundary. This relates to residents outside of the city but within the trade market area illustrated in Figure 2.3. Table 2.7 reinforces the lack of retail activity in the county. The low pull factors in the retail sectors for major shopping goods (General Merchandise, Clothing, Furniture, etc.) illustrate that the majority of county consumers are shopping 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.

## **Earnings by Sector**

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 2.8 and Figure 2.4 for county earnings and Table 2.9 and Figure 2.5 for state data. All dollar figures are reported in 2000 constant dollars to remove inflation from the comparison.

Since 1990 earnings have increased by 29.1% overall, indicating that wages have increased over time. Earnings data illustrate similar trends in comparison with the employment data from Table 2.1. As expected, the manufacturing industry is the largest sector of the local economy and produces the largest percentage of county earnings, despite the decreasing percentage share over time. As previously discussed, the county is following state and national trends of increasing service industry employment but remains a dominant production economy. To further illustrate the importance of the manufacturing sector employment and earnings percentages can be compared. The percentage of total manufacturing employment was 32.4% in comparison with 45.0% of total earnings. This is an indication that the manufacturing industry is not only the main source of jobs, but also of well-paying jobs. The service and retail industry sectors represent the third and fourth largest employment sectors at 14.5% and 9.9% of total employment respectively. Conversely, they represent only 9.1% and 5.1% of total earnings. This illustrates that wages within each of these sectors are relatively low and there is a lack of high-paying, service industry jobs.

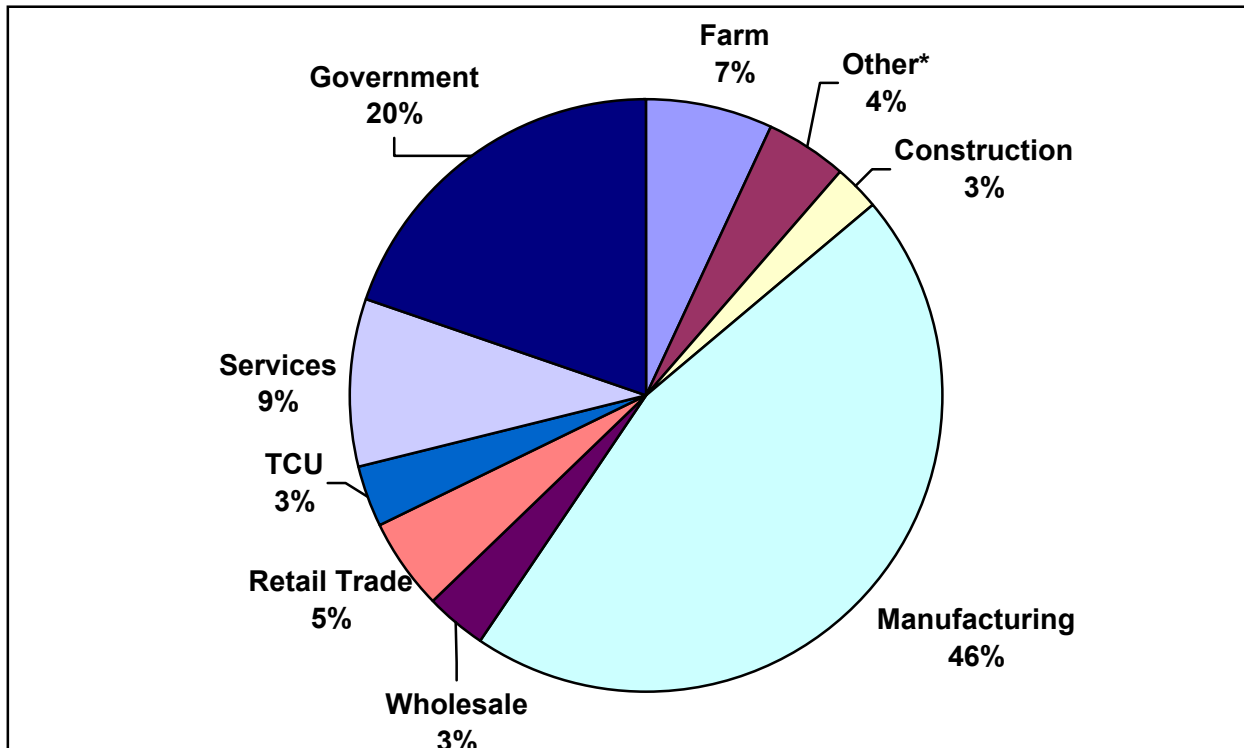
**Table 2.8: Jasper County Earnings by Sector: 1990-2000 (x 1,000)**

Industry	1990	%	1995	%	2000	%
<b>Total</b>	<b>52,911</b>	<b>100.0%</b>	<b>57,766</b>	<b>100.0%</b>	<b>68,310</b>	<b>100.0%</b>
Farm	7,092	13.4%	5,530	9.6%	4,713	6.9%
Ag services	202	0.4%	121	0.2%	202	0.3%
Mining	609	1.2%	507	0.9%	1,760	2.6%
Construction	899	1.7%	1,098	1.9%	2,482	3.6%
Manufacturing	26,779	50.6%	28,697	49.7%	30,754	45.0%
TCU	1,014	1.9%	1,810	3.1%	2,100	3.1%
Wholesale	908	1.7%	993	1.7%	2,244	3.3%
Retail	2,394	4.5%	3,151	5.5%	3,500	5.1%
FIRE	1,258	2.4%	1,365	2.4%	967	1.4%
Services	1,534	2.9%	2,458	4.3%	6,187	9.1%
Government	10,222	19.3%	12,036	20.8%	13,401	19.6%

Source: Bureau of Economic Analysis; Georgia Department of Labor

- Farm earnings estimates are taken from the BEA. All other sectors are taken from the DOL.
- "TCU" represents Transportation, Communications, and Public Utilities; FIRE represents Finance, Insurance and Real Estate; Government includes Federal State and Local levels of government.

**Figure 2.4: Jasper County Earnings by Sector: 2000**



- Other illustrates the percentage totals for FIRE, Agricultural Services, and Mining.



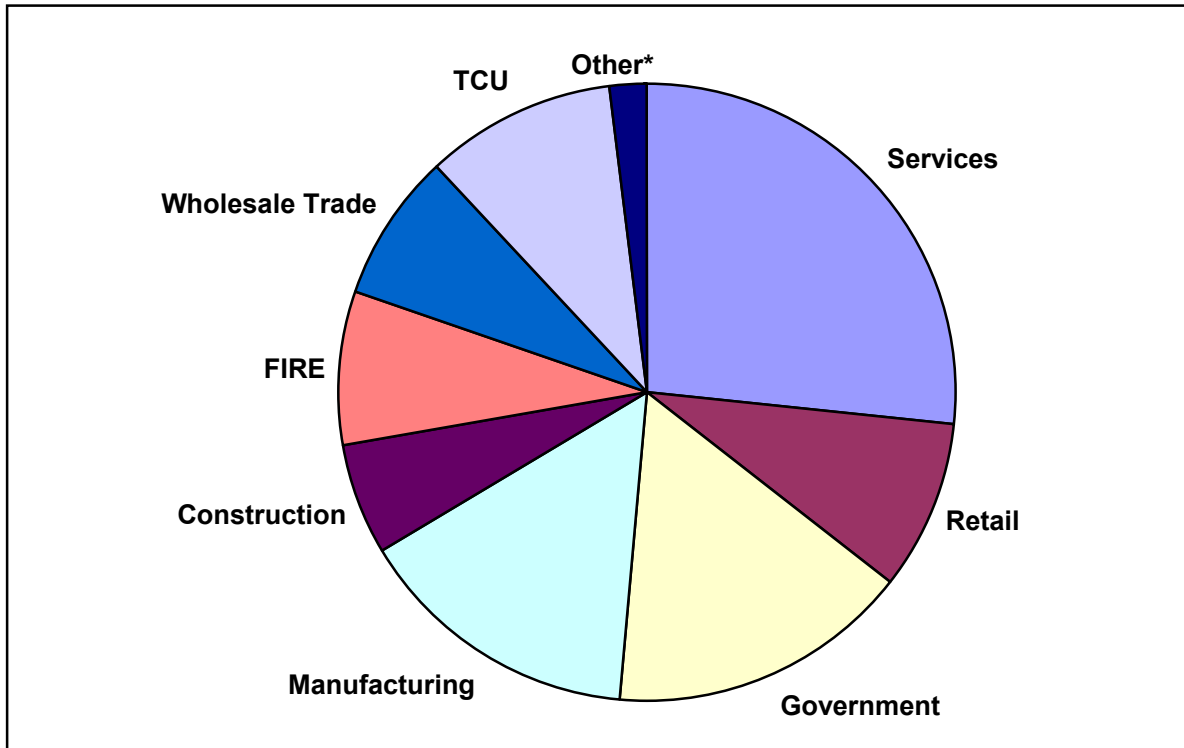
**Table 2.9: Georgia Earnings by Sector 1990-2000 (x 100,000)**

Category	1990	%	1995	%	2000	%
Total	102,642	100.0%	123,514	100.0%	157,037	100.0%
Farm	1,391	1.4%	1,734	1.4%	1,521	1.0%
Agricultural Services	475	0.5%	660	0.5%	914	0.6%
Mining	374	0.4%	360	0.3%	411	0.3%
Construction	5,975	5.8%	6,661	5.4%	8,829	5.6%
Manufacturing	17,974	17.5%	20,801	16.8%	23,821	15.2%
TCU	8,981	8.7%	11,644	9.4%	15,095	9.6%
Wholesale Trade	9,091	8.9%	10,085	8.2%	13,433	8.6%
Retail Trade	9,414	9.2%	11,217	9.1%	13,631	8.7%
FIRE	6,601	6.4%	8,476	6.9%	13,360	8.5%
Services	22,532	22.0%	30,045	24.3%	42,216	26.9%
Government	19,833	19.3%	21,830	17.7%	24,806	15.8%

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.
- "Government" includes federal, state and local levels of government.

**Figure 2.5: Georgia Earnings by Sector: 2000**



- Other combines employment figures of the Farm, Agricultural Services, and Mining Sectors.

## Average Weekly Wages

Another variable to consider when analyzing the local economy is the average weekly wage paid within each industrial sector. See Table 2.10 for a detailed state and county comparison. All dollar figures are reported in 2000 constant dollars to eliminate inflation from the comparison.

**Table 2.10: State and County Comparison  
of Average Weekly Wages by Major Industrial Sector: 1990-2000**

Category	County			State		
	1990	1995	2000	1990	1995	2000
All Industries	461	445	469	559	575	658
Agricultural Services	295	344	389	363	364	403
Mining	494	576	651	776	829	879
Construction	402	391	415	572	574	655
Manufacturing	541	568	638	593	627	721
TCU	848	682	721	795	833	949
Wholesale Trade	414	483	546	795	824	988
Retail Trade	286	240	237	311	311	350
FIRE	440	469	477	717	783	967
Services	236	216	286	545	566	657
Federal Government	478	598	609	715	752	847
State Government	543	514	394	594	557	588
Local Government	386	349	514	510	497	549

Source: Georgia Department of Labor

The overall wage increased by a relatively small amount (1.7%) between 1990 and 2000, although wages decreased during the 5-year period between 1990 and 1995. The county's average wage within the manufacturing sector is very comparable with the state average, further reinforcing the importance of the manufacturing industry in the local economy.

## Assessment of Earnings and Average Weekly Wages

Another method of identifying potential target industries is to analyze sector per capita earnings. Table 2.11 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 using the same source as the location quotient analysis, U.S. Department of Labor statistics within each of the major industrial sectors and for the county as a whole for the years 1990 and 2000. Per capita earnings are calculated and the cumulative increase is tracked over time. An overall earnings index is calculated by dividing sector per capita earnings by the total county per capita earnings. An index greater than 1 indicates employees within the sector earn a higher wage than the average wage of all employees throughout the county.

**Table 2.11: Overall Earnings Index**

<b>Jasper County Total</b>	<b>1990</b>	<b>2000</b>			
<b>Total Employment</b>	1,401	1,926			
<b>Gross Earnings (000's)</b>	34,988	48,436			
<b>Per Capita Earnings</b>	24,974	25,148			
<b>Cumulative Per Capita Earnings Growth %</b>		0.7%			
<b>Agricultural Services</b>	<b>1990</b>	<b>2000</b>	<b>Wholesale Trade</b>	<b>1990</b>	<b>2000</b>
Overall Earnings Index	0.81	0.80	Overall Earnings Index	1.14	1.13
Total Employment	10	10	Total Employment	32	79
Gross Earnings (000's)	202	202	Gross Earnings (000's)	908	2,244
Per Capita Earnings	20,200	20,200	Per Capita Earnings	28,375	28,405
Cumulative Per Capita Earnings Growth %		0.0%	Cumulative Per Capita Earnings Growth %		0.1%
<b>Construction</b>	<b>1990</b>	<b>2000</b>	<b>Retail Trade</b>	<b>1990</b>	<b>2000</b>
Overall Earnings Index	0.84	0.86	Overall Earnings Index	0.60	0.49
Total Employment	43	115	Total Employment	161	284
Gross Earnings (000's)	899	2,482	Gross Earnings (000's)	2,394	3,500
Per Capita Earnings	20,907	21,583	Per Capita Earnings	14,870	12,324
Cumulative Per Capita Earnings Growth %		3.2%	Cumulative Per Capita Earnings Growth %		-17.1%
<b>Manufacturing</b>	<b>1990</b>	<b>2000</b>	<b>FIRE</b>	<b>1990</b>	<b>2000</b>
Overall Earnings Index	1.13	1.32	Overall Earnings Index	0.90	0.99
Total Employment	951	927	Total Employment	56	39
Gross Earnings (000's)	26,779	30,754	Gross Earnings (000's)	1,258	967
Per Capita Earnings	28,159	33,176	Per Capita Earnings	22,464	24,795
Cumulative Per Capita Earnings Growth %		17.8%	Cumulative Per Capita Earnings Growth %		10.4%
<b>TCU</b>	<b>1990</b>	<b>2000</b>	<b>Services</b>	<b>1990</b>	<b>2000</b>
Overall Earnings Index	1.77	1.49	Overall Earnings Index	0.49	0.59
Total Employment	23	56	Total Employment	125	416
Gross Earnings (000's)	1,014	2,100	Gross Earnings (000's)	1,534	6,187
Per Capita Earnings	44,087	37,500	Per Capita Earnings	12,272	14,873
Cumulative Per Capita Earnings Growth %		-14.9%	Cumulative Per Capita Earnings Growth %		21.2%

Source: U.S. Department of Labor; Calculations by NEGRDC

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 strengthening of the FIRE sector. The location quotient is very low for the county (0.30); however, in comparison with surrounding similar counties it appears that Jasper is not addressing the needs of its residents. The earnings analysis reveals that employees in this field are earning typically higher wages than county employees. The strengthening of this industry would increase earnings in the county and provide higher education employment opportunities.

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

### Earnings Forecasts

The earnings analysis illustrates trends in per capita earnings within the major industrial sectors. In order to extrapolate earnings forecasts for farm and government sectors, per capita earnings were determined for 1990 and 2000. Implementing a trend-line regression analysis forecasts the fluctuation of per capita earnings within each sector. These are multiplied by the corresponding year's employment forecast to generate total earnings. Tables 2.12 and 2.13 illustrate the earnings forecasts for the county and state respectively.

**Table 2.12: Jasper County Earnings by Sector: 2005-2025 (x 1,000)**

Category	2005	%	2010	%	2015	%	2020	%	2025	%
Total	78,890	100.0	86,388	100.0	94,013	100.0	101,919	100.0	110,048	100.0
Farm	4,031	5.1	3,450	4.0	2,952	3.1	2,526	2.5	2,162	2.0
Agricultural Services	202	0.3	203	0.2	203	0.2	203	0.2	203	0.2
Mining	1,795	2.3	1,863	2.2	1,931	2.1	1,999	2.0	2,102	1.9
Construction	3,026	3.8	3,275	3.8	3,509	3.7	3,727	3.7	3,950	3.6
Manufacturing	40,070	50.8	47,693	55.2	55,927	59.5	64,877	63.7	74,317	67.5
TCU	2,255	2.9	2,279	2.6	2,286	2.4	2,280	2.2	2,262	2.1
Wholesale Trade	2,615	3.3	2,872	3.3	3,101	3.3	3,330	3.3	3,560	3.2
Retail Trade	3,595	4.6	3,545	4.1	3,477	3.7	3,386	3.3	3,277	3.0
FIRE	1,018	1.3	1,071	1.2	1,126	1.2	1,185	1.2	1,247	1.1
Services	8,503	10.8	10,568	12.2	12,975	13.8	15,840	15.5	19,216	17.5
Government	15,259	19.3	17,389	20.1	19,817	21.1	22,585	22.2	25,738	23.4

Source: Calculations by NEGRDC

**Table 2.13: Georgia Earnings by Sector: 2005-2025 (x 100,000)**

Category	2005	%	2010	%	2015	%	2020	%	2025	%
Total	178,093	100.0	199,848	100.0	222,606	100.0	245,945	100.0	269,434	100.0
Farm	1,641	0.9	1,763	0.9	1,891	0.8	2,027	0.8	2,173	0.8
Agricultural Services	1,056	0.6	1,205	0.6	1,361	0.6	1,521	0.6	1,681	0.6
Mining	426	0.2	445	0.2	467	0.2	491	0.2	515	0.2
Construction	9,693	5.4	10,490	5.2	11,253	5.1	11,997	4.9	12,728	4.7
Manufacturing	25,923	14.6	28,002	14.0	29,978	13.5	31,782	12.9	33,368	12.4
TCU	17,259	9.7	19,388	9.7	21,490	9.7	23,473	9.5	25,358	9.4
Wholesale Trade	15,109	8.5	16,737	8.4	18,399	8.3	20,049	8.2	21,651	8.0
Retail Trade	15,087	8.5	16,557	8.3	18,031	8.1	19,472	7.9	20,843	7.7
FIRE	14,277	8.0	16,258	8.1	18,271	8.2	20,247	8.2	22,117	8.2
Services	50,430	28.3	59,371	29.7	69,323	31.1	80,183	32.6	91,809	34.1
Government	27,193	15.3	29,604	14.8	32,143	14.4	34,702	14.1	37,289	13.8

Source: Woods & Poole Economics, Inc.

The earnings analysis and forecasts reflect the relatively high wages within the manufacturing sector and the importance of its continued health to the county. In order to ensure the county is not vulnerable to the economic cycles of single industries it must continue to diversify within the manufacturing, as well as other, sectors enhancing the strengths of its existing businesses and attracting compatible industry that provide quality employment opportunities

**Personal Income by Type**

Sources of personal income are indicators of how a community obtains its wealth. Table 2.14 and Figure 2.6 illustrate actual and percentage income figures respectively. Table 2.15 and Figure 2.7 chart the same information for the state.

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

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 Jasper County residents experienced a nearly 60% increase in total personal income, which exceeds 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. This corresponds with the county's high percentage of RAI\* earnings, which indicated that a larger percentage of employed residents are earning their wages outside of the county. This will be discussed further in the section on commuting patterns.

**Table 2.14: Jasper County Total Personal Income by Type (x 1,000)**

Category	1990	%	1995	%	2000	%
Wage & Salary Disbursements	51,992	33.5%	59,154	30.5%	68,726	26.9%
Supplementary Income	11,092	7.1%	13,212	6.8%	14,608	5.7%
Proprietor's Income	11,058	7.1%	12,937	6.7%	12,830	5.0%
Contributions to Government Social Insurance	-7,383	-4.8%	-8,916	-4.6%	-9,782	-3.8%
Residence Adjusted Income	34,885	22.5%	49,350	25.4%	77,833	30.5%
<b>Net Earnings by Place of Residence</b>	<b>101,644</b>	<b>65.4%</b>	<b>125,737</b>	<b>64.8%</b>	<b>164,215</b>	<b>64.4%</b>
Dividends/Investment/Real Estate/Interest	31,018	20.0%	38,021	19.6%	52,338	20.5%
Transfer Payments	22,702	14.6%	30,224	15.6%	38,492	15.1%
<b>Total Income</b>	<b>155,364</b>	<b>100.0%</b>	<b>193,982</b>	<b>100.0%</b>	<b>255,045</b>	<b>100.0%</b>

Source: Bureau of Economic Analysis

- \* "DIRI" represents Dividends, Investment, Rent, and Interest; RAI: Residence Adjusted Income
- \* "RAI" represents Residence Adjusted Income.

Figure 2.6: Jasper County Percentage Personal Income by Type

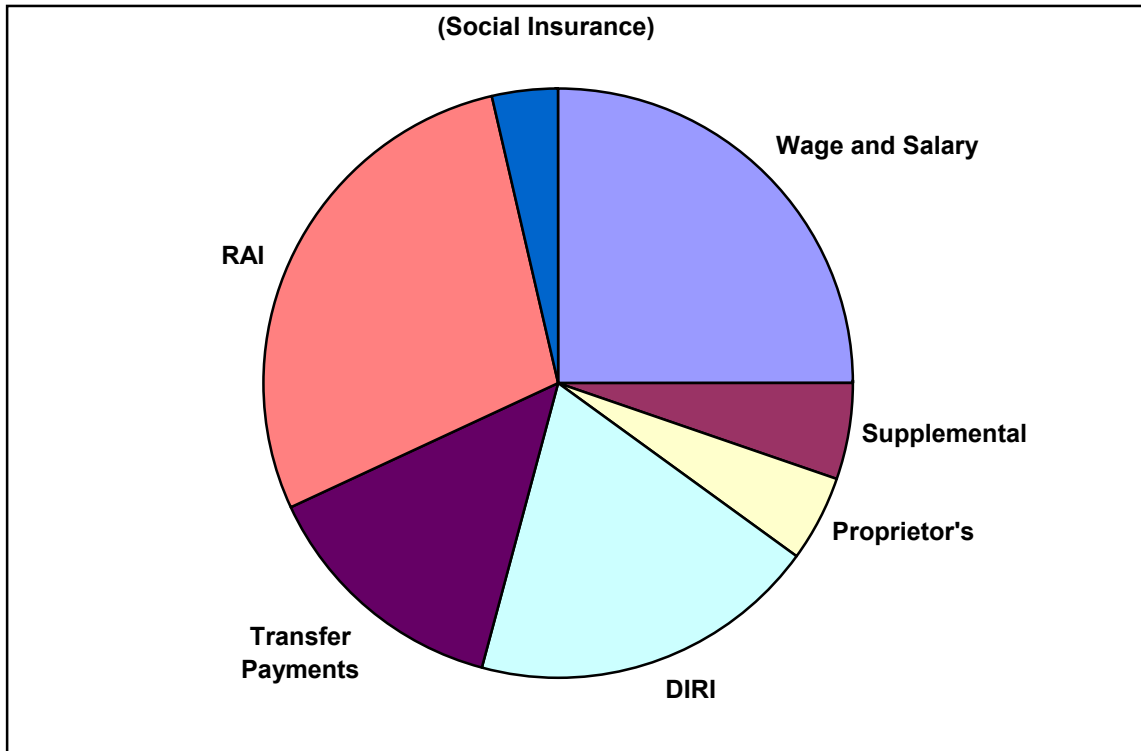


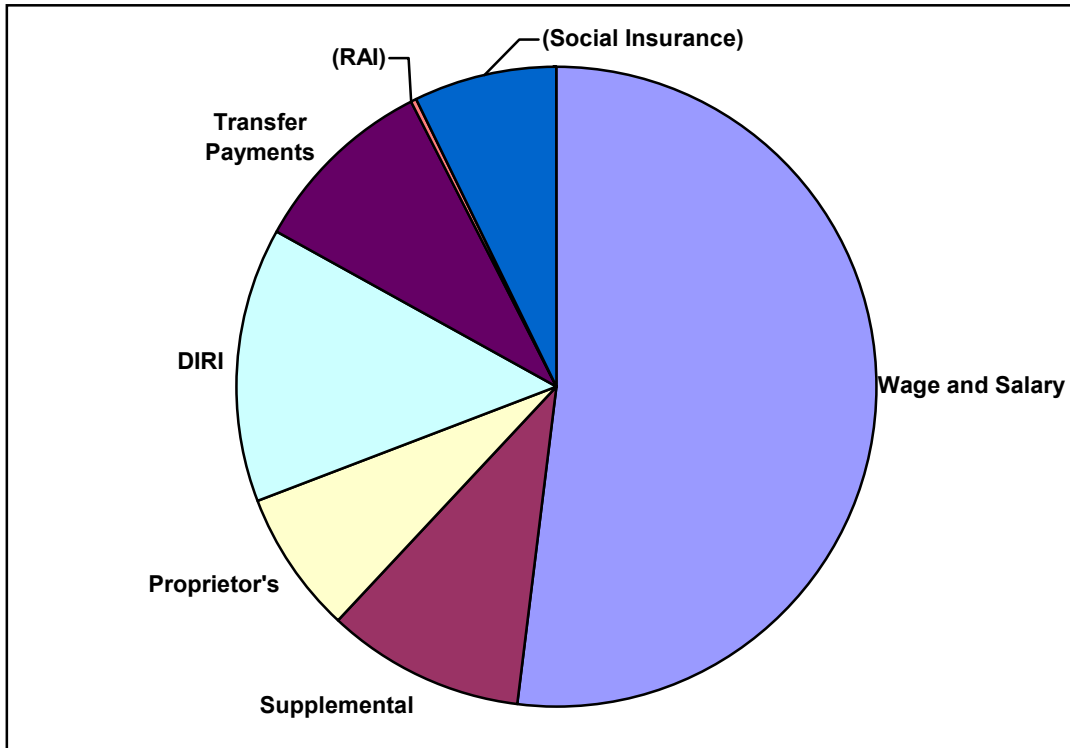
Table 2.15: Georgia Total Personal Income by Type (x 100,000)

Category	1990	%	1995	%	2000	%
Wage & Salary Disbursements	91,770	59.1%	106,453	54.9%	140,529	55.1%
Supplementary Income	18,982	12.2%	22,666	11.7%	27,348	10.7%
Proprietor's Income	10,449	6.7%	14,285	7.4%	19,158	7.5%
Contributions to Government Social Insurance	-12,805	-8.2%	-15,346	-7.9%	-19,367	-7.6%
Residence Adjusted Income	-149	-0.1%	-335	-0.2%	-728	-0.3%
<b>Net Earnings by Place of Residence</b>	<b>108,247</b>	<b>69.7%</b>	<b>127,723</b>	<b>65.8%</b>	<b>166,940</b>	<b>65.5%</b>
Dividends/Investment/Real Estate/Interest	26,227	16.9%	29,312	15.1%	37,570	14.7%
Transfer Payments	16,571	10.7%	22,463	11.6%	25,845	10.1%
<b>Total Income</b>	<b>151,045</b>	<b>97.2%</b>	<b>179,498</b>	<b>92.5%</b>	<b>230,355</b>	<b>90.3%</b>

Source: Bureau of Economic Analysis

- "DIRI" represents Dividends, Investment, Rent, and Interest
- "RAI" represents Residence Adjusted Income - \*( ) reflects a negative number illustrating residents outside Georgia are commuting into the state for employment.

Figure 2.7: Georgia Percentage Personal Income by Type

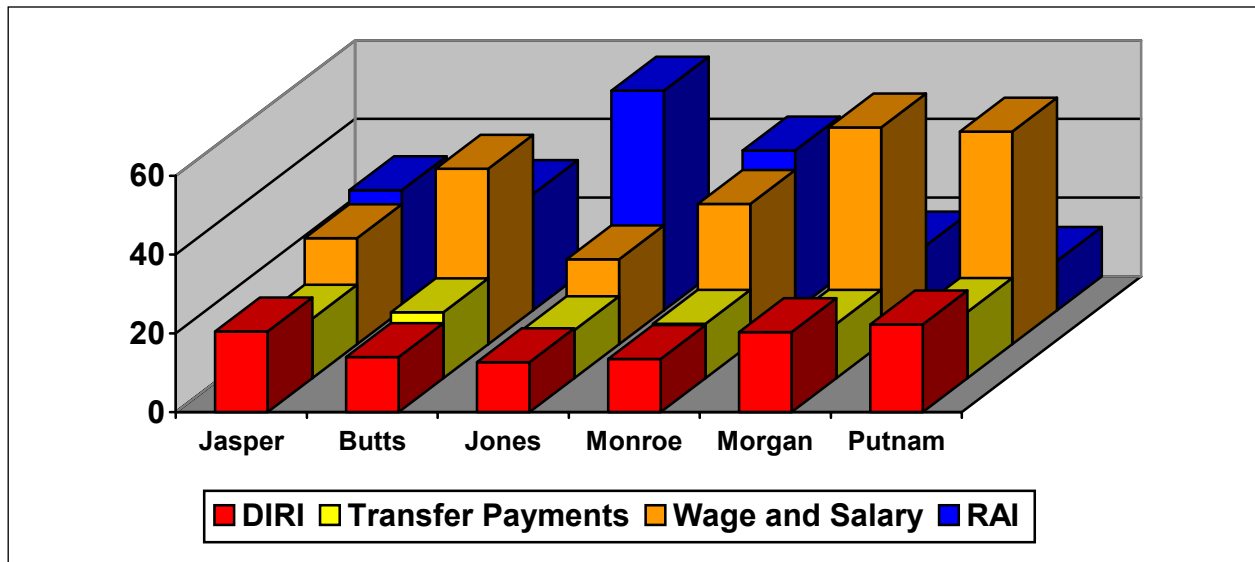


### Assessment of Personal Income

Figure 2.8 illustrates a comparison among similarly sized, contiguous counties for major income types. Dividends, Investment, Real Estate, and Interest (DIRI), Transfer Payments, Wage and Salary, and Residence Adjustment Income (RAI) are compared among Jasper, Butts, Jones, Monroe, Morgan, and Putnam counties. Newton was excluded because of its urban nature.



Figure 2.8: County Comparison of Major Income Types by Percentage



Source: Bureau of Economic Analysis

Tables 2.16 and 2.17 illustrate 20-year projections for the county and the state based on historical trends and converted to 2000 dollars to remove inflation from the comparison.

**Table 2.16: Jasper County Total Personal Income by Type (x 1,000): 2005-2025**

Category	2005	%	2010	%	2015	%	2020	%	2025	%
Wage & Salary Disbursements	76,691	25.5%	85,058	24.2%	93,425	23.3%	101,792	22.6%	110,159	22.0%
Supplementary Income	16,487	5.5%	18,245	5.2%	20,003	5.0%	21,761	4.8%	23,519	4.7%
Proprietor's Income	14,047	4.7%	14,933	4.3%	15,819	3.9%	16,705	3.7%	17,591	3.5%
Contributions to Government Social Insurance	-11,093	-3.7%	-12,292	-3.5%	-13,492	-3.4%	-14,691	-3.3%	-15,891	-3.2%
Residence Adjusted Income	96,971	32.2%	118,445	33.7%	139,919	34.9%	161,393	35.8%	182,867	36.5%
<b>Net Earnings by Place of Residence</b>	<b>193,103</b>	<b>64.1%</b>	<b>224,389</b>	<b>63.9%</b>	<b>255,674</b>	<b>63.8%</b>	<b>286,960</b>	<b>63.7%</b>	<b>318,245</b>	<b>63.6%</b>
Dividends/Investment/Real Estate/Interest	61,839	20.5%	72,499	20.7%	83,159	20.7%	93,819	20.8%	104,479	20.9%
Transfer Payments	46,263	15.4%	54,158	15.4%	62,053	15.5%	69,948	15.5%	77,843	15.6%
<b>Total Income</b>	<b>301,205</b>	<b>100.0%</b>	<b>351,046</b>	<b>100.0%</b>	<b>400,886</b>	<b>100.0%</b>	<b>450,727</b>	<b>100.0%</b>	<b>500,567</b>	<b>100.0%</b>

Source: Calculations by NEGRDC

**Table 2.17: Georgia Total Personal Income by Type (x 100,000): 2005-2025**

Category	2005	%	2010	%	2015	%	2020	%	2025	%
Wage & Salary Disbursements	161,676	60.7%	186,056	60.8%	210,435	61.0%	234,815	61.0%	259,154	61.0%
Supplementary Income	31,365	11.8%	35,548	11.6%	39,371	11.4%	43,914	11.4%	48,097	11.3%
Proprietor's Income	23,340	8.8%	27,694	9.1%	32,049	9.3%	36,403	9.4%	40,758	9.6%
Contributions to Government Social Insurance	-22,401	-8.4%	-25,682	-8.4%	-28,963	-8.4%	-32,244	-8.4%	-35,525	-8.4%
Residence Adjusted Income	-983	-0.4%	-1,273	-0.4%	-1,562	-0.5%	-1,852	-0.5%	-2,141	-0.5%
<b>Net Earnings by Place of Residence</b>	<b>192,997</b>	<b>72.5%</b>	<b>222,343</b>	<b>72.7%</b>	<b>251,330</b>	<b>72.8%</b>	<b>281,036</b>	<b>73.0%</b>	<b>310,343</b>	<b>73.0%</b>
Dividends/Investment/Real Estate/Interest	42,379	15.9%	48,051	15.7%	53,722	15.6%	59,394	15.4%	65,065	15.3%
Transfer Payments	30,900	11.6%	35,537	11.6%	40,174	11.6%	44,811	11.6%	49,448	11.6%
<b>Total Income</b>	<b>266,276</b>	<b>100.0%</b>	<b>305,931</b>	<b>100.0%</b>	<b>345,226</b>	<b>100.0%</b>	<b>385,241</b>	<b>100.0%</b>	<b>424,856</b>	<b>100.0%</b>

Source: Calculations by NEGRDC

## **Major Economic Activities**

The Economic Development Authority and County Chamber of Commerce work together in the promotion of Jasper County to both existing and prospective businesses. Through their combined efforts, the county has increased its industrial and commercial base since the 1992 Comprehensive Plan. The City of Monticello 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.

Since the 1992 Comprehensive Plan, Griffin Tech opened a satellite campus in Jasper County, located in the Jasper-Monticello Industrial Park. The campus is designed to offer students additional educational opportunities in the hopes of expanding the skill levels of the local workforce.

The City of Monticello undertook a major downtown revitalization project that refurbished the facades of downtown structures, redesigned the streetscapes around the downtown square, and rehabilitated the former Benton Supply Company and Department Store as the new Monticello Government Complex. The rehabilitation project was the initial recipient of the Marguerite Williams Award from the Georgia Trust for Historic Preservation based on the city's use of local and statewide partnerships in accomplishing a community-based historic preservation project.

As part of the Monticello Better Hometown Program the city developed a façade improvement grant program to assist downtown property owners with storefront renovations.

Figure 2.9 illustrates a section of the downtown streetscape and Figure 2.10 illustrates the rehabilitation process of the government complex building. Both photos are taken from the Monticello website: [www.monticelloga.org](http://www.monticelloga.org).

**Figure 2.9: Downtown Monticello Streetscape**



**Figure 2.10: Monticello Government Complex**



### **Special and Unique Economic 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.

The Charlie Elliot Wildlife Management Area, the state's most visited wildlife area, is located in the northern area of the county. Charlie Elliot is approximately 6,400 acres that offers a visitor and conference center (which is in the process of expanding), public fishing, hunting and camping areas, bicycle/pedestrian and equestrian trails, and a wildlife education center.

Jasper County also contains approximately 115,000 acres of the Oconee National Forest, which is managed as a multiple use area. The forest provides a variety of recreation opportunities and offers fishing, wildlife viewing, and heritage resources.

In addition to the abundance of natural resources, Jasper County is also rich in historical and cultural resources, particularly within the City of Monticello. Monticello's downtown is listed in the National Register of Historic Places and the city has been designated as a Preserve America Community recognizing that the community has protected and celebrated its heritage, used their historic assets for economic development and community revitalization, and encouraged its citizens to experience and appreciate local historic resources through education and heritage tourism programs.

The Monticello Crossroads Scenic Byway is one of six byways in the state and begins at the Trailhead Visitor's Center in the Monticello Government Complex and traverses the northwest and northeastern sections of the county along State Routes 11 and 83 to the Newton and Morgan county lines respectively. In addition to the scenic qualities associated with the byway there are also an abundance of historic resources located within the city and long the routes.

## Labor Force

### Employment by Occupation

Table 2.18 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 Jasper County, Georgia, and national figures related to occupational characteristics.

**Table 2.18: Employment by Occupation**

Occupation	Percentage of Total Employment					
	1990			2000		
	Jasper	Georgia	U.S.A.	Jasper	Georgia	U.S.A.
Management, professional, and related occupations	18.1%	28.3%	30.1%	19.4%	32.7%	33.6%
Service occupations	9.4%	12.0%	13.2%	13.4%	13.4%	14.9%
Sales and office occupations	20.4%	28.3%	28.1%	22.6%	26.8%	26.7%
Farming, fishing, and forestry occupations	5.9%	2.2%	2.5%	13.0%	6.0%	7.0%
Construction, extraction, and maintenance occupations	26.5%	12.8%	10.7%	17.5%	10.8%	9.4%
Production, transportation, and material moving occupations	19.7%	16.5%	15.4%	25.7%	15.7%	14.6%

Source: U.S. Bureau of the Census

### Employment Status

Table 2.19 identifies the labor force participation rates for Jasper County and compares them with state and national averages. The labor force identifies persons 16 years of age and older who are working or seeking work.

**Table 2.19: Labor Force Participation Rates**

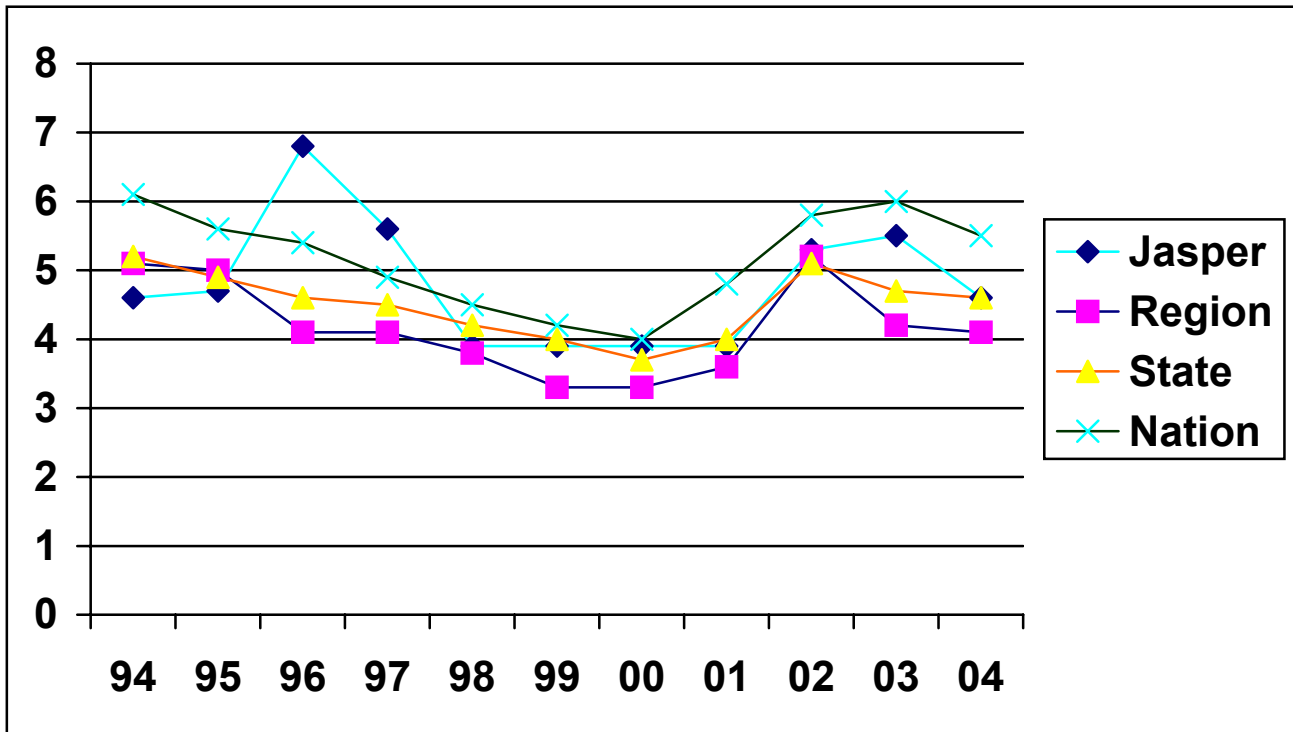
	1990			2000		
	Jasper	Georgia	U.S.A.	Jasper	Georgia	U.S.A.
Total in labor force	62.9%	67.9%	65.3%	63.3%	66.1%	63.9%
Civilian labor force	62.9%	66.4%	64.4%	63.3%	65.0%	63.4%
Armed forces	0.0%	1.5%	0.9%	0.0%	1.1%	0.5%
Males in labor force	72.9%	76.6%	74.4%	72.4%	73.1%	70.7%
Females in labor force	54.0%	59.9%	56.8%	54.7%	59.4%	57.5%

Source: U.S. Bureau of the Census

### Unemployment

Figure 2.11 illustrates the unemployment rates over the past ten years for Jasper County, the Northeast Georgia Region, Georgia and the nation. Jasper County's rate has decreased since 2003 and at the end of 2004 was equal to the state rate of 4.6%, which was well below the national average of 5.5%, and above the regional 4.6% rate.

Figure 2.11: Unemployment Rates



Source: U.S. Bureau of Labor Statistics

**Assessment of Labor Force Statistics**

The lack of high paying service industry jobs can be directly attributed to the low percentage of management and professional occupations. The percentage is much lower than state and national rates and represents the higher-educated, higher-wage service industry occupations. This is also related to the educational attainment statistics discussed in the Population Chapter. Although educational rates have increased in the county, the percentage of residents with college degrees remains much lower than the state rate, further illustrating a lack of management and professional employment opportunities.

For the most part, unemployment rates have remained relatively comparable with state rates over time with the exception of a spike in the mid-1990's (attributed to a closure of a textile factory) and in 2003 (attributed to local layoffs). This reinforces the susceptibility of the local economy based on the reliance of individual industries. Worsening economic conditions on large employers can have a devastating effect on the local economy.

**Commuting Patterns**

Examining Jasper County's commuting patterns provides insight for economic development planning, land use issues, and traffic patterns. Table 2.20 illustrates the local commuting statistics of the local labor force.

**Table 2.20: Commuting Patterns to Work**

<b>Commuting Category</b>	<b>1990</b>	<b>2000</b>
Total number of workers	3,669	5,258
Number of residents commuting to work	3,504	5,022
Number of residents working at home or walking to work	165	236
Percent working in Jasper County	51.4%	37.3%
Percent working outside Jasper County	48.6%	62.7%
Mean travel time to work (minutes)	24.0	34.2
% of commuters traveling more than 30 minutes to work	42.8%	51.9%
Number of workers employed in Jasper County	2,577	2,792
Total number of residents employed in Jasper County	1,878	1,910

Source: U.S. Bureau of the Census

Table 2.20 illustrates the characteristics of the change in population experienced in the county. The majority of the new population was assumed to have migrated from urbanized areas to enjoy the rural atmosphere that Jasper County has to offer. The commuting statistics reveals that this migrant population has maintained their places of employment outside of the county. The most telling statistic is the decrease in the percentage of total residents that worked inside the county from 51.4% in 1990 to 37.3% in 2000. The change in percentage of commuters traveling outside the county is directly attributable to the increase in mean travel time to work, and reinforced by the increase in the number of commuters that travel in excess of 30 minutes to their place of work.

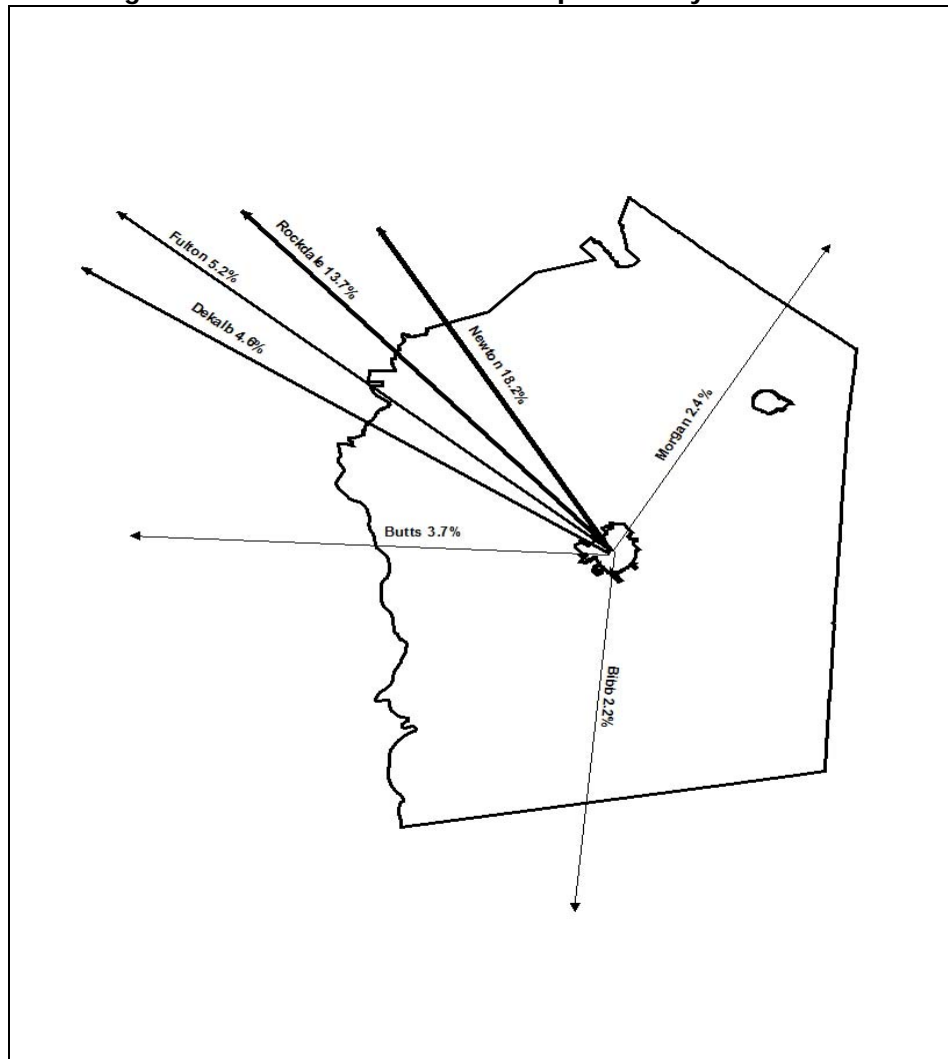
**Assessment of Commuting Patterns**

The increase in commuter flow outside of the county is a key factor in the increase in Residence Adjusted Income discussed in Section 2.1.4.0. The county has experienced an increase in population but has been able to retain the increase with locally available jobs.

The commuter ratio compares the number of workers traveling into the county versus the number that leave for employment purposes. The Census Bureau develops estimates of journey-to-work patterns that can be used to develop the ratio. Based on 2000 commuting patterns figures 1,910 residents worked in Jasper County, which illustrates that 3,112 employed residents are commuting out-of-county. This figure is compared with 882 workers that commute into the county to produce a ratio of 0.28, which indicates that for every commuter leaving the county only 0.28 enter. This ratio ranks 134 out of 159 counties indicating the lack of major employers in the county that can not only retain the local labor force, but also attract outside employees.

Figures 2.12 and 2.13 illustrate the commuting patterns of outward and inward travelers respectively.

Figure 2.12: Outward Flow of Jasper County Commuters

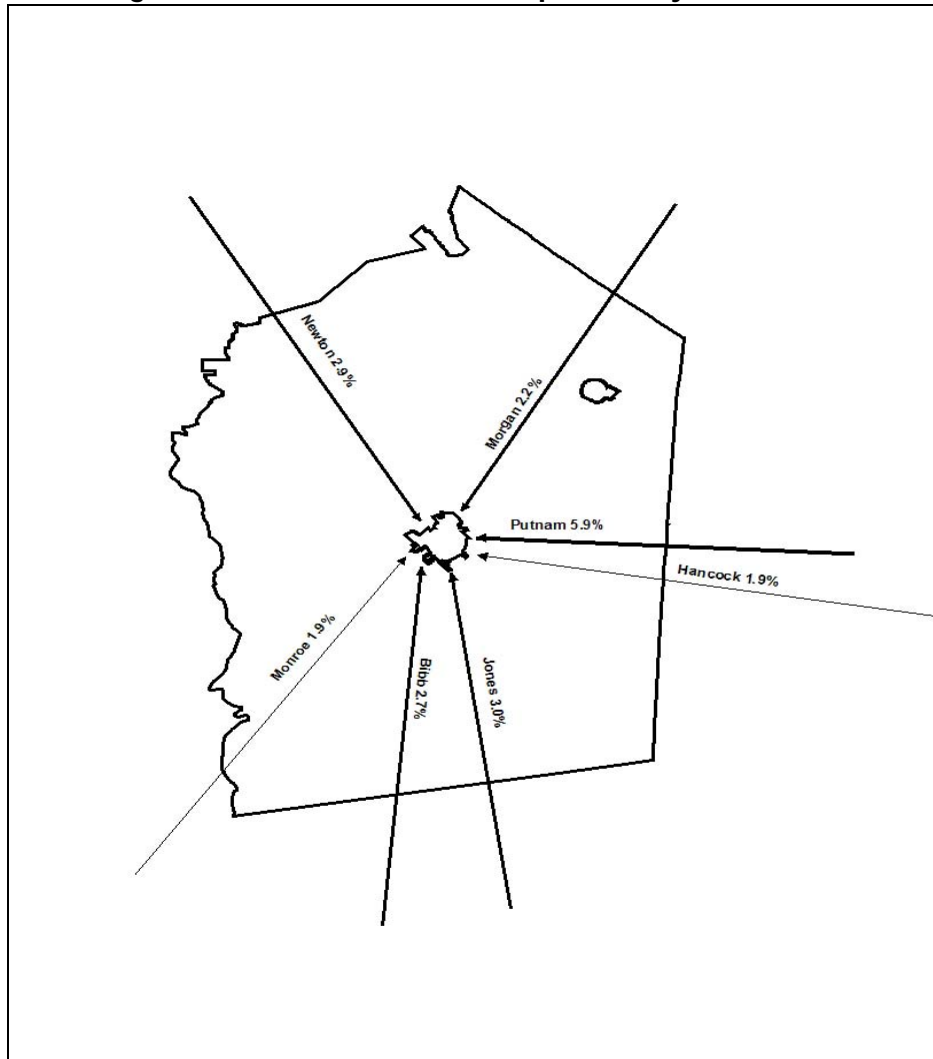


Source: U.S. Bureau of the Census

Newton County is the largest recipient of Jasper County commuters, with over 18%. Metro Atlanta absorbs the majority of the remaining commuter population with Rockdale, Fulton and Dekalb counties attracting 13.7%, 5.2% and 4.6% respectively.



**Figure 2.13: Inward Flow of Jasper County Commuters**



Source: U.S. Bureau of the Census

The majority of inward commuters are traveling from Putnam County (5.9%). There are commuters entering from the surrounding counties (Jones, Newton and Morgan) but no other county provides greater than 3.0% of the total inward travelers.

## **Economic Development Resources**

### **Economic Development Agencies**

The Economic Development Authority of Jasper County serves an important role in expanding industrial development in the county. The Authority works closely with city and county officials to promote Jasper 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 Jasper 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 City of Monticello is designated as a Better Hometown Community. This organization strives to promote the downtown as a viable location for new business. Downtown Monticello offers the county numerous resources for economic development, including necessary infrastructure and available building space, and presents opportunity to increase economic stability throughout the county.

Jasper County has formulated an organization labeled "Team Jasper" consisting of members of local economic development agencies, county and municipal elected officials, the water and sewer authority, and the local department of education. The organization meets on a monthly basis and concentrates on all components of the county's economy to develop strategies to maximize on local resources and avoid duplicative efforts.

Several agencies provide economic assistance to Jasper 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.

The Georgia Department of Economic Development 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 or 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 SBDCs are equipped with the Georgia 100 program.

The Jasper-Monticello Industrial Park is located in Monticello adjacent to State Route 83. The Park is fully serviced with water, sewer, gas, electricity, roads, and rail, but no longer has adequate sites for industry expansion. The county development authority is currently seeking space for future industrial park development.

In 1999 Jasper County formed a joint development authority (JDA) with Newton, Walton, and Morgan counties. The JDA invested in the purchase of a 1,528 acres site along the Interstate-20 corridor and has contracted with Technology Park Atlanta who has developed a master plan for the site to include light industrial, retail, institutional, and residential uses.

Jasper 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 (Jasper County is classified as Tier 2). A Tier 2 status refers to the counties ranked 72 through 106 and represents lesser-developed counties in the state. This status allows businesses that create 10 or more jobs to qualify for a \$2,500 job tax credit. A county that is a member of a joint-development authority is eligible to receive an additional \$500 job tax credit.

Some federal and state grants and lending programs promote economic development in eligible communities. The county intends to seek all 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.

Jasper 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 12 months.

### **Education and Training Opportunities**

The Jasper County Public School System offers a comprehensive education program from Pre-Kindergarten to Grade 12. The county also houses Piedmont 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.

Griffin Technical College is a unit of the State Board of Post-Secondary Vocational Education. The institution opened a satellite campus in Jasper 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.

Griffin Technical College offers a workplace development program that is directed towards continuing education of specific skills and can be taught on-site or at the college's economic development center in Griffin. The Jasper County campus has developed a cooperative relationship with the county board of education to increase vocational opportunities for local students and promote the various technical programs the college has to offer.

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.

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 Economic Development Resources**

The Development Authority, Chamber of Commerce, and Monticello Downtown Development Authority are hard at work promoting the county for economic development purposes. The formation of Team Jasper provides an opportunity for county leaders to work towards common goals and to develop strategies to mitigate the county's deficiencies.

The county's participation in the four-county joint development authority provides Jasper with a unique opportunity to capitalize on marketable economic assets outside of the county's boundaries. It also illustrates a prime example of regional collaboration on cost and revenue sharing that needs to become more prominent among regional economic development efforts.

Locally, the county development authority should continue to seek suitable sites for future commercial and industrial expansion, particularly focusing on fostering a viable small business environment.

One of the county's biggest deficiencies, as noted previously in this section, is the skill level of the local labor force. Team Jasper must continue to cooperate at all levels to prepare Jasper County students to enter the workforce or pursue secondary education opportunities. Griffin Technical College is an invaluable asset in diversifying the skill levels of high school students as well providing training and retraining opportunities for the adult population.

## 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 a retention of existing business and industry.

**Goal 1:** Invest in the long-term stability of the local economy through economic diversification and encouraging local entrepreneurship.

**Policy 1.1:** Enhance the availability of capital and business skills training for local entrepreneurs.

**Policy 1.2:** Focus public investments and subsidies on equitable initiatives that do not sacrifice long-term economic health for short-term revenue increases.

**Policy 1.3:** Support, promote and strengthen local economic development organizations.

**Policy 1.4:** Work with the education community to promote "Life-Long Learning" opportunities to all residents that increase individual productivity.

**Policy 1.5:** Promote expansion and recruitment of business and industry that provides employment to local residents.

**Goal 2:** Utilize local assets to increase tourism-generated revenue through marketing and promoting Jasper County as a unique destination focusing on ecological, historical, and agricultural assets.

**Policy 2.1:** Expand marketing and promotional campaign to attract a wider array of visitors.

**Policy 2.2:** Collaborate on a multi-jurisdictional level to promote tourism throughout the region.

**Goal 3:** 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 3.1:** Coordinate economic development initiatives with environmental protection policies and regulations ensuring the preservation of existing natural and cultural resources.

**Policy 3.2:** Concentrate economic development in areas served by existing or planned supporting infrastructure.

**Policy 3.3:** Invest in the acquisition of suitable land identified on the future land use map for future industrial parks.

**Goal 4:** Increase the marketability of Jasper 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 4.1:** Equitably invest in community facilities and services that enhance the quality of life of Jasper County residents and maximize the potential for economic development throughout the county.

**Goal 5:** Continue developing the downtown district as an attractive business location. *(Applicable to the municipalities of Monticello and Shady Dale)*

**Policy 5.1:** Continue to improve the facilities, infrastructure, and aesthetics of the downtown to attract new investment and increased public use.

**Policy 5.2:** Promote existing facilities within the downtown to prospective businesses.

**Policy 5.3:** Improve and increase pedestrian access to central business districts.

**Goal 6:** Minimize economic leakage associated with the purchase of goods and services outside of the local economy.

**Policy 6.1:** 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 6.2:** Market distinctive characteristics of communities to create a niche market attracting consumers from outside the county.

**Policy 6.3:** Encourage citizens to buy locally.

## Chapter 3: Housing

### 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 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.

Jasper 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 DCA. 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.

## Types of Housing

Table 3.1 analyzes the existing housing stock and includes historical data for comparison for the county, state, and each of the municipalities.

The county’s percentage total of single-family housing (72.6%) exceeds the state level (67.1%), which is illustrated in the percentage increase between 1990 and 2000 Census years. Single-family housing development statewide increased by 28.6%, while Jasper County experienced a 32.4% increase.

Percentage increases in Manufactured Housing/Other types of housing units represents a larger increase in housing types than single-family development. The total percentage in the county climbed to 24.5% (according to the 2000 Census figures), up from 24.1% reported in 1990. The 34.7% increase between Census years is well above the increase in Manufactured Housing/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 2.9% of the total housing units and the majority of these are located in the City of Monticello. Currently the unincorporated area houses only 12.1% 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 well below the statewide average. Both municipalities experienced large increases in Manufactured Housing/Other units although the total increase in Shady Dale represented only 22 total units.

**Table 3.1: Housing Units Types and Trends: 1980-2000**

Jurisdiction	1980		1990		2000		%Change 80-90	%Change 90-00
	Total	Percent	Total	Percent	Total	Percent		
<b>Jasper</b>	<b>2,795</b>	<b>100.0%</b>	<b>3,637</b>	<b>100.0%</b>	<b>4,806</b>	<b>100.0%</b>	<b>30.1%</b>	<b>32.1%</b>
Single-Family	2,368	84.7%	2,633	72.4%	3,487	72.6%	11.2%	32.4%
Multi-Family	160	5.7%	129	3.5%	140	2.9%	-19.4%	8.5%
Manufactured Housing/Other	267	9.6%	875	24.1%	1,179	24.5%	227.7%	34.7%
Seasonal/Recreational*	NA	-	333	-	330	-	-	-0.9%
<b>Georgia</b>	<b>2,012,640</b>	<b>100.0%</b>	<b>2,638,418</b>	<b>100.0%</b>	<b>3,281,737</b>	<b>100.0%</b>	<b>31.1%</b>	<b>24.4%</b>
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%
Manufactured Housing/Other	152,948	7.6%	327,888	12.4%	399,251	12.2%	114.4%	21.8%
Seasonal/Recreational*	NA	-	33,637	-	50,064	-	-	48.8%
<b>Monticello</b>	<b>900</b>	<b>100.0%</b>	<b>913</b>	<b>100.0%</b>	<b>1,020</b>	<b>100.0%</b>	<b>1.4%</b>	<b>11.7%</b>
Single-Family	743	82.6%	711	77.9%	794	77.8%	-4.3%	11.7%
Multi-Family	116	12.9%	116	12.7%	123	12.1%	0.0%	6.0%
Manufactured Housing/Other	41	4.6%	86	9.4%	103	10.1%	109.8%	19.8%
Seasonal/Recreational*	NA	-	5	-	5	-	-	0.0%
<b>Shady Dale</b>	<b>58</b>	<b>100.0%</b>	<b>78</b>	<b>100.0%</b>	<b>86</b>	<b>100.0%</b>	<b>34.5%</b>	<b>10.3%</b>
Single-Family	48	82.8%	63	80.8%	58	67.4%	31.3%	-7.9%
Multi-Family	2	3.4%	3	3.8%	0	0.0%	50.0%	-100.0%
Manufactured Housing/Other	8	13.8%	12	15.4%	28	32.6%	50.0%	133.3%
Seasonal/Recreational*	NA	-	1	-	0	-	-	-100.0%

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.

### Assessment of Housing Types

Single-family units are the predominant housing type in Jasper County and the percentage total in 2000 in the county and each of the municipalities exceeded the state total. The major difference between state and county totals is in the percentage totals of multi-family and manufactured housing units respectively. The low percentage of multi-family units represents the county’s lack of a major population center, which is typically associated with a major employment center, and the necessary infrastructure to accommodate higher density development. The lack of a public sewerage system outside of the City of Monticello and the small public water service area minimizes the opportunity to develop multi-family units.

Based on historic trends, the percentage share of housing types should remain relatively constant over the short-term. Housing permit data from 2001 to October 2004 illustrates that nearly 25% of all new housing starts are manufactured homes. However, this trend has begun to change over time as the percentage of manufactured home starts has decreased steadily since 1999.

Based on the population projections, the majority of the expected growth is in the unincorporated areas of the county. Because of the lack of supportive infrastructure throughout the unincorporated areas, the majority of this housing will be single-family development. As the population increases the percentage share of single-family development is expected to rise with a corresponding decrease in the percentage of manufactured housing.

Municipal trends are expected to remain relatively constant. A relatively small percentage of the total population growth is expected to occur within the municipalities minimizing the impacts on the percentage totals of housing types. New multi-family units are expected in the county and these are likely to be constructed within the City of Monticello. This will create a slight increase in the percentage share of multi-family units. The growth of manufactured homes in the city is expected to stabilize and the percentage share should decrease throughout the planning horizon.

### Age of Housing

Table 3.2 examines the age of the housing stock throughout Jasper County and compares it with state and regional characteristics. Table 3.2 illustrates the relatively rapid population increase that the county has experienced between 1990 and 2000 Census years. Nearly one-third (30.2%) 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 (52% in Monticello and 57% in Shady Dale). Only 14.1% of all housing starts during the 1990’s were constructed within the municipalities further reinforcing the shift to housing development outside of the municipal boundaries.

**Table 3.2: Age of Housing Units**

Jurisdiction	99-00*		95-98		90-94		80-89		70-79		60-69		40-59		Pre-39	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Jasper	260	5.4%	681	14.2%	510	10.6%	1,031	21.5%	755	15.7%	556	11.6%	359	7.5%	654	13.6%
Georgia*	1,306	4.0%	4,135	12.6%	3,708	11.3%	7,212	22.0%	6,089	18.6%	4,160	12.7%	4,274	13.0%	1,929	5.9%
Region*	945	5.5%	2,507	14.5%	2,216	12.8%	3,411	19.7%	3,137	18.1%	1,906	11.0%	1,864	10.8%	1,347	7.8%
Monticello	59	5.8%	59	5.8%	84	8.2%	132	12.9%	155	15.2%	145	14.2%	139	13.6%	247	24.2%
Shady Dale	2	2.3%	1	1.2%	12	14.0%	18	20.9%	4	4.7%	3	3.5%	10	11.6%	36	41.9%

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 0'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.

**Condition of Housing**

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. Table 3.3 illustrates housing condition data for the county and each of the municipalities and compares them with state and regional levels. These variables only reflect indicators of poor housing conditions and may not represent an accurate count of actual substandard units.

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 Monticello, which has decreased below state and regional levels.

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. The City of Monticello 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 Monticello. The county also has a higher percentage of housing units valued at less than \$20,000 in comparison with the state and region. This is illustrated by the high percentage in Monticello. Overall the county is near, or exceeding, the state and regional averages for each of the substandard categories.

**Table 3.3: Condition of Housing Units: 1980-2000**

Jurisdiction	Lack of Plumbing			Pre-1939			Overcrowded			Value <\$20,000		
	80	90	00	80	90	00	80	90	00	80	90	00
Jasper	13.0%	3.8%	1.3%	31.1%	13.6%	13.6%	NA	4.2%	4.7%	NA	8.1%	3.2%
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%
Monticello	6.6%	0.7%	0.2%	38.8%	26.5%	24.2%	NA	6.0%	6.3%	NA	10.7%	10.2%
Shady Dale	13.8%	4.9%	2.3%	53.4%	58.5%	41.9%	NA	4.5%	12.8%	NA	4.5%	4.6%

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 <\$20,000" refers to the percentage of specified owner-occupied housing units valued at less than \$20,000.
- Region includes Barrow, Clarke, Elbert, Greene, Jackson, Jasper, Madison, Morgan, Newton, Oconee, Oglethorpe, and Walton counties.

## Assessment of Age and Condition of Housing

Table 3.2 reflects the growth in Jasper County during the second half of the 1990's. The percentage of total housing units constructed between 1995 and 2000 exceeds the statewide percentage and is comparable with the region. Housing permit data illustrates that this trend has continued with 246 new housing starts, on average, per year between 2000 and 2004 (the final two months of 2004 were estimated to generate a yearly total). Table 3.2 illustrates an average of approximately 190 housing starts between 1995 and 2000.

Municipal totals reflect the slower growth rate discussed in the Population Element. The majority of the housing units in each of the municipalities were constructed prior to 1970. Each of the jurisdictions reflects a large percentage of historic homes constructed prior to 1939. This rate is much higher than the county, state or regional percentages and reflects a much slower rate of growth and lack of suburban residential development that is becoming more prominent in unincorporated areas.

Overall the condition of the housing stock has improved countywide. Much of this can be attributed to the rapid rate of construction during the latter part of the 1990's, which has decreased the percentage of inadequate units. However, rates in each of the identified categories remain high and exceed the state rates in all but the Overcrowded statistics and the regional rate in each of the categories.

The percentage of units lacking plumbing has decreased drastically since 1980 and represents a relatively small percentage (1.3) of all housing units. However, this rate is more than double both the state and regional percentages and illustrates that a segment of the population remains in substandard living conditions.

Monticello's percentage of units lacking plumbing has decreased below both state and regional rates. Though Shady Dale's percentage is above the county, state, and regional rate it represents only 2 housing units.

The percentage of overcrowded units actually increased between 1990 and 2000, mirroring a statewide trend. Overcrowding refers to households with greater than one person per room. Rooms are defined as living rooms, dining rooms, kitchens, bedrooms, finished recreation rooms, enclosed porches suitable for year-round use, and lodgers' rooms. Jasper County has the second highest percentage of overcrowded households in the region, behind only Clarke County at 5.1%. The increasing trend of overcrowded units is prevalent in each of the municipalities. Both experienced increasing rates between 1990 and 2000 census years

Based on Habitat for Humanity standards, a housing unit valued at less than \$20,000 is considered substandard. These figures are indicators and represent estimates provided by the owners and renters filling out the census questionnaires and may not represent the actual number of units. Although the percentage of total units has decreased over the past decade, there remain a high percentage of homes valued at under \$20,000, particularly in the City of Monticello.

These statistics reveal the percentage of households living in housing units that may be substandard but do not provide insight into the types and characteristics of the people living within these units. The information in Table 3.4 is derived from the Department of Housing and Urban Development and illustrates the types of households with one or more housing problems throughout Jasper County. Note that data is not available at the municipal level. Therefore the data is discussed from a countywide perspective. Households with one or more housing problem include households that are classified as cost-burdened, which are discussed further in the section entitled, "Cost Burdened."

**Table 3.4: Types of Households with One or More Housing Problems**

Household Type	Owner-Occupied		Renter-Occupied	
	County	State	County	State
Elderly	17.5%	21.8%	13.7%	12.1%
Small Family	50.0%	45.1%	35.9%	37.9%
Large Family	16.2%	14.7%	29.0%	16.9%
Other	16.4%	18.4%	21.4%	33.1%
<b>Total Households</b>	<b>922</b>	<b>471,514</b>	<b>262</b>	<b>396,256</b>

Source: U.S. Department of Housing and Urban Development

- “Elderly” refers to one or two member households (family or non-family) with the head or spouse age 62+.
- “Small Family” refers to non-elderly households with two to four related members.
- “Large Family” refers to non-elderly households with five or more related members.
- “Other” refers to households of one or more persons that do not meet the definitions of the other three categories.
- “Total Households” illustrates the total households within each tenure category with one or more housing problem.

County characteristics are similar to the statewide figures for both owner and renter-occupied households. The main discrepancy is in renter-occupied households between large family and other households. This is a reflection of a higher percentage of non-family households statewide (approximately 30% of total households) in comparison with the county (approximately 25% of total households).

Small family households are the most prevalent household type with one or more housing problems for both owner and renter-occupied households. Included in this statistic is the female householder category, which represents nearly one-third of all small family renter-occupied units with one or more housing problems. This is a growing national trend that reflects an increase in divorce and teen pregnancy rates.

The majority of persons (aged 16 and up) living in households with one or more problem for both owner and renter-occupied households were employed (64.7% of owner-occupied persons and 56.3% of renter-occupied). This corresponds with labor force data in the Economic Development Chapter that illustrates the lack of high-wage employment in the county and the low percentage of professional occupations.

## Owners and Renters

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, four and five percent 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.

### **Owner and Renter Units**

Table 3.5 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 increased steadily since 1980 and the county percentage of owner-occupied housing units is well above both the state and regional rates. The general trend statewide and regionally has been a gradual increase in homeownership and this is illustrated in county percentage change in owner-occupied housing.

The overall vacancy rate is well above the state and regional averages at 13.1%. The owner and renter vacancy rates are both well below the state and regional rates, at 1.4% and 4.1% respectively.

The owner to renter ratio further illustrates the increase in homeownership in the county. The ratio within the municipalities has remained relatively constant over the past twenty years but the ratio in Monticello illustrates the higher percentage of rental units correlating with the higher percentage of multi-family units.

**Table 3.5 Occupancy and Tenure of Housing Units: 1980-2000**

Jurisdiction	Total Units			Occupied Units			Vacancy Rate			Owner-Occupied			Owner Vacancy (%)		Renter-Occupied			Renter Vacancy (%)		Owner: Renter Ratio		
	80	90	00	80	90	00	80	90	00	80	90	00	90	00	80	90	00	90	00	80	90	00
Jasper	2,795	3,637	4,806	2,553	3,036	4,175	8.7%	16.5%	13.1%	72.2%	76.5%	79.0%	2.3%	1.4%	27.8%	23.5%	21.0%	6.4%	4.1%	2.6:1	3.3:1	3.8:1
Georgia*	20,126	26,384	32,817	18,717	23,666	30,064	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*	9,877	12,894	17,333	9,339	11,851	16,134	5.4%	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
Monticello	900	913	1,006	831	847	927	7.7%	7.2%	7.9%	67.9%	59.5%	64.5%	2.9%	2.1%	32.1%	40.5%	35.5%	6.5%	6.5%	2.1:1	1.5:1	1.8:1
Shady Dale	58	78	89	58	68	88	0.0%	12.8%	1.1%	79.3%	79.4%	78.4%	3.6%	0.0%	20.7%	20.6%	21.6%	12.5%	0.0%	3.8:1	3.9:1	3.6:1

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

- \* Georgia Totals are reported in 00's.
- \* Region data is reported in 0's.
- Region includes Barrow, Clarke, Elbert, Greene, Jackson, Jasper, Madison, Morgan, Newton, Oconee, Oglethorpe, and Walton counties.
- 1980 data is not available for regional 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.

### **Assessment of Tenure Characteristics**

The percentage of owner-occupied housing has consistently increased over the past twenty years in the county, which is a typical result of a housing market dominated by single-family development. This trend is further illustrated by the increase in the owner-to-renter ratio for the county. The City of Monticello has a much more balanced housing market that is closer to state and regional percentage rates for owner and renter-occupied housing. This is directly related to the city containing the majority of multi-family housing units in the county.

Residential trends are expected to continue with the majority of the future growth in the form of single-family residential development within the unincorporated areas of the county. As a result, countywide owner-occupied percentages should increase over time. The percentage share of owner and renter-occupied housing within the municipalities should not change drastically throughout the planning horizon since much of the growth is forecast outside of their boundaries.

While owner and renter vacancy rates are consistent with, or below state and regional rates, the overall vacancy rate is well above. This is expected to continue as the majority of this excess is attributed to the presence of seasonal/recreational units at Lake Jackson.

### **Cost 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.

### **Cost of Housing**

Table 3.6 analyzes the median cost for both owner and renter occupied housing over the past twenty 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.

The cost of housing in Jasper 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 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 that the majority of the multi-family units represents the affordable housing stock and is relatively inexpensive.

**Table 3.6: Median Value of Housing Units: 1980-2000**

Jurisdiction	Owner Median Value			Renter Median Value			Owner % Change 90-00	Renter % Change 90-00
	80	90	00	80	90	00		
Jasper	61,022	65,612	82,600	132	359	302	25.9%	-15.9%
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%
Monticello	61,231	51,205	66,800	134	379	297	30.5%	-21.6%
Shady Dale	43,886	64,480	66,300	102	182	315	2.8%	73.1%

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.

### Cost Burdened

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 and severely cost-burdened if it spends greater than 50%. Cost-burdens can apply to all types of households because it does not refer to a specific income group. Tables 3.9 and 3.10 illustrate an imbalance between housing values and household incomes. 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 exceed their ability to maintain 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.

Table 3.11 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.

The county is comparable with the state and regional percentage for owner-occupied cost-burdened households, while both municipalities are below. However, the data illustrates a much higher percentage of households that are considered severely cost-burdened, specifically within the municipalities.

Each of the jurisdictions is near or below the state and regional percentage for renter-occupied households for both cost-burdened and severely cost-burdened.

**Table 3.11: Percentage  
of Cost-Burdened Households: 1990-2000**

Jurisdiction	Owner-Occupied			Renter-Occupied		
	1990		2000	1990		2000
	30%+	30-49%	50%+	30%+	30-49%	50%+
Jasper	21.6%	13.5%	11.2%	31.5%	10.4%	12.7%
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%
Monticello	27.6%	8.6%	13.9%	44.2%	9.1%	13.9%
Shady Dale	13.6%	9.3%	20.9%	33.0%	17.6%	11.8%

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

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

### Assessment of Housing Costs and Cost-Burdened Households

To determine whether or not the housing stock is affordable, 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 3.7 illustrates the correlation between median housing values and median incomes. Table 3.8 illustrates the same comparison for renter-occupied households under the assumption that a renter would pay no more than 30% of their income on rent.

Median housing values throughout the county are relatively low and the income statistics indicate that housing is relatively affordable. Overall, the tables illustrate that households earning the median income are able to afford the median priced home. As Table 3.6 indicates, the cost of housing has increased dramatically over the past 20 years and new construction is expected to continue driving the cost of housing higher. Building permit data from the years 2001 through July 2004 indicate that 641 new single-family housing units will be built at an average value of \$93,422.

**Table 3.7: Income Required for Owner-Occupied Housing**

Jurisdiction	Median Housing Value-2000 (\$)	% Change 1990-2000	Median Owner Income-2000 (\$)	% Change 1990-2000	Required Income-2000
Jasper	\$82,600	25.9%	42,903	22.4%	\$27,533
Georgia	111,200	18.4%	51,421	31.5%	\$37,066
Monticello	66,800	30.5%	39,040	24.0%	\$22,266
Shady Dale	66,300	2.8%	36,250	-7.3%	\$22,100

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

- "Median Housing Value" refers to the median cost of housing reported in the 2000 Census.
- "% Change" columns indicate the percentage change between 1990 and 2000 Census years.
- "Median Owner Income" refers to the median income of owner-occupied households.
- "Required Income" illustrates the income required to afford a median priced home.



**Table 3.8: Income Required for Renter-Occupied Housing**

Jurisdiction	Median Gross Rent-2000 (\$)	% Change 1990-2000	Median Renter Income-2000 (\$)	% Change 1990-2000	Required Income-2000 (\$)
Jasper	302	-15.9%	25,000	15.3%	10,872
Georgia	613	35.3%	27,657	4.2%	22,068
Monticello	297	-21.6%	19,904	29.7%	10,692
Shady Dale	315	73.1%	24,583	89.0%	11,340

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

- “Median Housing Value” refers to the median cost of housing reported in the 2000 Census.
- “Percent Change” columns indicate the percentage change between 1990 and 2000 Census years.
- “Median Renter Income” refers to the median income of renter-occupied households.
- “Required Income” illustrates the income required to afford the median rent.

Furthermore, average housing prices on recent sales for the years 2001 and 2002 were \$114,649 and \$113,022 respectively (according to the Georgia Department of Audits, Sales Ratio Division) illustrating that the price of housing is continuing to rise in the county.

Tables 3.9 and 3.10 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 the previous section, “Cost Burdened”).

The Housing Units column illustrates the percentage of housing units that are priced within the corresponding % MFI category. The % MFI category illustrates four distinct income categories for all households. MFI refers to Median Family Income, which was reported as \$43,271 in the 2000 Decennial Census. Each of the four categories illustrates income ranges based on a percentage of median family income. The Total Households column illustrates the percentage of households that are within each of the % MFI categories.

Data is only available at the countywide level. Municipal totals are incorporated into the percentage rates of both owner and renter-occupied households. Percentages may differ slightly from previously reported statistics because of the differences between Census Bureau and Department of Housing and Urban Development data collection methods.

**Table 3.9: Owner-Occupied Housing Affordability**

Housing Units	% of MFI	Total Households
0.0%	0-30%	9.0%
32.2%	31-50%	6.7%
31.9%	51-80%	12.6%
35.9%	81-100+%	71.7%

Source: U.S. Department of Housing and Urban Development

**Table 3.10: Renter-Occupied Housing Affordability**

Housing Units	% of MFI	Total Households
41.1%	0-30%	22.2%
30.4%	31-50%	16.1%
25.1%	51-80%	17.8%
3.4%	81-100+%	43.9%

Source: U.S. Department of Housing and Urban Development

- "0-30%" represents very low-income groups and a range of 0-\$12,981
- "31-50%" represents low-income groups and a range of \$12,981-\$21,634
- "51-80%" represents moderate-income groups and a range of \$21,634-\$34,617
- "81-100%+" represents middle-to-high income groups and a range of \$34,617-\$43,271+

Each of these tables helps to better understand the reasons for the high percentage of cost-burdened households, as described in the previous section, "Cost Burdened." The most revealing statistic for owner-occupied households is the discrepancy between housing units and households within the 0-30% of median family income category. This indicates that the 9.0% of households within this income range are spending in excess of what they can afford because of the lack of affordable options. Affordable housing within this category represents houses valued at less than \$35,000, which represent extremely low housing costs and potentially substandard living conditions. This would indicate that these households might require an alternative to owner-occupied housing.

Additionally, the majority (71.7%) of the total owner-occupied households are within the middle-to-high income category yet only 35.9% of the available housing units are within this price range. This may be a reflection of an older housing stock in the county that is still in use. As new residential construction continues it is expected that the percentage of housing units within this income range will increase correspondingly.

Renter-occupied housing has an inverse trend with the majority of its units affordable to the very low-income category, which helps to explain the low median rent illustrated in Table 3.6. The largest discrepancy is in the middle-to-high income category. This is a reflection of the lack of higher priced multi-family units that are typically rented to higher income households.

Table 3.11 attempts to further illustrate the types of households that are cost-burdened by examining the percentage of cost-burdened households by income categories. The % MFI column represents the same income categories from Tables 3.9 and 3.10. The 30-50% column indicates the percentage of total cost-burdened households for both owner and renter-occupied within each of the income categories. The 50%+ column indicates the percentage of total severely cost-burdened households.

**Table 3.11: Cost-Burdened Households by Income Category**

%MFI	30-50%		50%+	
	Owner	Renter	Owner	Renter
0-30%	12.0%	27.0%	54.1%	60.4%
31-50%	12.5%	54.1%	23.8%	39.6%
51-80%	14.7%	18.9%	11.0%	0.0%
81-100+%	60.8%	0.0%	11.0%	0.0%

Source: U.S. Department of Housing and Urban Development

The owner-occupied statistics reveal that the majority of cost-burdened households are actually within the middle-to-high income category. Based on information in Table 3.9 this would indicate that a larger percentage of the housing units priced in the high income brackets are being purchased by middle-income households. Table 3.9 illustrated that 9.0% of very low-income owner-occupied households were forced to spend in excess of 30% of their income on housing. Table 3.11 illustrates that the majority of these households are actually severely cost-burdened.

Renter-occupied statistics reveal that the majority of cost-burdened and severely cost-burdened households fall within the very low and low-income categories. Although Table 3.6 illustrates a very low median rent countywide, this is a result of subsidized housing in Monticello incorporating a large percentage of the available multi-family rental opportunities. There are 58 low-rent public housing units of the 140 total multi-family units reported in the 2000 Census. The majority of the occupants of these housing units has very low incomes and may reflect an increase in cost-burdened households.

Additionally, wages in Jasper County are a variable in determining householder's abilities to afford housing costs. In order to afford the median rent of \$309 per month a household would require \$927 per month in income (approximately \$5.79 per hour). Minimum wage is equal to \$5.15 per hour and is associated with low-paying retail and service industry jobs. Jasper County's average weekly wages for retail employment were \$237 per week (approximately \$5.93 per hour) illustrating that an average retail employee should be able to afford the median rent. However, data illustrates that 41% of renter-occupied households are not in the labor force and thus not earning wages.

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

**Policy 1.1:** Coordinate future residential development with the availability of supportive infrastructure. *(Applicable to Jasper County and each of the municipalities)*

**Policy 1.2:** Encourage infill redevelopment, where appropriate, in suitable areas supported by necessary infrastructure. *(Applicable to the municipalities of Monticello and Shady Dale)*

**Policy 1.3:** Avoid scattered, non-contiguous residential development patterns. *(Applicable to Jasper County and each of the municipalities)*

**Goal 2:** Mitigate negative environmental impacts associated with increased residential development. *(Applicable to Jasper County and each of the municipalities)*

**Policy 2.1:** Ensure that all environmental protection criteria are implemented on new development projects. *(Applicable to Jasper County and each of the municipalities)*

**Policy 2.2:** Promote clustered residential development that provides for open space and landscape preservation and self-contained recreational areas. *(Applicable to Jasper County and each of the municipalities)*

**Goal 3:** Seek outside funding sources for housing construction and rehabilitation to improve the condition of the housing stock. *(Applicable to Jasper County and each of the municipalities)*

**Policy 3.1:** Preserve, conserve, and enhance historic structures and sites wherever possible. *(Applicable to Jasper County and each of the municipalities)*

**Policy 3.2:** Encourage the renovation of substandard or vacant units for use as affordable housing for low-to-moderate income households. *(Applicable to Jasper County and each of the municipalities)*

**Goal 4:** Maintain a mix of housing types to provide greater choice to existing and future populations. (Applicable to Jasper County and each of the municipalities)

**Policy 4.1:** Encourage mixed-use development within municipal downtown districts and major commercial activity centers allowing residential uses adjacent to retail and employment centers. (Applicable to Jasper County and the City of Monticello)

## Chapter 4A: Natural Resources

### Natural Resources

#### Introduction

This section addresses the natural resources found in Jasper County and the cities of Monticello and Shady Dale. 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.

Monticello has two surface withdrawal permits, one on Lowery Branch and one on Pope's Creek. The watershed for the Pope's Creek reservoir lies within unincorporated Jasper County, northwest of Monticello. In 1999, Monticello developed and adopted a Georgia DNR-approved Reservoir Management Plan for the 4.97 square mile watershed. The following restrictions apply to the reservoir and the watershed:

1. Impervious surface coverage shall not exceed 25 percent of the watershed.
2. A 150-foot buffer shall be maintained from the reservoir boundary,
3. Swimming, fishing, and motor boating in the reservoir is prohibited.
4. No docks shall be constructed in the reservoir.
5. There shall be no public access points to the reservoir.

The watershed for Lowery Branch lies in unincorporated Jasper County; however, the county has not adopted water supply watershed protection for this watershed. The county must adopt the small water supply watershed protection ordinance for this watershed.

In 1998, Jasper County adopted a watershed protection ordinance for Pope's Creek Watershed, Murder Creek Watershed, and Broddus Creek Watershed. However, since this ordinance was adopted the county has dropped plans utilizing Murder Creek and Broddus Creek for water supply.

Land use within the watershed is primarily undeveloped and little development is anticipated.

Shady Dale utilizes one well. The well is on public land adjacent to residential land. There is no threat of contamination since the area is primarily undeveloped and little development is anticipated.

In addition to the municipal systems, there are eleven private systems primarily serving the Turtle Cove and Alcovy Shores developments, in addition to two commercial marinas.

Jasper County does not have any permitted public water supply sources.

Georgia's Source Water Assessment Program (SWAP) is aimed at protecting public drinking water supplies at their source – rivers, lakes, and streams – all across Georgia. The requirements for completing SWAPs for public drinking water sources come from the 1996 Amendments to the Federal Safe Drinking Water Act. The statute requires that states submit an Implementation Plan to the U.S. Environmental Protection Agency (USEPA) for conducting the

assessments. Georgia submitted such a plan on January 29, 1999, which became effective on May 1, 2000. The plans are intended to identify potential sources of pollution within a drinking water supply watershed (all the land area that drains to a particular drinking water intake) and assess the overall susceptibility of the water supply based on the sources identified upstream. By understanding where the potential pollutant sources are located, source water protection plans (SWPPs) can be developed to effectively protect public water supplies from contamination of upstream sources (i.e., urban and agricultural run-off, accidental spills and releases from businesses, direct discharges to waterways, etc.).

This source water assessment is prepared for the City of Monticello's Lowery Branch and Popes Branch intake, in accordance with Georgia's Source Water Assessment and Protection Implementation Plan for Public Drinking Water Sources, effective May 1, 2000.

As part of the Source Water Assessment Program, EPD established a pilot program to collect and analyze raw water samples at each of the drinking water supplies for *Cryptosporidium* and *Giardia*. These disease-causing microorganisms can exist in the intestines of mammals and be difficult to remove from raw water using traditional water treatment techniques, since they are resistant to chlorine. During the six-month sampling program from July to December 2001, no *Cryptosporidium* oocysts were identified in the Lowery Branch samples but oocysts were identified at low levels (0.1 organisms per liter) in the August and December samples from Popes Branch. *Giardia* cysts were not identified in the Lowery Branch samples but cysts were identified at low levels (0.6 organisms per liter) in the July sample from Popes Branch.

### **Susceptibility Ranking**

Based on the data gathered and analysis completed, the overall susceptibility score for Monticello's water supply are as follows:

- Lowery Branch intake = **LOW**
- Popes Branch intake = **MEDIUM**

The assessment identified a total of 11 potential point and non-point pollutant sources within 2 water supply watersheds. Many of the pollutant sources in the watershed were related to stream crossings, including 2 roads and 1 pipeline crossing. Based on the analysis, it was determined that the highest priority pollutant sources in this watershed are:

- Stream crossings
- Non-sewer areas

### **Water Supply Watershed**

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.

Based on information in the previous comprehensive plan, there are five municipal drinking water supply watersheds in Jasper County, three large and two small. The previous plan called for protection of two potential future water sources, Murder Creek reservoirs and the proposed reservoir. The county does not anticipate a need for protection of these reservoirs adoption of protection ordinances is not required.

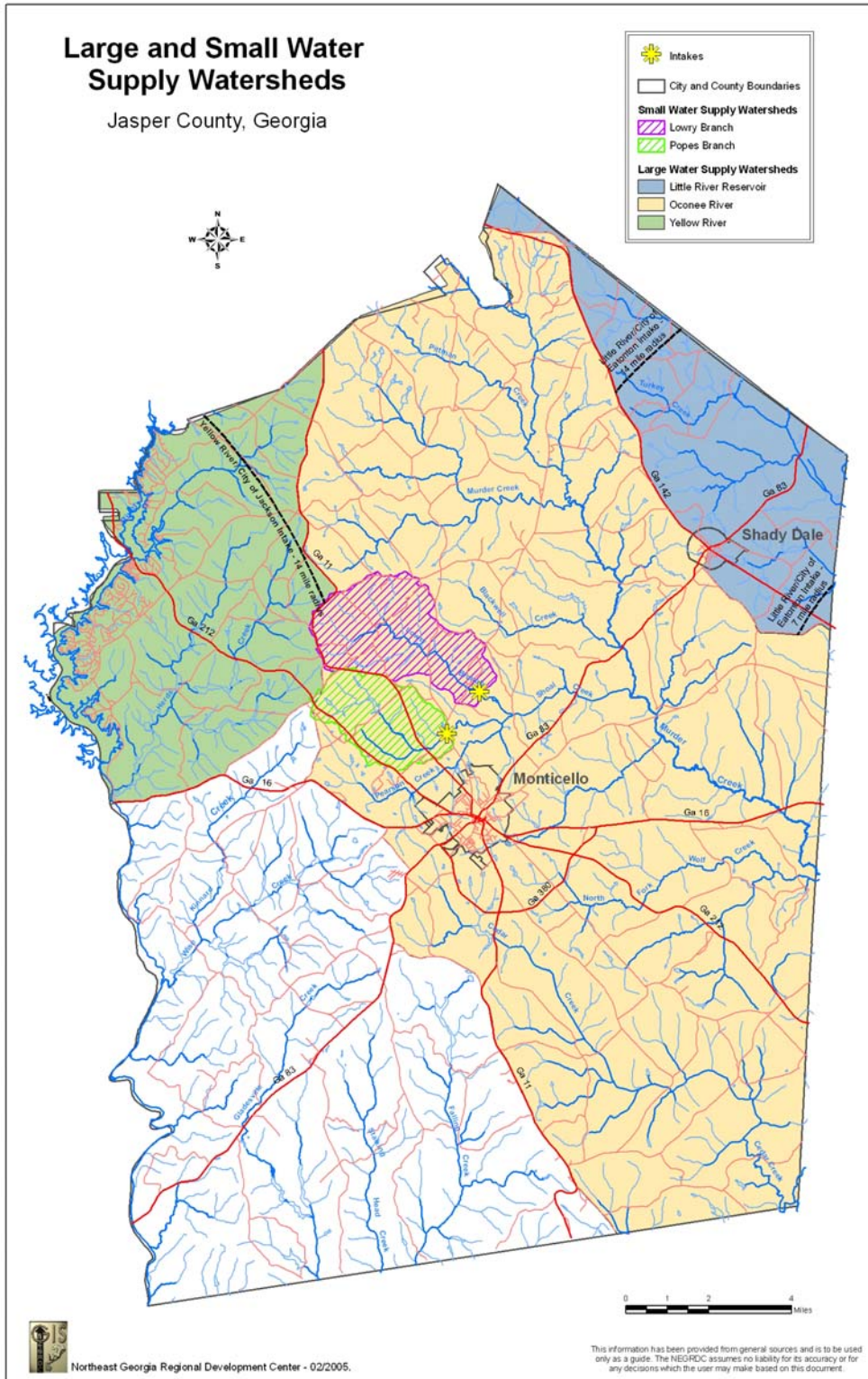
Monticello is the sole jurisdiction that utilizes surface water for its municipal drinking water utilizing intakes on Pope's Creek and Lowery Branch. The Georgia Department of Natural Resources established Environmental Planning Criteria for the protection of drinking water watersheds. The protection criteria vary depending on whether the watershed is large (>100 sq. miles) or small (<100 sq. miles).

Protection criteria for the Pope's Creek watershed, a small water supply watershed, were adopted by Jasper County in October 1998. The criteria restricts land uses within the watershed (i.e., hazardous waste treatment or disposal facilities, sanitary landfills), limits impervious surface area to 25% of the watershed or existing use, whichever is greater, and requires the use of Agricultural Best Management Practices for the application of animal waste on land. The criteria restricts impervious surfaces from a 150 foot buffer adjacent to both sides of the stream bank, requires a 100 foot vegetative buffer, restricts septic tanks and their related drain fields within the 150 foot setback, and requires the use of silvicultural and agricultural best management practices.

The three large water supply watersheds are water sources for Jackson, Milledgeville, and the Little River Reservoir.

# Large and Small Water Supply Watersheds

Jasper County, Georgia





## **Groundwater Recharge Area**

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 percent 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.

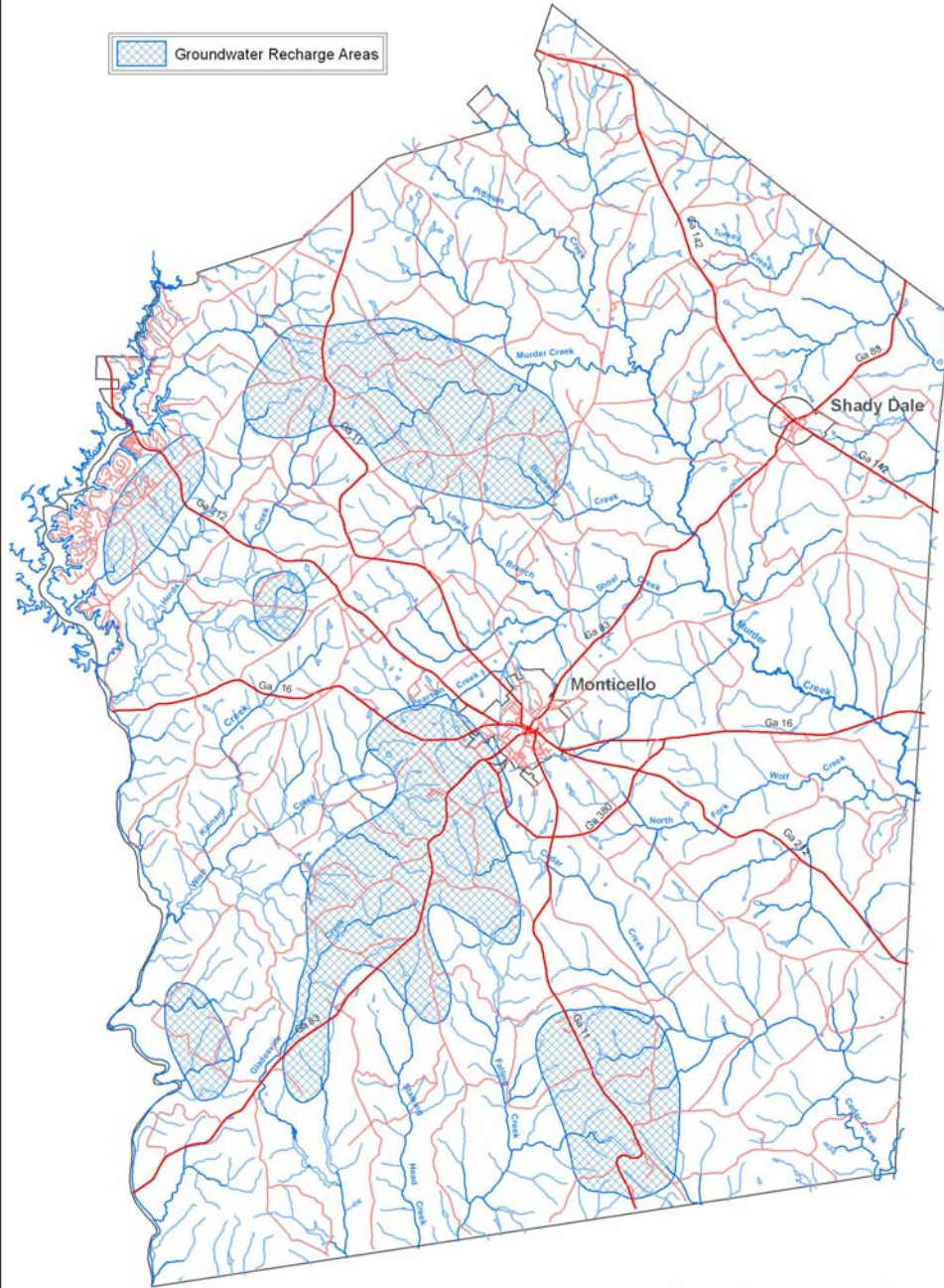
In the Piedmont, groundwater recharge areas are generally those with thick soils and slopes of less than 8 percent.

# Groundwater Recharge Areas

Jasper County, Georgia

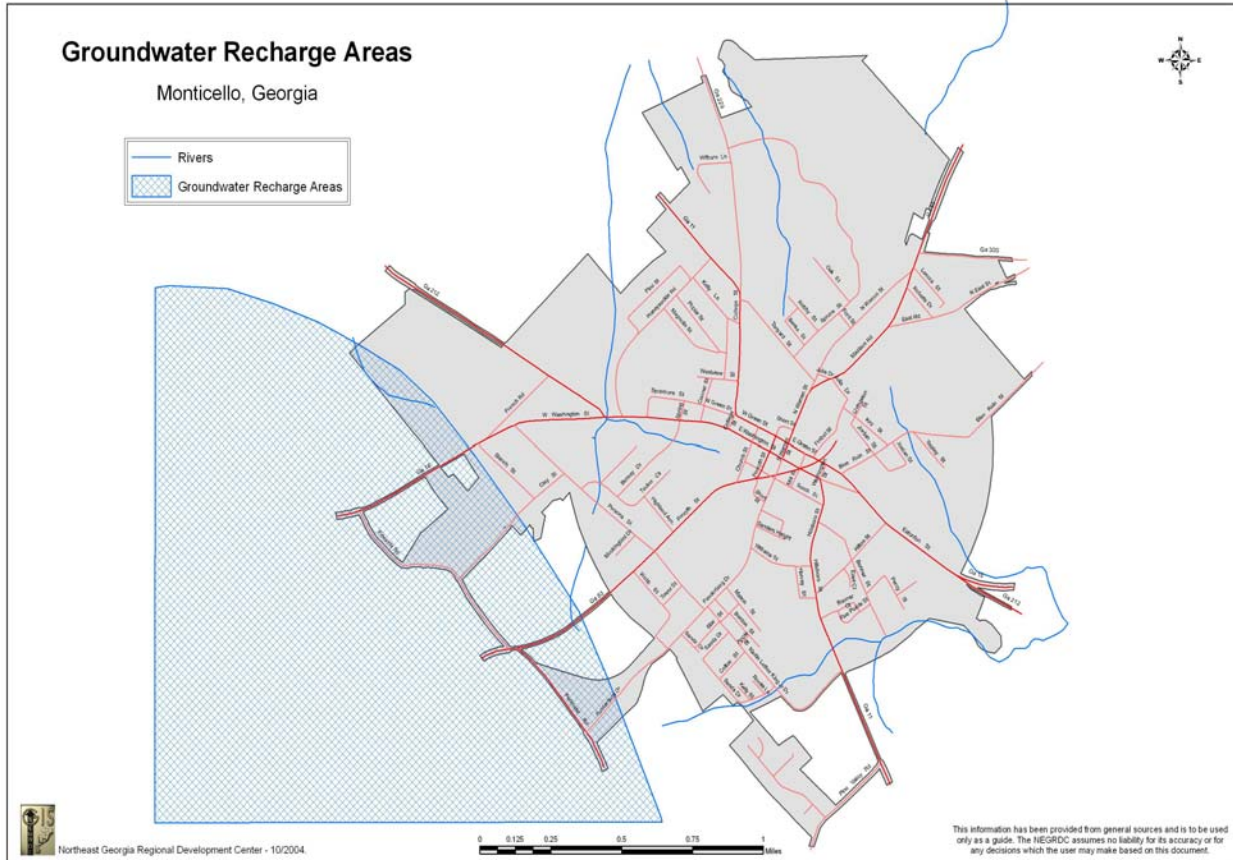


 Groundwater Recharge Areas



Northeast Georgia Regional Development Center - 10/2004.

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.

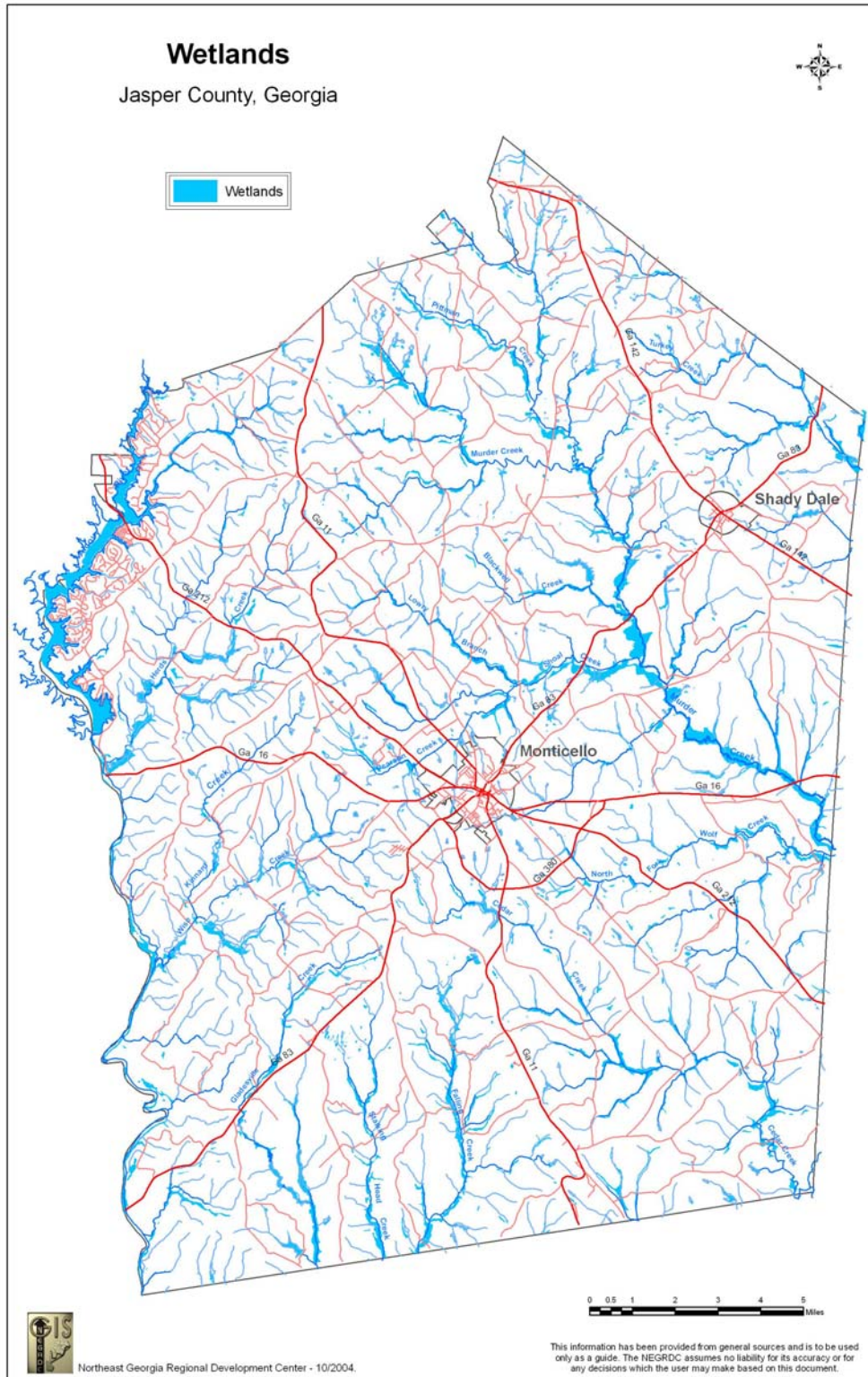


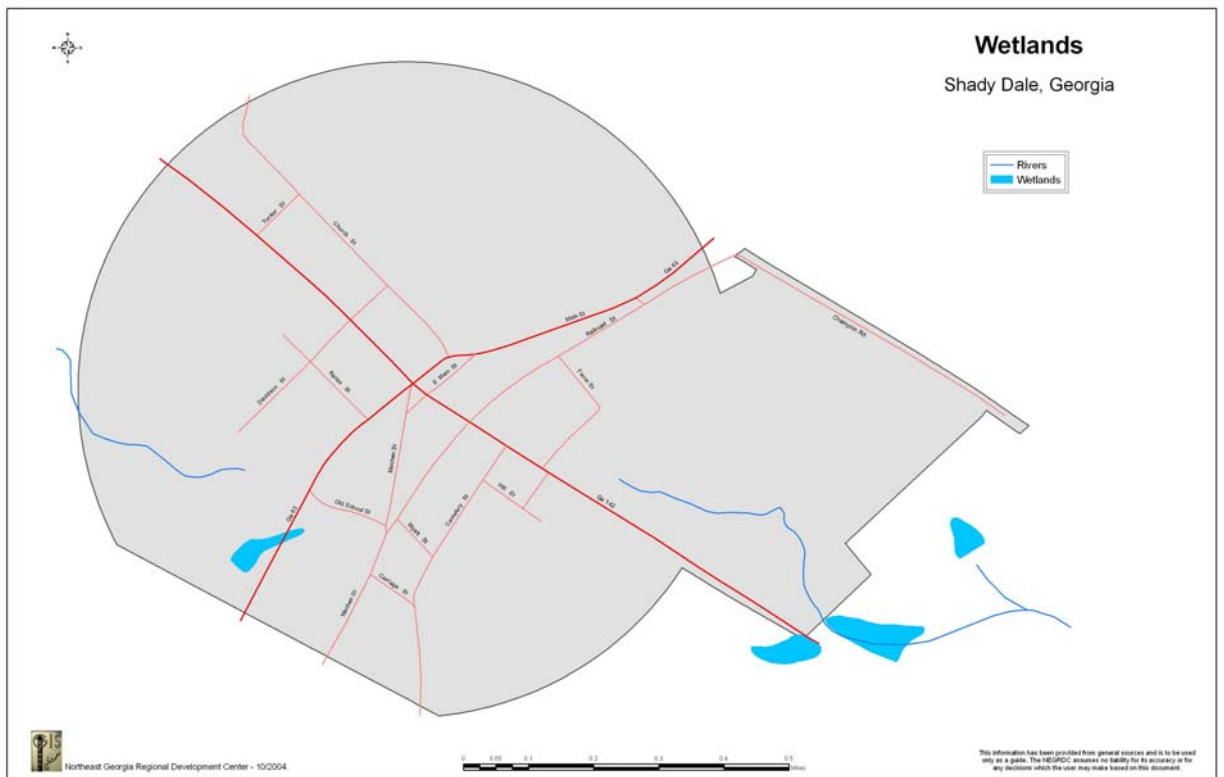
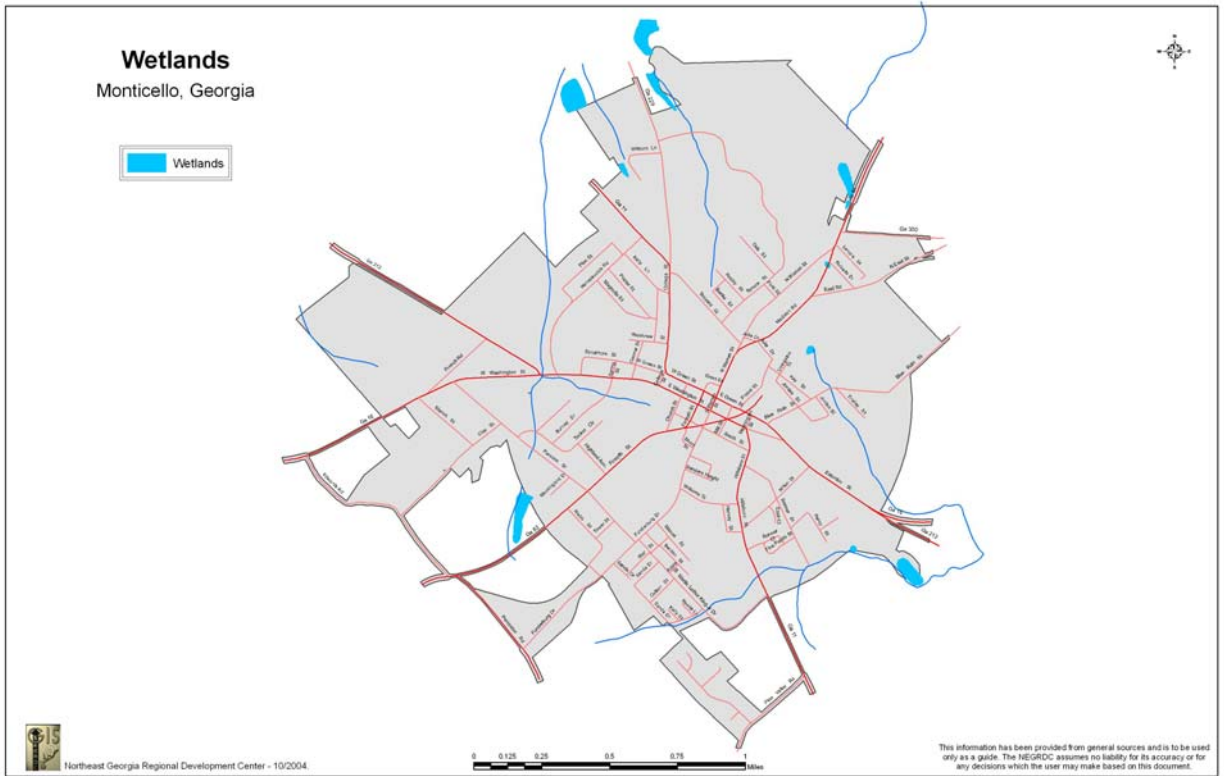
## Wetlands

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 is 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.





## **Protected Mountains**

There are no elevations in Jasper County, Monticello, or Shady Dale that meet the definition of "protected mountain."

## **Protected River**

There are no rivers in Jasper County, Monticello, or Shady Dale that meet the definition of "protected river."

## **Coastal Resources**

There are no resources in Jasper 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 not been prepared for Jasper County, Monticello, or Shady Dale.

## **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.

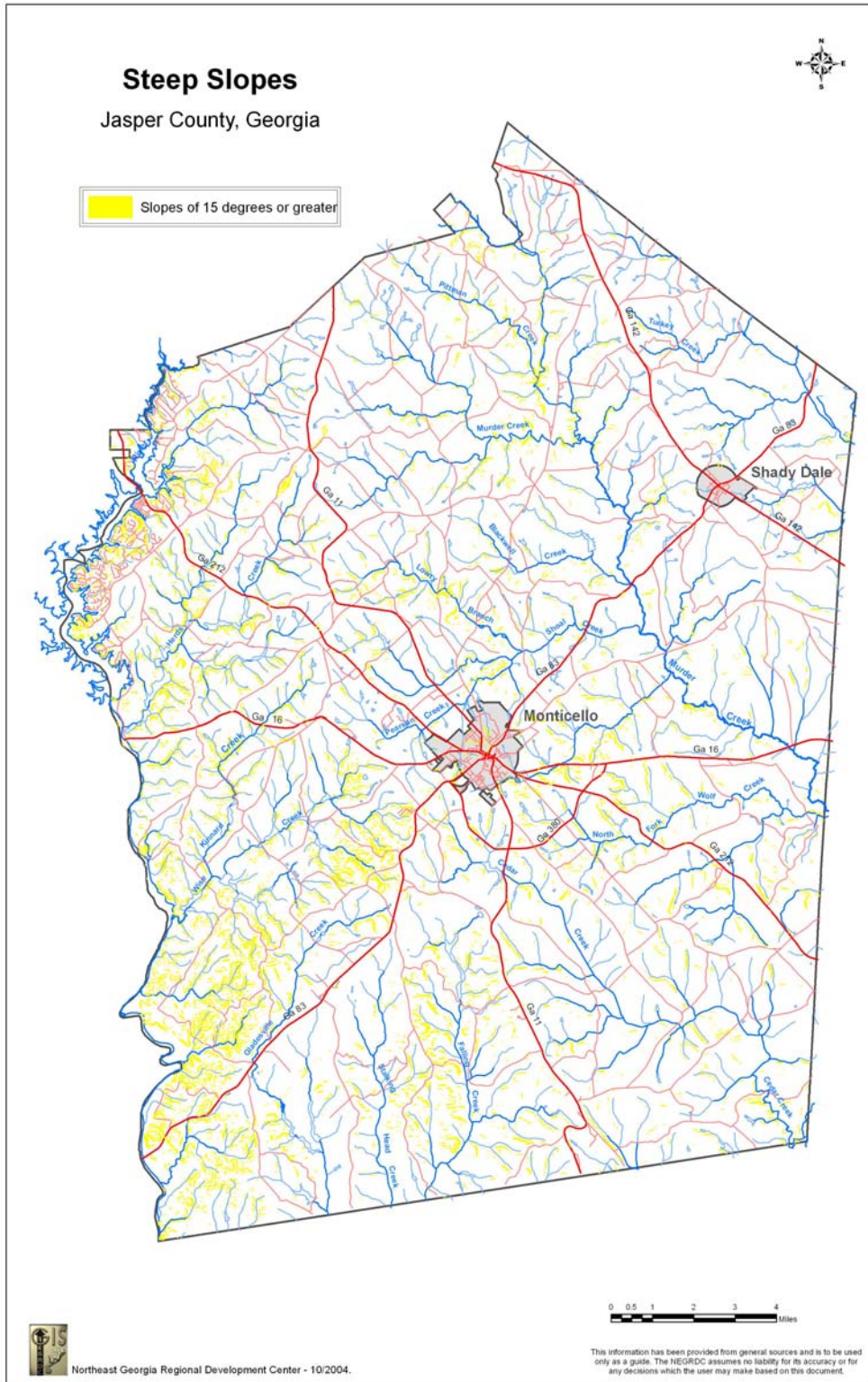
Erosion causes water quality problems in Georgia. Erosion leads to an increase in sediment ending up in our lakes, streams, estuaries or marshlands. Problems caused by this sediment include:

- 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.

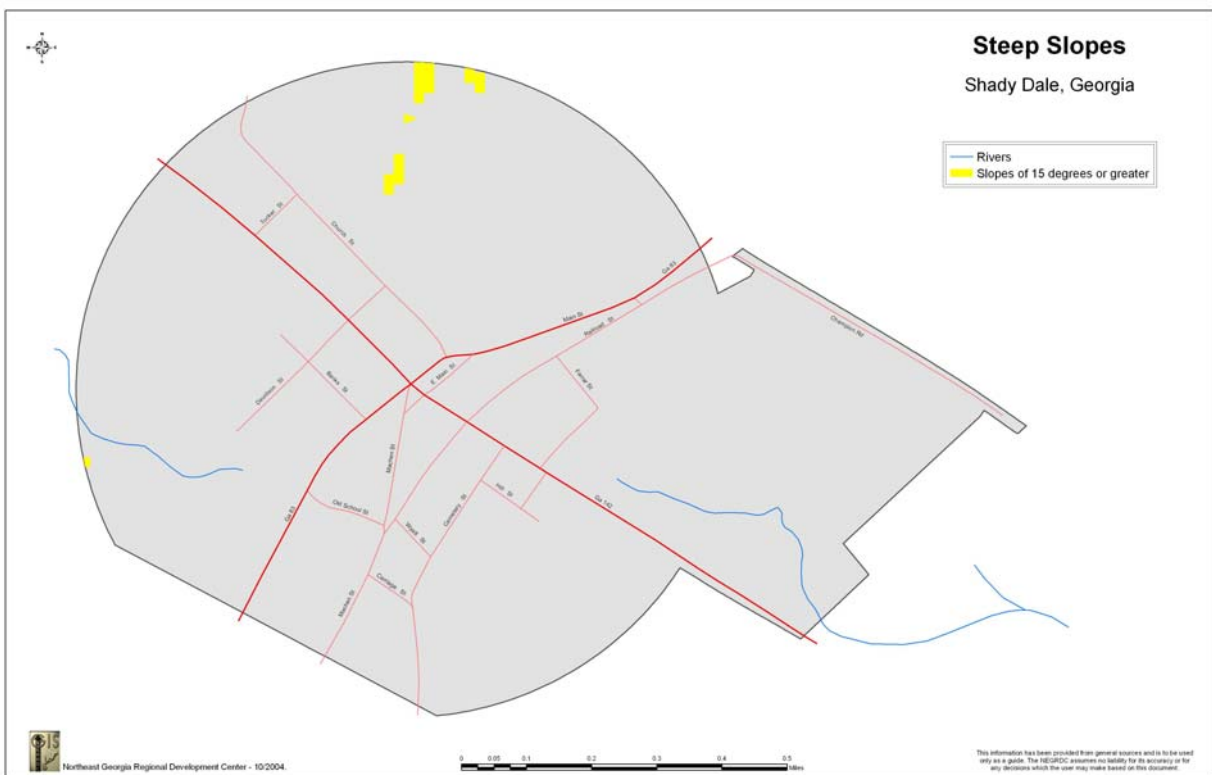
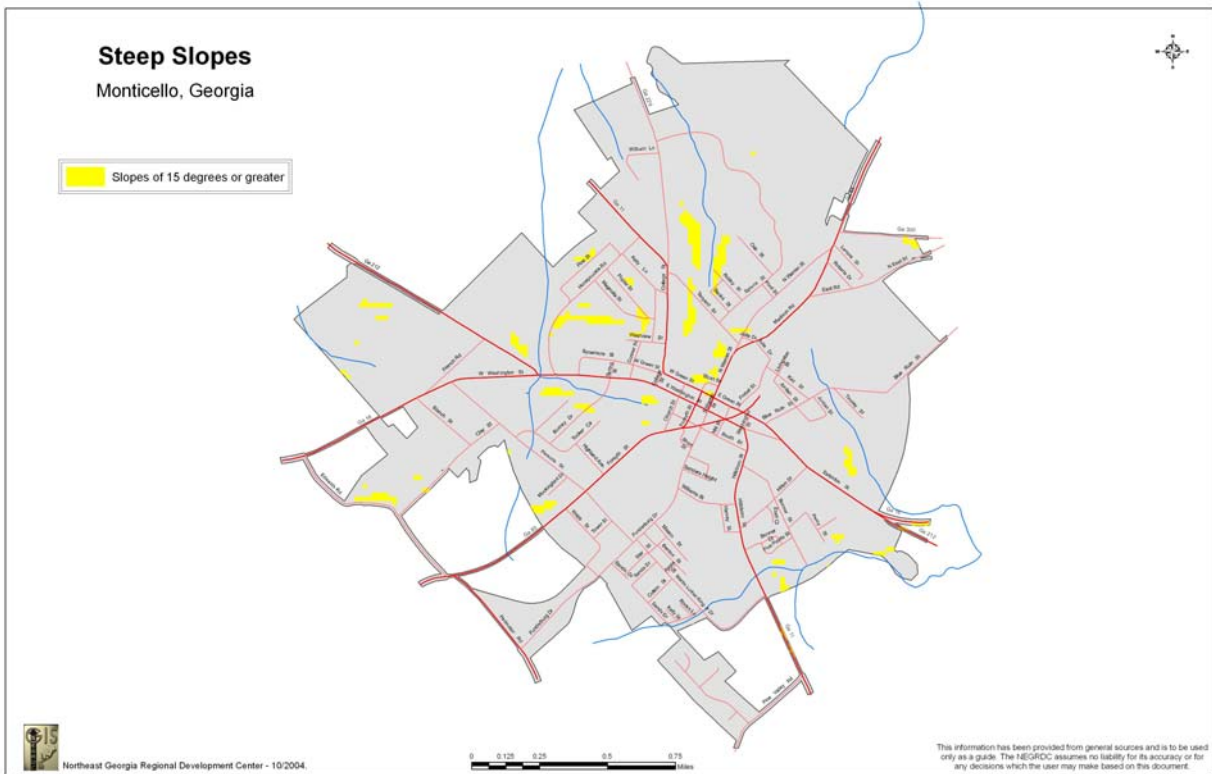
The determination of whether a soil is suitable for development is based on severity of slope, depth to bedrock, water table, and soils with a severe limitation for septic absorption fields.

## **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.







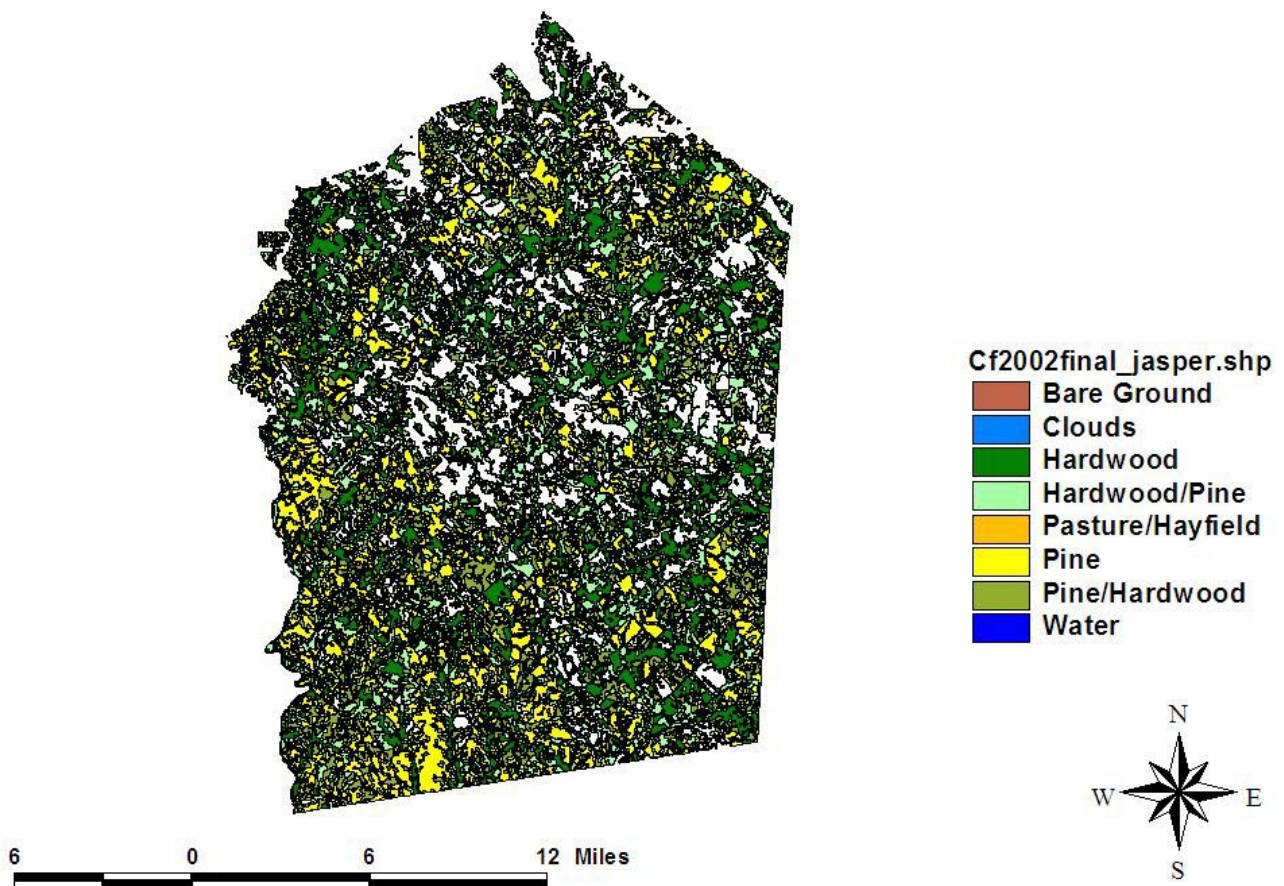
## Prime Agricultural and Forest Land

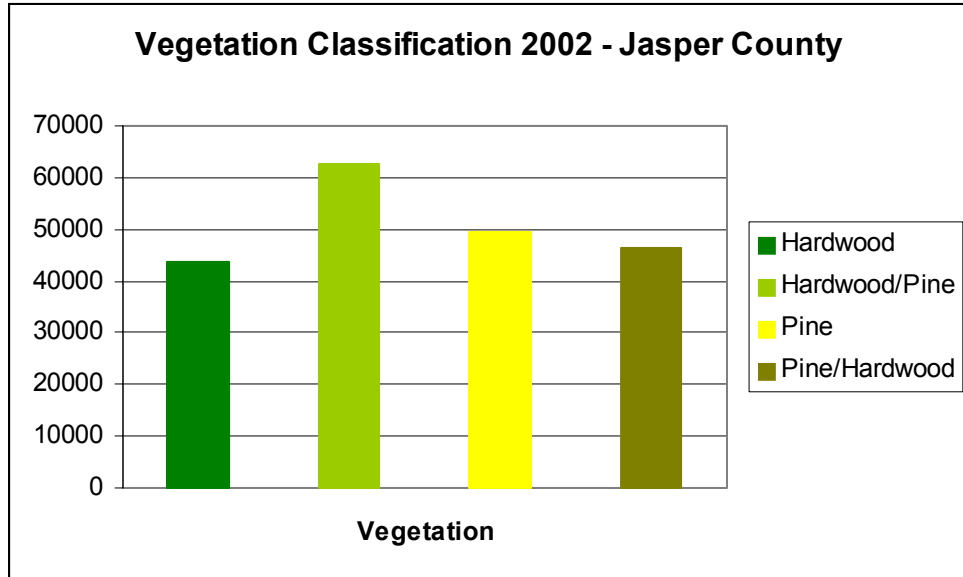
Prime Agricultural and Forest Land areas include those valued for agricultural or forestry production that may warrant special management practices. Many Georgia communities depend on agriculture and forestry as a crucial part of the local economy. Often farmland exists in areas experiencing such high population growth that it becomes economically unfeasible 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.

## Forest Land

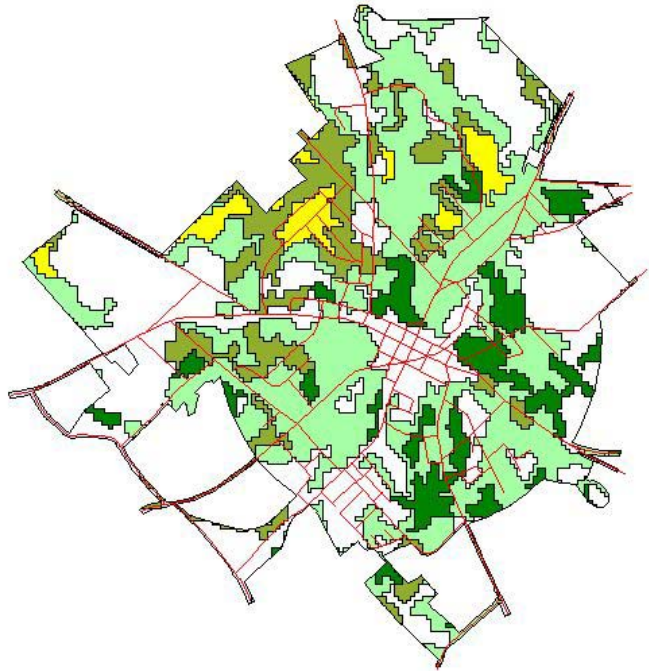
Based on a 2002 vegetation classification, Jasper County is heavily forested with little variation in amounts of vegetation type.

# Jasper County Vegetation 2002

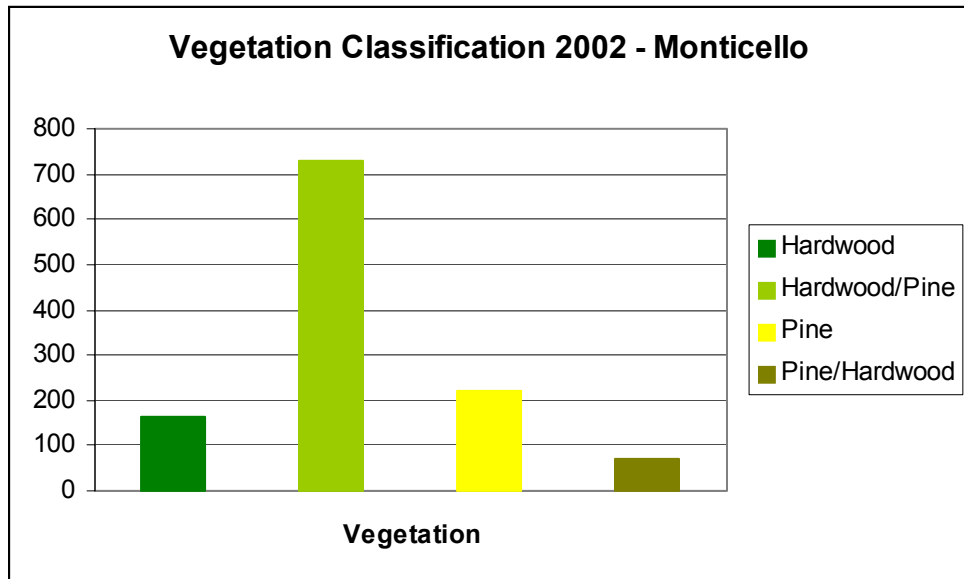
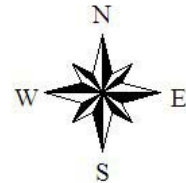




# Monticello Vegetation 2002

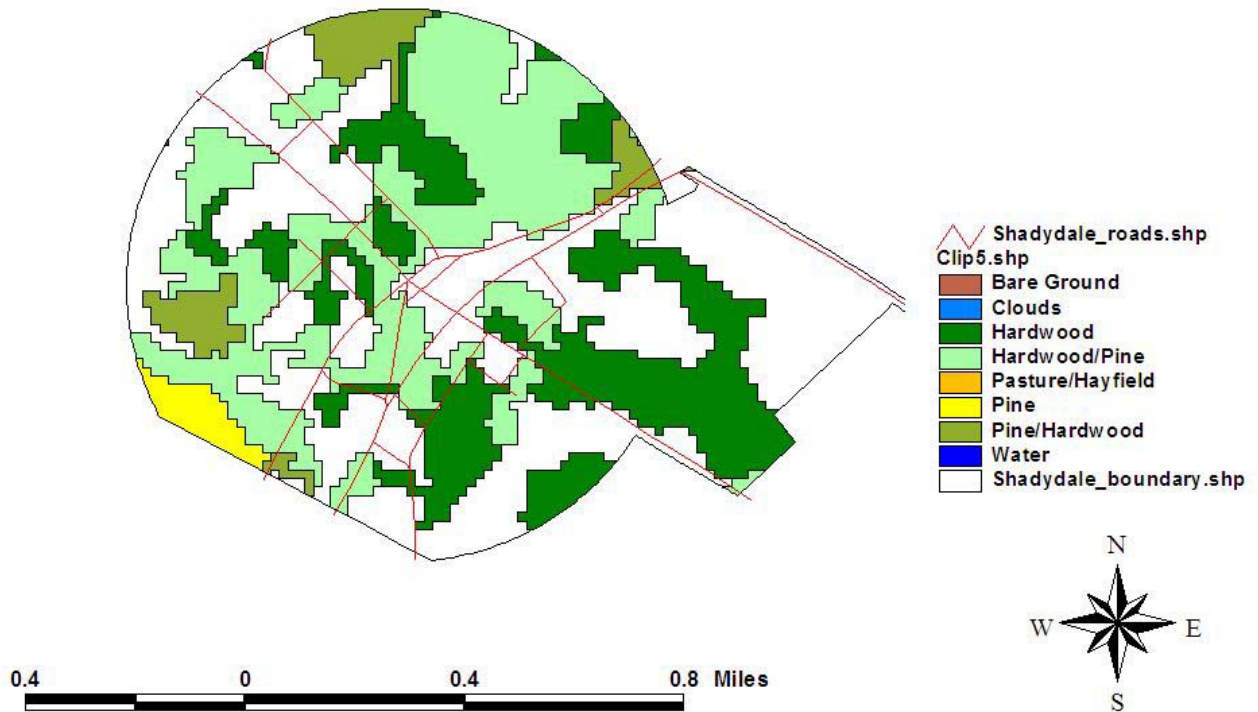


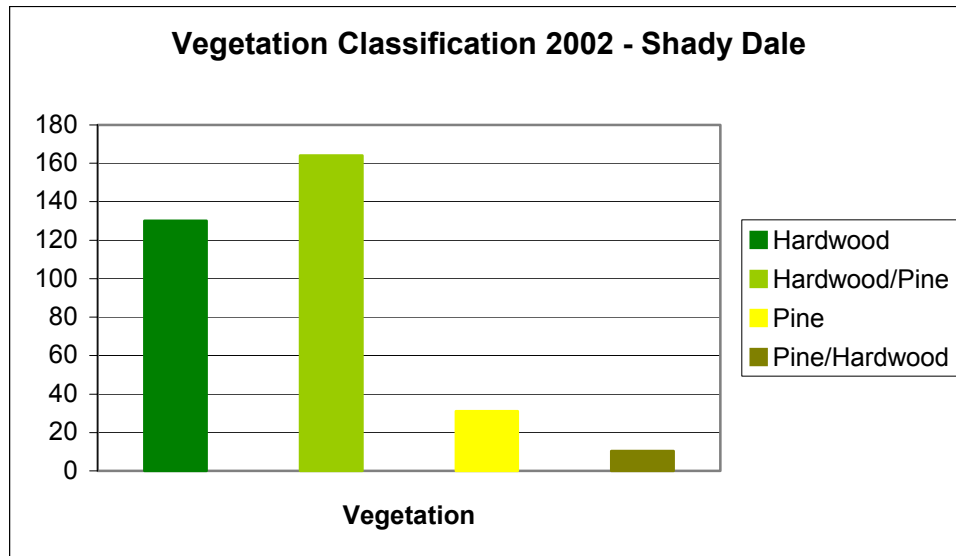
- Monticello\_roads.shp
- Clip12.shp
- Bare Ground
- Clouds
- Hardwood
- Hardwood/Pine
- Pasture/Hayfield
- Pine
- Pine/Hardwood
- Water
- Shadydale\_boundary.shp
- Monticello\_boundary.shp



Monticello is heavily forested outside the immediate downtown district. Hardwood/Pine is the predominate vegetation. Since 1985 the city has seen little decline in its tree canopy.

# Shady Dale Vegetation 2022





Shady Dale is moderately forested. Hardwood/pine and hardwood is the predominate vegetation.

### 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.

Animals of concern in Jasper County include:

- Ocmulgee Shiner
- Altamaha Shiner (Georgia Protected species)
- Goldstripe Darter (Georgia Protected species)
- Four-toed Salamander
- Eastern Silvery Minnow
- Red-cockaded Woodpecker (Federally protected species)

Plants of concern in Jasper County include:

- Carolina Windflower
- Pink Ladyslipper (Georgia Protected species)
- Log Fern
- Southern Twayblade
- Oglethorpe Oak (Georgia Protected species)

Natural communities of concern in Jasper County include:

- Piedmont Upland Seepage Swamp

### 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.

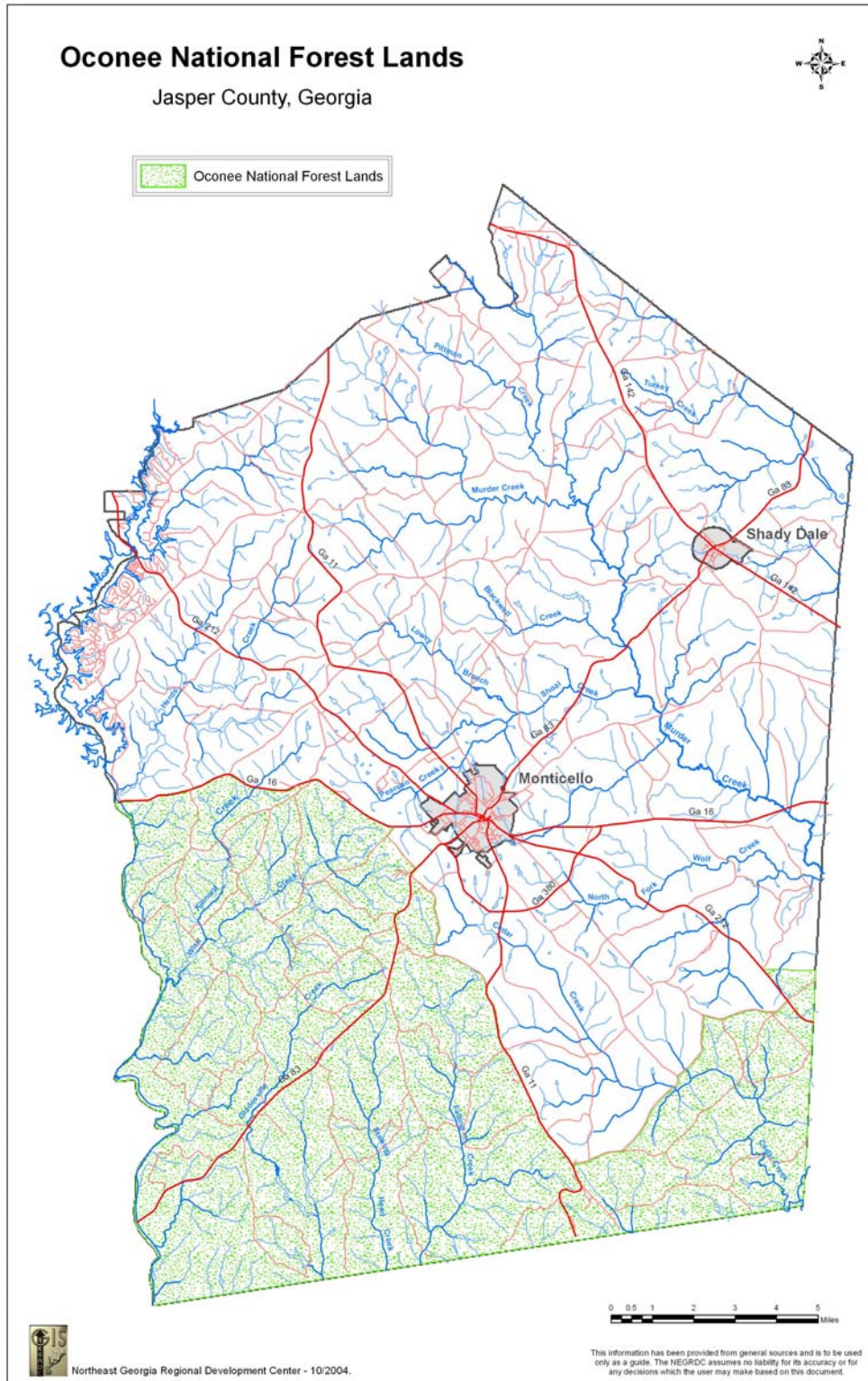
The Georgia Department of Natural Resources (DNR), Freshwater Wetlands and Natural Heritage Inventory Program identifies “significant areas” in counties. A “significant area” includes a broad range of sites, National Natural Landmarks, and all state registered natural areas, in addition to areas determined worthy of being listed based on files from DNR’s Heritage Trust and Natural Areas Programs. No significant areas are identified for Jasper County.

### **Scenic Views and Sites**

No scenic sites were identified in Jasper County:

### **Greenspace**

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





## Assessment

Sediment was identified as the primary water quality problem in the county. Sediment is the by-product of dirt road maintenance yet no feasible solution was identified since the county does not have the resources to pave and maintain its extensive dirt road network.

The water supply watershed protection ordinance is enforced. However, Committee members identified problems with septic tank failures that leak raw sewage directly into surface waters. Care must be taken to install adequate septic systems.

Due to the small size of both Lowery Branch and Popes Branch, any significant spill or release to the creek or one of its tributaries has a high likelihood of reaching the intake. Therefore, spill prevention and immediate notification are critical to protecting the community's water supply. The source water assessment is only the first phase; protection is the ultimate goal and outcome from this project. Specific protection efforts for the City of Monticello's water supply watersheds may include:

1. Presenting SWAP results to local community groups and government officials, emphasizing where the water supply watersheds are located and the need to protect the water quality within the watersheds;
2. Distributing flyers to agricultural operators and landowners in the drinking water supply watershed with a map of the watershed and information about who to contact in case of a spill or septic tank failure;
3. Managing the types of growth and new development that occurs within the watershed;
4. Working with local farmers, the Natural Resource Conservation Service, and Farm Bureau representatives to ensure that stream buffers and agricultural best practices are being followed;
5. Developing an emergency response plan for handling an accident with a spill along highways 11, 229, and along the Dixie Pipeline; and
6. Developing a water protection plan with cooperation from the County.

There has been limited growth and development within the drinking water supply watersheds for the City of Monticello. In order to continue to ensure a safe, reliable drinking water supply, efforts must be made to keep excessive growth and development out of these watersheds. As the Atlanta region continues to grow at a rapid rate, this may become an increasing challenge. Roadway expansion or new road construction through the area will need to be planned, managed, and routed well to keep from posing significant risks to the watershed. In addition, best management practices should be used with all agricultural operations within the water supply watersheds to minimize the risks to water quality.

Jasper County must adopt and implement the small water supply watershed protection criteria for Lowery Branch watershed.

There are six significant groundwater recharge areas in the county, all located in unincorporated Jasper County with the exception of a small area in western Monticello. In January 1999 Jasper County adopted protection criteria established by DNR. Monticello adopted the protection criteria in December 1998. These criteria include:

- No issuing of permits for land disposal of hazardous wastes or for new sanitary landfills not having synthetic liners and leachate collection systems;
- Requirements of impermeable pads for facilities that treat, store, or dispose of hazardous waste;
- Secondary containment for new above-ground 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);
- Lining requirements for agricultural waste impoundments; and
- 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.

Most of the recharge areas are located in agricultural or conservation areas so there should be no impact on these areas. However, the recharge area that encompasses southwestern Monticello also includes an industrial area. Care should be taken with development in the industrial area to insure that development does not adversely affect the groundwater.

Wetlands are scattered throughout Jasper County, Monticello, and Shady Dale. All jurisdictions have adopted the required DNR protection.

Ordinances are reportedly enforced. Since there is little development anticipated in the county and there are few wetlands in the city, development impacts should be minimal.

Steep slopes are scattered throughout the county in largely undeveloped areas. Because little development is anticipated, there should be little to no impact in these areas. With Monticello and Shady Dale, steep slopes are few and scattered. Monticello is anticipated to have the most future development yet because these areas are small and scattered, impact from development should be limited.

Prime agricultural soils are dispersed throughout the county and are largely undeveloped. The county's best prime agricultural soils are located in Shady Dale area. However, there is little interest in protecting the soils as there is little row cropping in the county.

The county, Monticello, and Shady Dale have seen little decrease in their respective tree canopy since 1985 largely due to the lack of development. Development trends anticipate very slow growth so little impact on the tree canopy is anticipated.

The Citizen Advisory Committee identified the need for maintaining buffers along major roadways where there is timber harvesting. The Committee suggested negotiations with landowners to replant buffers, though it was thought this unlikely.

Monticello is in the process of developing a tree ordinance. It is anticipated that the ordinance will be adopted in 2005.

## **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:** Balance development with resource protection.

**Policy:** Protect scenic views and sites.

## Chapter 4B: Cultural Resources

### Cultural Resources

#### Introduction

In this section, historic and archaeological resources (i.e., Cultural Resources) are identified that evidence the county's history and provide it with many of its distinctive qualities. Many of these offer opportunities for new and/or continued uses while other may provide economic development opportunities— most typically in the form of tourism. In more general terms, these historic buildings and sites evidence the county's past as a largely rural community. These cultural resources are identified by types in the following sections with specific references to individual properties (note: the prefix "JA" followed by a number refers to a property identified on a state-wide survey (See also Historic, Archaeological and Cultural Resources).

#### Residential Resources

The majority of the county's historic homes are, by and large, vernacular in character and do not reflect a formal architectural style. They are more based on local building traditions and preferences and reflect house types, particularly I-houses and Georgian Cottages constructed during the 19<sup>th</sup> century. Some examples of houses that show influences of a particular architectural style include: the Goolsby House, JA-087 (Federal), the William Fleming Jordon House, JA-001 (Italianate), and the Dozier House, JA-015 (Greek Revival).

There are many historic homes in the county that evidence its early development. In 2000, the U.S. Census reported 654 homes built before 1939. These homes are considered technically "historic" due to their dates of construction. Their actual architectural integrity and historic significance is unknown. In a 1989 survey, however, 22 houses were identified as "potentially eligible for the National Register. These houses span three historical periods and provide good examples of intact historic houses. These houses are listed below with historical names if known: William Fleming Jordon House (JA-001), Saunders House (JA-008), Maddux Residence (JA-009), Dozier House (JA-015), Pye House (JA-022), Jim Stone House (JA-031), Minter House (JA-032), (JA-043), (JA-044), Abba Benton House (JA-046), Webb House (JA-048), (JA-049), (JA-052), Allen Kelly House (JA-064), Shaw House (JA-069), Jasmine Bower (JA-070), Cuthbert House (JA-080), Smith House (JA-083), (Goolsby House (JA-087), Parks-Jordon House (JA-088), Leverrett House (JA-0131), McKissack House (Hillsboro) (JA-139). The Machen community also has nine historic homes (JA-M-130-138) that comprise a small historic district. These buildings' exact conditions (2005) are unknown, but generally believed to be intact.

Monticello's historic homes cover a range of building types and architectural styles, dating from the early 18<sup>th</sup> to the mid-20<sup>th</sup> centuries. Most of these houses are included in the Monticello Historic District that is listed in the National Register of Historic Places and protected by a local, historic-preservation ordinance. These homes provide the city with its distinctive character that is prominently revealed on the four state routes as they enter they city. The U.S. Census reported 247 historic homes in the city in 2000. This number is four less than ten years earlier; suggesting Monticello's historic homes are not being lost at a significant rate. The 1989 survey identified 202 historic homes in Monticello (map 4.2-2). (It should be noted that, in this survey, African-American homes along Funderburg Drive were not included and could explain this difference).

The list below identifies some of the significant historic homes in Monticello.

Jordon Residence (JA-M-007)  
L.O. Benton, Jr. Residence (JA-M-007)  
L.O. Benton, Sr. Residence (JA-M-007)  
J.E. Florence Residence (JA-M-007)  
Baynes Residence (JA-M-007)  
J.H. Kelly House (JA-M-136)  
Charles D. Jordon Residence (JA-M-143)  
Pearson House (JA-M-145)  
T.J. Smith Residence (JA-M-147)  
543 W. Washington Street (JA-M-159)  
Hurd House (JA-M-170)  
Cohen House (JA-M-171)  
J.D. Persons House (JA-M-177)  
Peurifoy-Burney House (JA-M-181)  
Benton-Malone House (JA-M-187)  
White Residence (JA-M-189)  
Ballard House (JA-M-190)  
J.S. Malone House (JA-M-193)  
Burney House (JA-M-241)

Shady Dale has approximately 27 historic homes, dating from 1885-1930. They exist along SR 83 and SR 142 as well as interior, residential streets. Two notable houses that characterize the town's Queen Anne and Craftsman-styled houses are found in (JA-M-123) and (JA-111), respectively.

### **Assessment**

Jasper County has a relatively large number of historic houses. Many of these are unoccupied and in need of stabilization and repair. There is little interest from current residents and present owners in participating in formal preservation programs. Newcomers to the county, however, may find these desirable and undertake their preservation. Information provided to these individuals that describes financial incentives for preserving historic properties could help encourage these activities. While the county can provide information about these properties and incentive programs to encourage rehabilitation, it is ultimately the responsibility of private owners to undertake this work. The county, moreover, does not wish to seek any regulatory protections for these properties.

Monticello's historic homes are recognized and protected through a local preservation ordinance. A historic preservation commission reviews significant exterior changes to historic properties within this district. The ordinance and the protection it provides adequately serves the city at the present time.

Shady Dale's historic homes potentially could be recognized through National Register listing; however, little community support exists to complete this process. There are no immediate threats to these properties; no protection measures are required at this time.

### **Commercial Resources**

Commercial resources exist in several forms but primarily as crossroads communities in rural areas, traditional downtowns, or as stand-alone stores. In Georgia, these comprise 7% of all cultural resources while in Jasper County and its cities a greater number exist representing 12%.

Within the county, most of these properties exist as roadside or crossroads stores that served the agricultural community. Ten commercial resources exist in the county with the following five properties identified as noteworthy: Bethel Store (JA-042), Blackwell Mercantile (JA-072), Benton Store (JA-091), Old Store (JA-093), Greer Cunard's Grocery (JA-057), (JA-036), (JA-074), (JA-075), (JA-033), and Bros. Store (Hillsboro) (JA-143).

Monticello is located at the junction of four state routes. Even during its early history, roads traveled through the city and it largely functioned as a commercial center with its stores, banks, and factories (see section 4.2.3.0). Many of these commercial properties still exist in Monticello and it is appropriately designated as a “Georgia Better Hometown” community that helps to promote the historic commercial downtown. The Monticello Government Complex is housed in a rehabilitated historic department store. Prior to the building’s rehabilitation, it sat vacant and neglected by its owner for 30 years. Thirty-seven commercially significant properties have been identified within the city, most dating to 1885-1930 that exist on the town square.

Shady Dale began as a trading post in the early 19<sup>th</sup> century when Jasper County was first settled. Its location, close to the Seven Islands Road, encouraged its early settlement. The town’s commercial expansion increased with the railroad’s introduction in 1885-87. The Shady Dale Bank building was once part of a contiguous commercial block in Shady Dale. The bank was renovated in 2004 for reuse as a city hall.

### **Assessment**

Commercial buildings in the county are notable from an aesthetic perspective but limited in terms of functional uses and economic development. The exception is their use in conjunction with other tourism initiatives, like the designated scenic byway. Current policies, however, are considered adequate as they are not presently threatened from development or competing landuses.

Monticello’s numerous commercial buildings provide the town with economic development opportunities while giving the city its distinctive character. These buildings are not only located around the traditional town square but on blocks surrounding the square. Promotion and coordination is adequately provided through a Better Hometown Manager. Protection of these resources is also given through a preservation ordinance and incentives provided through a local façade-grant program. Individual commercial buildings continue to be rehabilitated, arresting the physical decline of many buildings within the downtown. Completion of a Transportation Enhancement streetscape project also greatly benefited circulation around the square and improved its aesthetic qualities. No additional programs or initiatives were identified for the downtown commercial buildings.

Shady Dale’s only surviving commercial building was renovated in 2004 and functions as City Hall. No further preservation activities are required at this time.

### **Industrial Resources**

During the early 19<sup>th</sup> century, industries operated in support of agriculture in Jasper County. Grist mills existed along rivers and creeks at Seven Islands, Eudora, and Mechanicsville. Jasper County was one of the state’s leading cotton producers during the mid-1840s. No apparent evidence remains of these buildings and the operations they housed.

Monticello during the 18<sup>th</sup> and early 19<sup>th</sup> centuries had gristmills, sawmills, cotton gins and woolen mills. There were also three carriage and wagon manufactures and one of these buildings, known as the Buggy Works, is rehabilitated into governmental offices (DFACS). Cotton Warehouses still exist on South Warren Street that once housed agricultural and commercial goods. Two properties related to industry were identified in the 1989 survey (JA-M-201 and JA-M-206).

Shady Dale, at one time, had several historic mills and industrial buildings that served the community. These buildings no longer exist.

### **Assessment**

Very little physical evidence remains of industrial resources in the county and its cities that largely functioned in support of agriculture. Current policies are adequate for the county and its cities and no properties are believed to require the attention of a local government at this point.

## **Institutional Resources**

In Jasper County, most historic, institutional buildings are located both in town centers and within the county in the form of churches, governmental buildings, and schools.

The county has 12 historic churches and five of these are potentially eligible for National Register listing. These include Concord Baptist Church (JA-017), Hopewell Baptist Church (JA-063), Mt. Zion (JA-037), Andrew Chapel (JA-084), Hillsboro Methodist Church (JA-141), and Liberty Methodist Church (JA-053).

The historic Jasper County Courthouse is located in Monticello and is listed in the National Register. The courthouse was rehabilitated in 2004 and a rear addition was added to provide needed space. It continues to serve the county's needs.

Five historic schools are located in the county and are known as: Hopewell Baptist Church (JA-063), Warren Academy (JA-035), JA-071, Benjamin Harvey Hill School (JA-140), and Smithboro School (JA-081). The Hopewell school is the oldest in the county, constructed in 1847, and has been converted into a church. The two best examples of rural, schools are found in Warren Academy (JA-035), and Smithboro School (JA-081).

In Monticello, good examples of historic churches, governmental buildings, and schools exist. The churches are: Monticello Methodist Church and Parsonage, Monticello First Presbyterian Church, the St. James A.M.E. Church and Springfield Baptist Church. City Hall is in part of the historic government complex that was formally a department store and rehabilitated to meet preservation standards in 2000. Two properties associated with schools exist in the Monticello High School and Washington Park Elementary School Gymnasium. Two Masonic Lodges are also found in Monticello on Funderburg Drive and Fred Smith Street.

There are three historic churches in Shady Dale: (1) Providence Baptist Church (JA-128), (2) Calvary Methodist Church (JA-129), and (3) Mt. Zion AME Church (JA-152).

## **Assessment**

Most of the county's institutional resources exist as churches or school buildings and are generally considered historically significant. The churches, in most cases, continue to be used by their respective congregations and are not threatened. This condition is also true, to a lesser extent, of the schools. The Monticello High School is a strong candidate for rehabilitation by a public or private entity. The Jasper County Historical Society and others, over the past 8 years, have promoted the building reuse potential. Continued promotion is expected to ultimately find a tenant who will rehabilitate and use the building. The historic stadium, that was once part of the high school, is valued for its historical significance and as a unique gathering place for football games and similar events. No plans for its preservation or continued use were identified.

Existing treatments, in general, are considered adequate for institutional resources in the county and its cities. Preparation of National Register nominations is likewise considered the responsibility of individual property owners and not a local government activity.

## **Transportation Resources**

Transportation is an important theme in Jasper County and its rivers, roads, and railroads played an important role in its early development. Many of the buildings, structures, and roads associated with these early transportation systems no longer exist. Fragments of these, however, can be observed in various parts of the county and notably along the former Seven Islands Road.

The Monticello Crossroads Scenic Byway is designated by the Georgia Department of Transportation as a state scenic byway. This byway extends north from Monticello on state routes 83 and 11 to the county line. Cultural resources greatly contribute to the roadway's scenic qualities. One important historic county road is the "Seven Islands Road," an early transportation route that extends east to west through the county and once traversed several states. In some areas, portions of the road are still evident as are sites of former stagecoach stops and river

crossings. Seven Islands Road roughly extends from the Ocmulgee River at Roach's Mill (JA-019) northeast near Shady Dale at Jasmine Bower (JA-070). The "Old Alabama Road" was another early road that joined "Seven Islands Road" through Eatonton. In 1885, a rail line was introduced in Jasper County promoted by E.C. Machen. The rail line extended from Macon to Athens, traveling through Monticello and Shady Dale. The Machen Community near Shady Dale is named after Mr. E.C. Machen.

In Monticello, seven historic properties are associated with transportation including: (JA-M-035), (JA-M-064), (JA-M-102), (JA-M-007), (JA-M-111), (JA-M-123), (JA-M-175). These exist in the form of a depot, gas station and other buildings. H.C. Tucker Motor Company building, built in 1929, is a former automobile dealership located off the town square. Monticello, historically, functioned as a transfer point for distribution of agricultural goods to Macon and ultimately markets beyond. Mule drawn wagons, trains, and trucks were used at various times to support agriculture and commerce in Jasper County.

The Shady Dale Depot (JA-M-113) once served the railroad line that passed through the town. It was moved from its original location and today is in private ownership and undergone exterior changes.

### **Assessment**

The Monticello Crossroads Scenic Byways offers the county and its cities a unique opportunity to showcase its cultural resources and use them to bring visitors and travelers to the county. Portions of the roadway may be vulnerable to inappropriate land uses that compromise the byway's visual qualities. There is, however, little interest in adding additional protections to the byway at this time. A Scenic Byways Committee continues to coordinate byway activities as outlined in their Corridor Management Plan (CPM). Their oversight is expected to continue and may promote further activities.

In Monticello and Shady Dale, transportation resources are not believed threatened; existing treatments to these cultural resources are considered adequate.

### **Rural Resources**

There are many rural resources in Jasper County as it is predominately rural having a past closely linked with agriculture and the cultivation of cotton, corn and timber. The landscape, in some areas, hints to these prior and existing uses in the form of fields systems (e.g., terracing), agricultural structures (e.g., barns) and related features (e.g., ponds). There are also six properties in the county that possess formal landscapes and include: The Dozier House (JA-015), the Parks-Jordon House (JA-088), The Abba Benton House (JA-046), the Allen Kelly House (JA-064), JA-062, and Jasmine Bower (JA-070).

In Jasper County, three notable historic farms exist as farm complexes and are recognized by the Georgia Centennial Farm Program. This program is administered by the Historic Preservation Division of the Department of Natural Resources and recognizes farms in operation for over 100 years. These farms (with date of listing) include: (1) Alexander Farm (1996), (2) Wilson Farm (2001), and Jordan Farm (2004). While these farms are in private ownership, they evidence the county's agricultural past while adding to the county's rural character. They also evidence the role agriculture played in the county's development during the 19<sup>th</sup> and 20<sup>th</sup> centuries. One of the county's best examples of a farm complex is found in JA-086 that includes a main house and approximately nine historic outbuildings.

Two smaller rural communities exist in the county in Hillsboro and Machen. These communities began in conjunction with the railroad's introduction that passes through each town. Hillsboro is the larger of the two that comprises seven historic homes, a church, The Benjamin Harvey Hill School, and two stores. Machen has nine historic homes (JA-130-138).

## **Assessment**

The county has many rural historic resources that reflect its agricultural past. Part of the county's attractiveness to visitors and outside residents is presumably found in its undeveloped land and rural character. Current policies are considered adequate to sustain rural resources and individual property owners will undertake preservation of rural places. Both the Machen and Hillsboro communities are good examples of crossroads communities and are not threatened from immediate land use changes. These two rural communities will continue to exist as they have in the past without formal conservation programs or requirements.

## **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 (6) community landmarks.

### **Archaeological Sites**

Human occupation in Jasper 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. European settlers came to Jasper 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 Jasper County, approximately 234 archaeological sites exist. 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 local protection of these sites beyond existing state laws.

In 1996, 234 known archaeological sites were recorded in Jasper County and their generalized locations can be seen on map 4.2-1. Dow's Pulpit is located in northwestern Jasper County and is evidenced by a stone in an open field. It can be considered an archaeological site. Murder Creek that intersects SR83 is locally known as an archaeological area.

### **Cemeteries**

Many cemeteries exist throughout the county, both as family plots on private property and as larger community and church cemeteries. The New Hope Cemetery (JA-151) dates to circa 1860 and contains some Confederate soldiers. Many of the county's other cemeteries have been identified in a volunteer survey project. This information, however, is not compiled into a single document yet provides a basis for an ongoing project. There are no future plans to formalize this information.

In Monticello, two municipal cemeteries exist in the Westview and Southview Cemeteries. Both of these cemeteries are active and continue to provide burial space.

### **Historic Buildings Identified In Formal Surveys**

A formal inventory of the county's (including cities) historic resources was completed in 1989 by a consultant in coordination with the Historic Preservation Division of the Department of Natural Resources. This survey counted 412 historic properties (see maps 4.2-1, 4.2-2, 4.2-3) in the county and its cities with 163 considered potentially eligible for the National Register of Historic Places—individually and/or within potential districts. (Note: African-



American cultural resources in Monticello were not included in this survey). Jasper County possesses a large number of 19<sup>th</sup> century buildings: four times the state average dating to the period 1800-1859 and three times the state average from 1860-1899. These numbers suggest two things: (1) the county developed early and prospered during the 19<sup>th</sup> century and (2) There has been less loss of historic properties due to occupancy/maintenance, preservation, and less development pressures. Eleven percent of the 412 properties were vacant. Listed below are totals for types of cultural resources for each jurisdiction:

Use	County	Monticello	Shady Dale
Residential	82	201	27
Commercial	10	38	2
Institutional	18	5	3
Other	4	17	5
Total	114	261	37

For more detailed information, refer to the corresponding typological sections.

### **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. Individual properties and historic districts can be listed in the National Register. The following properties are listed in the National Register of Historic Places:

Jasper County Courthouse (County) listed 1980  
 Jordon-Bellew House (County) listed 1978  
 Phillips-Turner-Kelly House (County) listed 2003  
 Hitchcock-Roberts House (Monticello) listed 1979  
 Monticello High School (Monticello) listed 1978  
 Monticello Historic District (Monticello) listed 1997

The 1989 survey of historic resources identified individual properties and districts potentially eligible of National Register listing.

Within the county, three districts and 34 individual properties were identified for potential listing in the National Register of Historic Places. The majority of these are homes but also include churches, commercial and industrial properties. All of these are privately owned; preparing a National Register nomination is not a local government responsibility. These properties, however, are listed below (with name (if available) and survey number for planning purposes and, specifically, for potential environmental review considerations (i.e., Section 106 of the National Historic Preservation Act of 1966, as amended).

#### ***Houses (County)***

William Fleming Jordon House (JA-001).  
 Saunders House (JA-008).  
 Maddux Residence (JA-009).  
 Dozier House (JA-015).  
 Pye House (JA-022).  
 Jim Stone House (JA-031).  
 Minter House (JA-032).  
 Abba Benton House (JA-046).  
 Webb House (JA-048).  
 Allen Kelly House (JA-0064).  
 Shaw House (JA-069).

Jasmine Bower (JA-070).  
Cuthbert House (JA-080).  
Smith House (JA-083).  
Goolsby House (JA-087).  
Parks-Jordon House (JA-088).  
(JA-043).  
(JA-044).  
(JA-049).  
(JA-052).  
(JA-060).  
(JA-062).  
(JA-067).  
(JA-086).

***Churches (County)***

Concord Primitive Baptist Church (JA-017).  
Mt. Zion Church (JA-037).  
Liberty Methodist Church (JA-053).  
Hopewell Baptist Church (JA-063).  
Andrew Chapel (JA-084).  
New Hope Cemetery (JA-153).

***Other (County)***

Roach's Mill (JA-019).  
Warren Academy (JA-035).  
Log barn (JA-045).

***Districts (County)***

Abbe Benton Complex (Palatto) (JA-090 JA-091, JA-092, JA-093).  
Hillsboro (JA-139), (JA-140), (JA-141).  
Machen Historic District (JA-130), (JA-131), (JA-132), (JA-133), (JA-134), (JA-135), (JA-136), (JA-137), (JA-138).

***Shady Dale***

Shady Dale Bank (JA-127)  
Calvary Methodist Church (JA-129)

**Historical Markers**

Georgia Historical Markers are placed across the state and recognize and document significant historical events in the form of bronze plaques. The Georgia Historical Society administers the marker program in reviewing applications and sharing cost with local communities. The posted markers help tell the county's history. All jurisdictions have posted markers with eight within the county; three in Monticello and one in Shady Dale as listed below (see maps 4.2-1, 4.2-2, 4.2-3):

Across the Ocmulgee (GHM 079-10). Located on SR11 in Hillsboro  
Birthplace of Benjamin Harvey Hill (GHM 079-3) on SR 11 in Hillsboro  
Hebron Baptist Church  
Home of Senator Alfred Cuthbert (GHM 079-11) on SR 16 at Murder Creek.  
Jackson Springs (GHM 079-4) on SR 83 southwest of Monticello.  
The March to the Sea (GHM 079-9) on SR 16 3 miles west of Monticello.  
The Stoneman Raid (GHM 079-6B on SR 11 2 miles south of Monticello.  
Site of Midway Methodist Church (GHM 079-2) on SR 142 at Kelly.

Jasper County (GHM 079-1) in Monticello.  
Reese Home (GHM 079-8) in Monticello.  
Site of Inn (GHM 079-5) in Monticello.  
Providence Baptist Church (GHM 079-6) in Shady Dale.

### **Community Landmarks**

Buildings that have a broad-based use or unique association typically qualify as community landmarks. In most cases, they are easily recognizable in terms of size and/or appearance and, as a result, distinguish individual communities. Community landmarks can be natural or man-made. The following list identifies community landmarks found in the county and its cities:

Hebron Baptist Church  
Monticello Presbyterian Church, 1898 on East Washington  
Nation Church 1896 on Short Street  
Monticello Methodist Church, 1807  
Monticello Baptist Church  
Springfield Baptist, c.1900-21  
Monticello High School, 1922  
Rose Bowl, 1926  
Washington Park Elementary School Gymnasium, c. 1930s  
Monticello Post Office, 1936 (on site of stagecoach inn).  
Monticello Square  
Shady Dale Providence Baptist Church

### **Assessment**

The county's archaeological resources are shown on the (see map 4.2-1). Threats to these sites are not known to exist at the present time. Many of the county's historic cemeteries have been identified in an informal survey that is uncompleted. Some cemeteries may be vulnerable from land development in the future and the county may consider requirements to buffer cemeteries beyond existing state laws. The county's formal survey of historic properties was completed in 1989; a new survey is not required at the present time. There are six National Register listed properties in the county and no new cultural resources were identified for future listing. The eight Georgia Historical Markers are, likewise, considered adequate with no additional markers required. As a landmark, the Hebron Baptist Church will continue to be used and maintained by its respective congregation.

The Cultural Resources Map of Monticello shows known archaeological sites. No known threats exist for these cultural resources and existing protection measures are adequate. Both the Westview and Southview Cemeteries serve as the formal cemeteries in the city and remain protected from land development. As previously noted, the city's inventory of cultural resources was completed in 1989 and remains relatively up-to-date with the exception of Funderburg Drive properties. Through the Certified Local Government Program (CLG), properties continue to be inventoried and this method adequately serves the city. Monticello's cultural resources are all included within a large historic district; no further listings are required. The three Georgia Historical Markers are also adequate and no new markers were identified. The ten landmarks in Monticello remain in active use by their respective owners; no further activities are recommended.

Shady Dale's survey of cultural resources is considered adequate at this time; Future National Register listings and/or posting of Georgia Historical Markers are considered unnecessary. The Shady Dale Providence Baptist Church is in stable condition and no future preservation activities are planned.

## **Goals**

Preserve significant cultural resources.

## **Objectives and Policies**

Encourage preservation of cultural resources to new residents. Promote incentives for preserving cultural resources.

## Chapter 5: Community Facilities and Services

### Community Facilities

#### 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.

Jasper County, and the municipalities of Monticello and Shady Dale 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.

## **Transportation Network**

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:** *Jasper 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 Monticello in the assessment section.*

## **Existing Road Network**

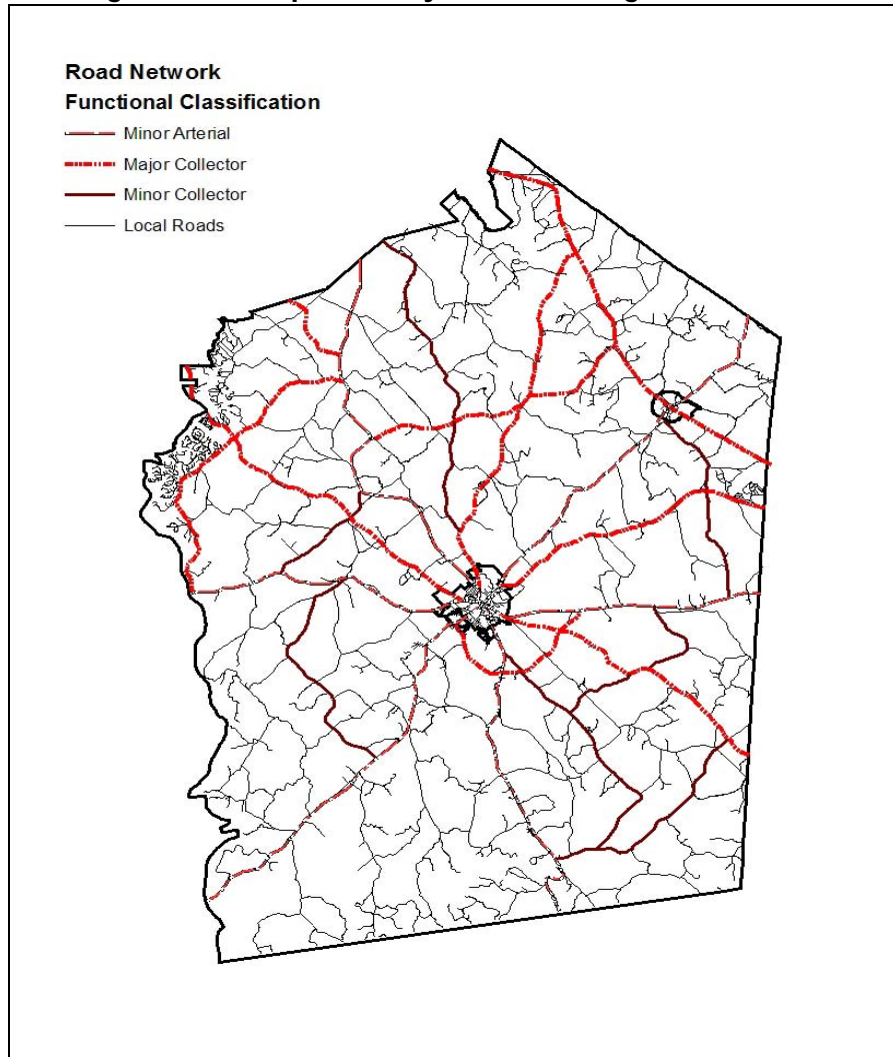
Jasper County is located in northeast Georgia between the cities of Athens and Macon. State Route 16 bisects the county and provides the main east-west corridor. State Routes 83, 11, 142, 212, 221, and 229 all intersect a portion of the county.

Roads are classified by the U.S. Department of Transportation based on their function within the local highway network. The general highway map of Jasper County illustrates road classifications and is presented in Figure 5.1. 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 25,000 or more and virtually all urban areas of 50,000 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 5.1: Jasper County Rural Thoroughfare Network



Source: Georgia Department of Transportation, General Highway Map

Table 5.1 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.

**Table 5.1: Total Mileage and Vehicle Miles Traveled by Route Type**

Type of Road	Mileage		VMT	Percent Change	
	1997	2002	1997	2002	VMT
Minor Arterial	70.7	70.7	147,603.0	175,253.0	18.7
Major Collector	84.4	84.4	84,064.5	119,457.3	42.1
Minor Collector	58.5	58.5	8,721.5	80,269.1	820.4
Local	372.1	370.6	75,943.5	111,268.0	46.5
<b>Total</b>	<b>585.6</b>	<b>583.8</b>	<b>316,332.5</b>	<b>486,247.4</b>	<b>53.7</b>

Source: Georgia Department of Transportation 400 Series Transportation Data

Table 5.2 illustrates the total mileage of paved and unpaved road surfaces on all public road segments throughout the county. Nearly one-half of all public roads are unpaved, the majority of which are county roads.

**Table 5.2: Mileage of Public Roads in Jasper County by Surface Type**

Type of Road	Unpaved		Paved		Total Mileage	
	1997	2003	1997	2003	1997	2003
State Routes	0.0	0.0	111.1	110.8	111.1	111.8
County Roads	269.5	268.5	190.7	190.0	460.2	458.5
City Streets	0.5	0.5	13.9	14.1	14.4	14.5
Other Public Roads	11.7	13.2	0.0	0.0	11.7	13.2
<b>Total</b>	<b>281.7</b>	<b>282.2</b>	<b>315.7</b>	<b>314.8</b>	<b>597.4</b>	<b>597.0</b>

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 Jasper County are located in downtown Monticello around the square.

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 Jasper County.

### Pedestrian and Bicycle Facilities

There is currently no comprehensive sidewalk inventory in the county. 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.

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, which did not include Jasper County. The update to the regional plan intends to incorporate all regionally significant recreation areas and provide multi-use facilities within populated areas to increase the mobility of regional residents. The regional plan includes Jasper County's numerous resources, including the Ocmulgee River and the Scenic Byway.

### **Assessment of Transportation Network**

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 2003. The VMT reported in Table 5.1 (486,247) represents a 53.7% increase over the 1997 total of 316,332, over the same time period the Jasper County population increased by 25.2 % (according to estimates from the Population chapter). 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 1.86 in 1990 to 1.97 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.

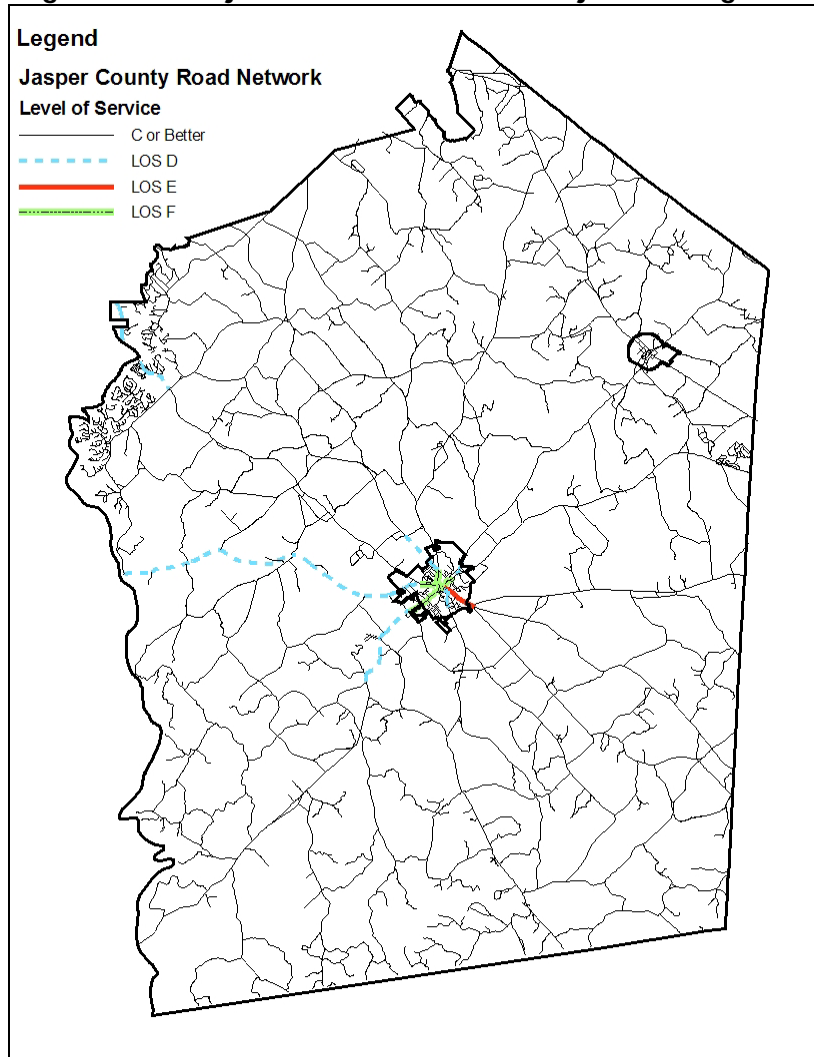
Another factor in maintaining an adequate transportation network is monitoring the condition of existing roads and infrastructure and making continual improvements to inadequate facilities. The county operates a Roads and Bridges Department that identifies, and prioritizes roadways for improvements throughout the county. Road improvements are the main focus of future SPLOST program. The county is in then process of identifying and prioritizing deficient roads and infrastructure and will work towards the implementation of the needed improvements.

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 1.97 passenger vehicles per household throughout the county and 27.1% of households reported they had three or more vehicles (increased from 26.7% 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 5.2 illustrates the LOS projections for the thoroughfare network by the year 2015, 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 (Jasper County is 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.

Jasper 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.

**Figure 5.2: Projected 10-Year LOS on Major Thoroughfares**



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 measures 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-year forecast illustrates a continuing decay of traffic flow in and surrounding Monticello. 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 the state routes intersecting the city. The DOT has identified the need to finish the bypass around the City of Monticello to alleviate traffic congestion within the downtown.

The City of Monticello has identified the need to improve the safety of intersections within the downtown, many of which will be mitigated by the completion of the bypass. The increased level of traffic traversing Monticello's downtown increases conflicts with pedestrians and creates congestion problems that affect parking.

## **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.

The Jasper County Water and Sewer Authority (JCWSA) provides water service to residents in the unincorporated area that lie within the existing service area. The Authority purchases water from Newton County and pipes it along State Route 11. The Authority plans to purchase additional water from Newton County and will pipe it along State Route 142.

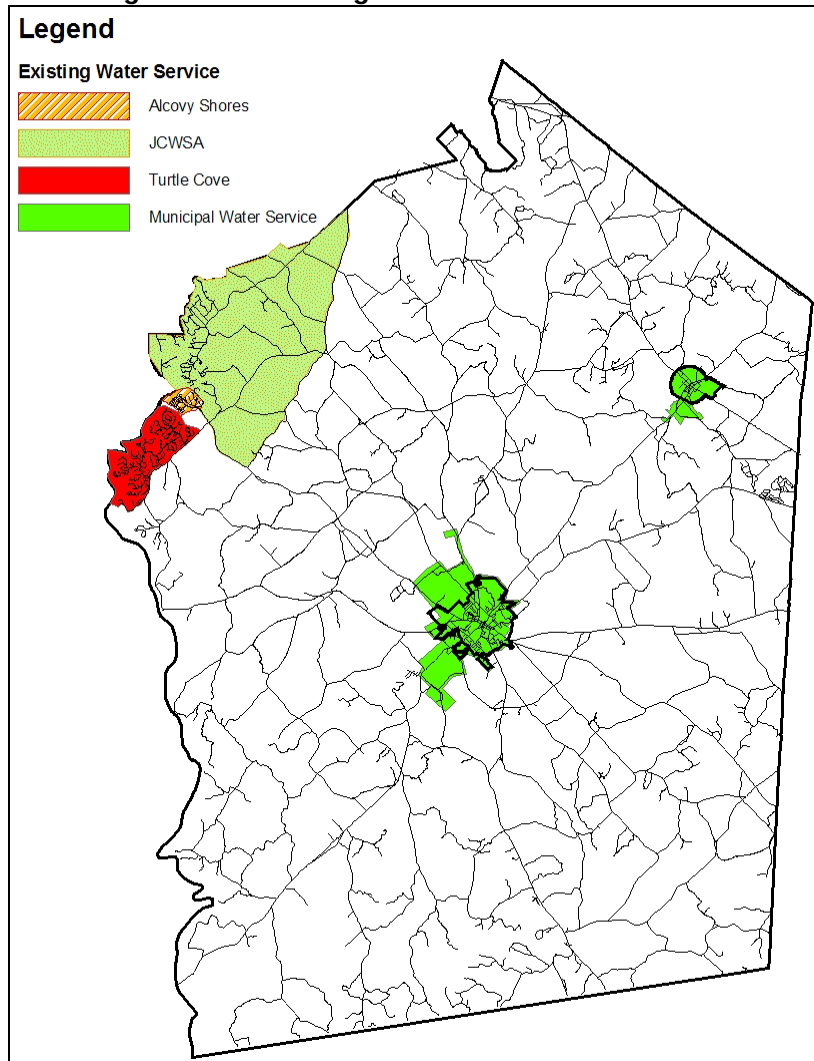
The municipalities of Monticello and Shady Dale provide water service to their residents and to a service area extending beyond their respective boundaries. Shady Dale utilizes two drilled wells to supply treated water to its customers and has an elevated storage capacity of 60,000 gallons.

Monticello has two surface water intake points on Popes Branch and Lowry Branch creeks in addition to the five drilled wells the city utilizes. The intake points supply water to the city's reservoir and are permitted to withdraw up to 0.750 million gallons per day (mgd). The city is also permitted to withdraw up to 0.375 mgd from its groundwater sources. The city has two elevated storage tanks with a combined capacity of 0.750 mgd and clear well storage capacity of 0.378 mgd.

Additionally, Alcovy Shores and Turtle Cove residential neighborhoods each operate independent water systems charged with providing water service to the residents within each of the respective subdivisions. Alcovy Shores purchases its water from Newton County while Turtle Cove maintains drilled wells as its supply.

Figure 5.3 illustrates the service areas of each of the public water systems in the county.

Figure 5.3: Existing Public Water Service Areas



### Assessment of Water Supply and Treatment

According to the population projections in Chapter 1, neither of the municipalities is expected to experience a tremendous amount of growth. However, in order to meet the residential and economic goals for the county and each of the municipalities' water capacities must be increased and service expanded within and surrounding the municipal boundaries. Shady Dale specifically states the need to drill an additional well because the existing sources are required to pump for extended periods of time to meet the daily demands.

The majority of the anticipated growth is expected to occur in the northwestern area adjacent to the lake, surrounding each of the municipalities, and in the northeast corner of the county along State Route 142. The JCWSA currently operates a service area in the northwestern county (illustrated in Figure 3) and plans to expand its operations within the identified boundary. The authority purchases its water from Newton County and has implemented a supply line along State Route 11.

State Route 142 is designated as a county growth corridor for both residential and employment-based land uses. The authority plans to purchase additional water from Newton County for a supply line along State Route 142.

In order to ensure adequate supplies for each of the municipalities as well as the expected residential and economic growth in the unincorporated county the JCWSA must coordinate infrastructure expansion with Monticello and Shady Dale to develop a looped network to maximize the efficient use of available water and promote growth within the identified areas on the Future Land Use map.

## **Sewerage System and Wastewater Treatment**

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.

There is currently no public sewerage system serving unincorporated Jasper County or the municipality of Shady Dale. The only public system is located within the City of Monticello. Monticello utilizes two oxidation ponds for sewerage treatment. The northern pond discharges into Pearson Creek and has a permitted capacity of 0.17 mgd and the southern into Whiteoak Creek, with a capacity of 0.115 mgd.

### **Assessment of Public Sewerage Systems**

The county does not operate a public sewerage system nor does it currently have plans for implementing the construction of a sewer network. Regional watershed studies and Total Maximum Daily Load (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 3-5 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.

It is important that the city and JCWSA continue to work together to monitor the county's ability to accommodate their desired level and type of growth to determine the need for coordinated investment in wastewater capacity expansions. Monticello's treatment facility and delivery network must be continually monitored to ensure that it provides an adequate level of service and meets the environmental planning criteria set forth in its Environmental Protection Division permit.

## **Solid Waste Management**

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.

Jasper County has no permitted disposal facilities but does operate an inert landfill that also accepts construction and demolition solid waste.

The county contracts with a private solid waste hauler for curbside pickup of residential household waste for unincorporated residents, including those within the Town of Shady Dale. The City of Monticello also contracts for private solid waste collection for its residents. Collection is done on a weekly basis and hauled to municipal solid waste landfills outside of the county.

The City of Monticello provides their residents with a recycling drop-off station. This service is not provided elsewhere in the county, however the county has large recycling containers located at the landfill.

### **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. There is no need within the county or either of the municipalities for an additional landfill site.

The county has adopted a Solid Waste Management Plan that involves greater public involvement and increased education on the importance of waste reduction.

### **General Government**

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.

The Jasper County Courthouse contains the majority of the county's administrative offices. The planning and zoning department and code enforcement are located in the courthouse annex, located across from the courthouse on State Route 83.

The Town of Shady Dale occupies its City Hall, located on 25 E Main Street (State Route 83). The City of Monticello has all of its administrative offices within the Monticello Government Complex, located on the downtown square opposite the County Courthouse.

### **Government Facilities Assessment**

Each of the jurisdiction's government facilities is currently adequately serving the local government's needs. There are currently no plans for expansion or construction of facilities, however the needs of the local government should continually be monitored as the county and municipalities grow to ensure that local governments are able to provide adequate levels of service in their existing facilities.

### **Public Safety**

#### **Law Enforcement Inventory**

Two law-enforcement offices serve Jasper County: the Jasper County Sheriff's Department and the Monticello Police Department. The Jasper County Sheriff's Department provides police protection for unincorporated Jasper County and the municipality of Shady Dale. The Department also has an unwritten mutual aid agreement with the Monticello Police Department. The Monticello Police Department provides services within their city limits and is located in the former City Hall on 115 East Greene Street.

The Sheriff's Department operates a detention facility that has been constructed since the previous Comprehensive Plan update. The facility has a capacity of 64 total inmates, including a female detention area capable of accommodating 8 inmates.

#### **Law Enforcement Assessment**

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 4.2 total personnel per 1,000 residents. According to the staff figures for the Jasper County Sheriff's Department the number of sworn officers per 1,000 persons is 1.2 (deputy sheriff's and investigators), and 2.5 total personnel 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 Sheriff's Department is currently situated in an inadequate facility that does not provide ample space for the Department's needs. Additionally, the Department has identified a need for new full-time primary patrol vehicles to replace the aging existing fleet.

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.

### **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.

The Jasper County Fire Department and the Georgia Forestry Commission provide fire protection throughout the county. There are a total of seven Fire Departments with one located within each of the municipalities and five 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 85 volunteer firefighters and none of the departments are manned. The county has one paid firefighter and a paid Emergency Services Director. Water is supplied in the unincorporated areas through a network of dry hydrants, and with pressurized hydrants in the municipalities.

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.

Figure 5.4: Location of County Fire Departments

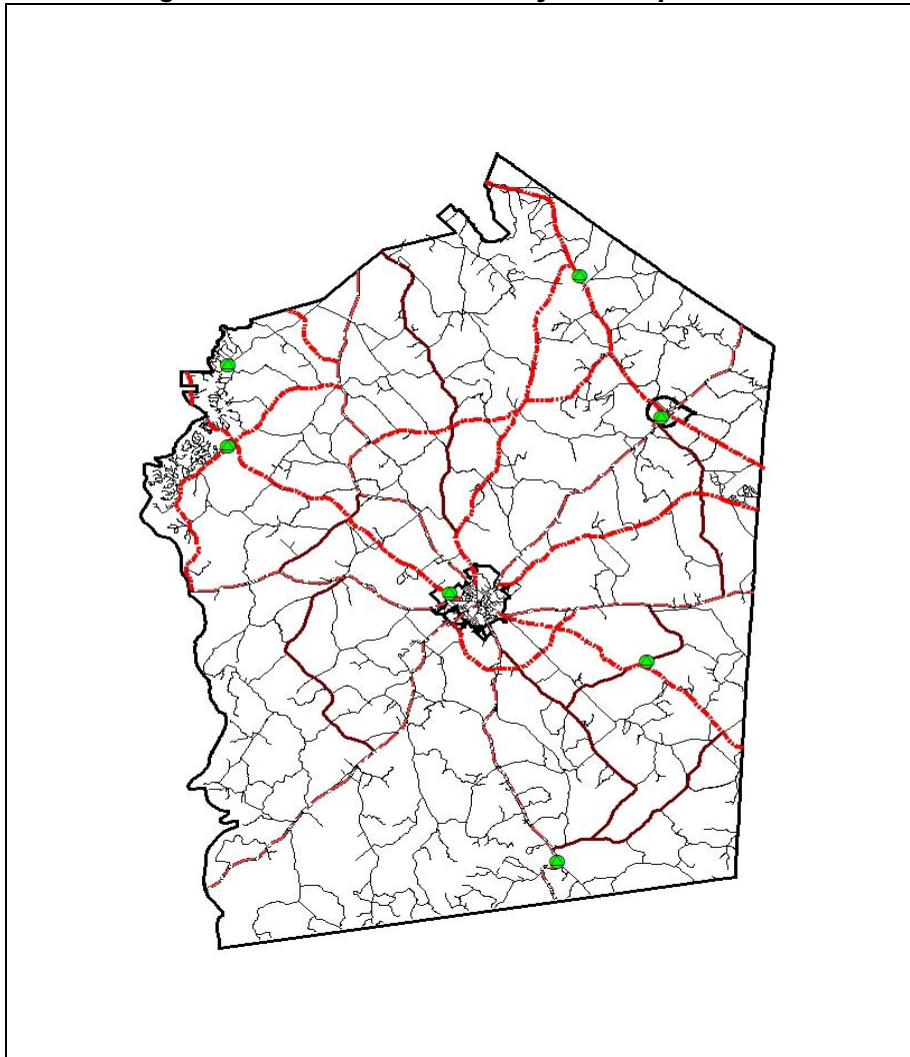


Table 5.3: Location of Volunteer Fire Departments

Department	Location
Fire Station #1	4431 Jackson Lake Road
Fire Station #2	120 Old School Road
Fire Station #3	545 Highway 212 West
Fire Station #4	1859 Highway 11 South
Fire Station #5	3061 Smithboro Road
Fire Station #6	104 Alcovy Drive North
Fire Station #7	8994 Highway 142 North



### **Fire Protective Services Assessment**

It is difficult to assess the county's level of service for fire protection because of all the variables involved. As the population continues to grow, additional staff, equipment and expanded facilities will be required to maintain adequate response times and qualified personnel.

The lack of adequate facilities and inadequate wild land firefighting equipment has been the main deficiencies reported by the Departments. Each has identified the need to improve the adequacy of their existing equipment and each of the stations reports deficiencies preventing the provision of adequate service. To alleviate facility deficiencies at all stations it would be more practical to construct a central training facility to accommodate all of the firefighters.

The north central area of the county has no direct fire protective services. In order to provide adequate levels of service in this area the county needs to construct a new station along Liberty Church Road.

Improving the response times and lowering the ISO (currently 7 in Monticello and 9 outside of the city limits) will require a larger and more versatile firefighting force. The reliance on volunteer firefighters decreases the departments' abilities to provide adequate levels of service.

### **Emergency Medical Services Inventory**

The county EMS station is located at 878 College Street in Monticello. The department is staffed with six full-time and two part-time paramedics and six full-time and 4 part-time emergency medical technicians (EMT).

The department currently has two fully equipped ambulances and a backup unit that serves the entire county.

### **Emergency Medical Services Assessment**

The county reports that the current primary ambulance units are adequate but that the backup unit is not capable of fully functioning if needed. In order to maximize the level of service provided an existing primary ambulance should serve as a backup unit when the department is capable of purchasing a new ambulance.

The existing facility is small and does not have adequate space for training or expansion. Like all other public safety departments, increased population requires more staff, equipment, ambulances, and expanded facilities. It is imperative that staff, equipment and facilities are consistently upgraded in terms of training, latest available technologies, and adequate space to maintain an adequate level of service to an expanding population.

### **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 day-to-day operations require additional space and the Emergency Operations Center is inadequately equipped to accommodate a major operation during a disaster.

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.

## 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.

### 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 tiered 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).

**Table 5.4: Location of Parks and Recreation Facilities**

<b>Facility</b>	<b>Acres</b>	<b>Location</b>	<b>Category</b>
Funderburg Park	2	Monticello	Community
Shady Dale Community Park	10	Shady Dale	Community
Jasper County Recreation Center	25	246 Ted Sauls Road	Highly Specialized
Charlie Elliot Wildlife Management Area	5,500	Highway 11 North	Regional

Additionally the county contains Lake Jackson and the Oconee National Forest, which provide a variety of recreation opportunities including campgrounds and recreation areas.

## **Assessment of Parks and Recreation Facilities**

The National Recreation and Park Association have set as a guideline level of service 10 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. There is no neighborhood park space in the county. 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. Each of the municipalities has a relatively large park area providing a variety of recreational activities. Monticello may require additional recreational areas beyond Funderburg Park to provide a more equitable distribution of parks throughout the city.

**Table 5.5: Existing Park Acreages**

<b>Park Type</b>	<b>Acreage</b>	<b>Acres per 1000 Persons</b>
Neighborhood	0	0
Community	12	1.1
Regional	5,500	481
Highly Specialized	25	2.2
<b>Totals</b>	<b>5,537</b>	<b>484.3</b>

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 Jasper County recreation Complex. This facility operates baseball and softball fields, a soccer field, and football field. Because of the increasing demand for soccer, the recreation complex may require additional space to accommodate local soccer activities. The Jasper County Recreation Department has developed a recreation improvement plan and continues to work towards implementing projects at the existing location to increase the amount of recreation opportunities available to Jasper County residents.

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 Recreation Department continues to work towards diversifying the recreation opportunities for county residents through the implementation of their youth and adult recreation activities.

## **Hospitals and Other Public Health Facilities**

### **Hospitals and Health Centers**

The Jasper Memorial Hospital is a 17-bed acute care hospital located at 898 College Street in Monticello providing care for inpatient, outpatient, and emergency room patients and participates in the Medicare and Medicaid programs. Emergency room services are available 24-hours per day, 7-days per week. Additionally, the hospital provides skilled nursing care, cardiology, radiology, laboratory, dietary, and therapy services.

The Jasper County Health department offers a variety of health services to county residents including; hypertension testing, mammogram referrals, adult women's cancer screenings, family planning, STD screenings and treatment, communicable disease monitoring and investigation, prenatal case management, newborn home visits and high risk

infant monitoring, child physicals, lead toxicity program, and tuberculosis clinic. The County Health Department is also responsible for personal septic tank and well permitting, food services permits, and rabies control.

The only Nursing Home in the county is a hospital-based facility, The Retreat Nursing Home, which has a 55-bed capacity and is located adjacent to the Jasper Memorial Hospital.

### **Other Facilities**

The Senior Citizens Center provides a gathering place for individuals aged 60 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, help with child and adult abuse, adoptions, and assistance with energy costs.

### **Hospitals and Public Health Facilities Assessment**

The demand for health services in the county continues to grow as Jasper County's population grows and ages. Currently the county is providing a large subsidy for the continued funding of the Hospital. The county is in the process of reviewing the funding levels to determine the feasibility of maintaining the existing levels of expenditure. The Hospital not only provides health services to Jasper County residents, but also is one of the county's largest employers.

The county health department is currently operating in an inadequate facility. The department does not have adequate office, examination, or storage space. Additionally, the department is understaffed to accommodate the various requests it receives on a daily basis.

### **Educational Facilities**

The Jasper County Board of Education provides public elementary and secondary education throughout Jasper County. Piedmont Academy, a private school, also offers educational services to county residents.

### **Inventory of Existing Educational Facilities**

The most recent student enrollment figures (October of 2004) report the total enrollment in Jasper County schools at 2,036. This represents a 0.4% increase over October of 1998 figures, which reported the county school system enrollment at 2,027 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 each of the schools. The largest percentage increase was an 11.2% increase in Middle School students.

**Table 5.6: Full-Time Student Enrollments – 1998-2003**

School Name	1998 Enrollment	2003 Enrollment	% Change	Capacity
Jasper County High School	531	509	-4.1%	*1,000
Jasper County Middle School	448	498	11.2%	*1,000
Jasper County Primary School	591	581	-1.7%	650
Washington Park Elementary School	457	448	-1.9%	600
<b>Totals</b>	<b>2,027</b>	<b>2,036</b>	<b>0.4%</b>	<b>2,250</b>

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

- The capacity for the High and Middle School is the combined capacity of the single facility that houses grades 6-12.

**Table 5.7: Addresses of Existing Schools**

School Name	Address
Jasper County High School	1289 College Street
Jasper County Middle School	1289 College Street
Jasper County Primary School	495 Highway 212 South
Washington Park Elementary School	721 Highway 212 South

Source: Georgia Department of Education

### Education Facilities Assessment

The only school currently operating above capacity is the Jasper County High and Middle School. The combined enrollment exceeds the design capacity of the facility. The Jasper County Board of Education has already determined the site and hopes to begin construction later this year. This will alleviate the congestion at the existing facility and should provide adequate space for both the High and Middle Schools throughout the planning horizon.

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 population. Forecasts indicate that the trend in Jasper County appears to be an aging population with fewer school-aged children. However, new growth inevitably brings some degree of necessary expansion of the school system and the facility's abilities to accommodate additional students must be coordinated with additional housing development, particularly the Primary and Elementary schools.

As mentioned in the Economic Development section, the education level of county residents is an important tool in recruiting potential business. 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 Jasper 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.

## **Libraries and Other Cultural Facilities**

### **Inventory of Existing Library and Cultural Facilities**

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

The Jasper County branch is located at 319 East Greene Street, in Monticello. The entire Uncle Remus Library System houses a total of approximately 375,000 volumes, all of which Jasper 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 Jasper County branch is host to 27,544 total volumes, which equates to 2.4 volumes per capita for immediate use.

The library has 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.

The Jasper County Historical Society is in the process of renovating the former High School into the Monticello Civic Center. A development feasibility study has been completed and the project is now being marketed to prospective businesses as part of the county's economic development initiative.

Jasper 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.

### **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 Monticello and Shady Dale 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 Monticello is marketing its downtown as a regional tourist destination utilizing the Scenic Byway as a marketing tool. The city is also cooperating with the county and the historical society to complete the renovations to the civic center to adaptively reuse the historic structure for economic development purposes.

The Georgia Public Library System has adopted standardized recommendations for libraries based on the population size they are serving. Jasper County's total population of 11,426 (as reported in the 2000 Census) is in the category for communities less than 20,000.

There are three levels of service, basic, full and comprehensive. For communities under 20,000 the basic level of service is 4-volumes per capita, the full service is 6 volumes per capita, and the comprehensive is 8 volumes per capita. Based on these recommendations, the Jasper County Library is operating slightly below the basic level of service.

The Library cooperates with the school system to provide computer access to students and increase their access to resources. The main issue facing the library is availability of adequate funding. In order to maintain an adequate level of service the library must seek to replace outdated materials and equipment and will require dedicated levels of funds.

## 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 1:** Upgrade and expand the existing transportation facilities, as needed, to accommodate future growth in the most efficient manner. (Applicable to Jasper County and each of the municipalities)

**Policy 1.1:** Monitor road conditions and analyze the potential adverse impacts of new development.

**Goal 2:** Improve the mobility of pedestrians and bicyclists throughout the county. (Applicable to Jasper County and each of the municipalities)

**Policy 2.1:** Adopt the Northeast Georgia Regional Bicycle and Pedestrian Plan and work towards implementing bicycle and pedestrian facilities in target areas and in accordance with the Scenic Byway Corridor Management Plan.

- **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 1:** Meet environmental criteria and public health rules and guidelines. (Applicable to Jasper County and each of the municipalities)

**Policy 1.1:** Adopt environmental planning criteria related to water quality.

**Policy 1.2:** Promote the conservation of water resources.

**Goal 2:** Coordinate new development with the existence and availability of adequate potable water service. (Applicable to Jasper County and each of the municipalities)

**Policy 2.1:** Analyze the ability of existing infrastructure to handle all new development.

**Policy 2.2:** Maximize the use of existing infrastructure for potable water service.

**Goal 3:** Continue to maintain and expand existing facilities as required to efficiently meet increasing demands (Applicable to Jasper County and each of the municipalities)

**Policy 3.1:** 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 1:** Meet environmental criteria and public health rules and guidelines. (Applicable the City of Monticello)

**Policy 1.1:** Adopt environmental planning criteria related to water quality.

**Policy 1.2:** Monitor the location and number of on-site septic systems throughout the county. (Applicable to Jasper County)

**Goal 2:** Coordinate new development with the existence and availability of adequate sewerage service service. (Applicable to the City of Monticello)

**Policy 2.1:** Analyze the ability of existing infrastructure to handle all new development.

**Policy 2.2:** Maximize the use of existing infrastructure for wastewater delivery and treatment.

**Goal 3:** Continue to maintain and expand existing facilities as required to efficiently meet increasing demands (Applicable to the City of Monticello)

**Policy 3.1:** Invest in new infrastructure as needed to ensure the continued provision of an adequate level of service.

**Goal 4:** Develop a long-term strategy for implementing public sewerage in the unincorporated area, as defined by the Future Land Use plan, and in the Town of Shady Dale. (Long-term goal for Jasper County and Shady Dale outside the scope of the Short-Term Work Program)

- **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 1:** Continue to include the Solid Waste Management Plan in all development decisions. (Applicable to Jasper County)

**Policy 1.1:** Implement the goals and work items set forth in the Jasper County Solid Waste Management Plan. (Applicable to Jasper County and each of the municipalities)

**Goal 2:** Increase citizen awareness of solid waste issues throughout the county. (Applicable to Jasper 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 1:** Continued investment in the law enforcement agencies to maintain an adequate level of service in the face of increased population. (Applicable to Jasper County and the City of Monticello)

**Policy 1.1:** Invest in personnel, equipment, training and facility expansion as dictated by growth.

**Goal 2:** Continued investment in fire protection agencies to maintain an adequate level of service in the face of increased population. (Applicable to Jasper County and each of the municipalities)

**Policy 2.1:** Invest in personnel, equipment, training and facility expansion as dictated by growth.

**Policy 2.2:** Coordinate water and transportation infrastructure improvements with fire protection agencies to ensure that adequate fire protection can be maintained in all new developments.

**Goal 3:** Continued investment in emergency medical services to maintain an adequate level of service in the face of increased population. (Applicable to Jasper County)

**Policy 3.1:** Invest in personnel, equipment, training and facility expansion as dictated by growth.



- **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 1:** Identify opportunities to continue the provision of public health care in the existing facility.

- **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 1:** Provide additional recreation opportunities in accordance with future growth. (Applicable to Jasper County and each of the municipalities)

**Policy 1.1:** Acquire, maintain and refurbish parks and recreation facilities as needed in accordance with increased populations.

**Policy 1.2:** Coordinate public park expansion with local law enforcement agencies to ensure that they are adequately protected.

**Goal 2:** Invest in additional recreation facilities at the County Recreation Complex in accordance with the long-range recreation plan. (Applicable to Jasper County)

- **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 1:** Create a cooperative environment that facilitates the sharing of information among all levels of government. (Applicable to Jasper County and each of the municipalities)

**Policy 1.1:** Evaluate the use and efficiency of local government facilities.

**Policy 1.2:** Maintain ongoing communication between county and municipal governments to provide services in a coordinated and efficient manner.

**Policy 1.3:** Continue to solicit and utilize citizen advisory committees to provide public input into all planning activities.

- **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 1:** Coordinate facility expansion based on future population projections and local land use planning. (Applicable to Jasper County and each of the municipalities)

**Policy 1.1:** Facilitate school board participation in the development review process to ensure that adequate educational facilities exist to accommodate new development.

**Policy 1.2:** Coordinate the location of future school sites with local governments ensuring the compatibility of adjacent land uses.

**Policy 1.3:** Maximize the use of existing school facilities.

**Goal 2:** Increase academic performance throughout the student population. (Applicable to Jasper County)

**Policy 2.1:** Maintain small class sizes to increase the interaction between students and teachers.

**Policy 2.2:** Increase parental involvement opportunities.

**Policy 2.3:** Create partnerships with the local business community to illustrate the values of higher education.

- **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 1.1:** Continued support of the public library system and other cultural facilities to ensure adequate service is provided to existing and future populations. (Applicable to Jasper County and each of the municipalities)

**Policy 1.1:** Continue to provide financial and human resource support to the Jasper County Public Library to meet identified needs.

**Policy 1.2:** Continue to support the preservation and enhancement of cultural facilities throughout the county.

**Policy 1.3:** Continue to support the rehabilitation of the Monticello historic civic center.

## Chapter 6: Land Use

### Land Use

#### Introduction

Since the adoption of the Joint City/County Comprehensive Plan in 1992, the county has experienced a relatively small amount of growth, the majority of which has been in the Lake Jackson 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 Jasper 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 Jasper 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 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 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 its predominate land use. This plan represents an update to the initial land use map created in 1992. 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 coverage map of the entire county to produce the existing land use map. Tables 6.1 and 6.2 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. **Solid Waste Collection and Storage:** This category includes activities associated with solid waste collection, recycling, and other related operations with landfilling.
6. **Arts, Entertainment, and Recreation:** These establishments operate facilities or provide services for a variety of cultural, entertainment, and recreational functions.
7. **Education, Public Administration, Health Care, and Other Institutions:** This is an aggregation of all public and institutional facilities.
8. **Construction-related Businesses:** These establishments either build structures, or perform specialized activities on new or existing structures.
9. **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.
10. **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.

**Table 5.1: 2005 Existing Land Use Acreage County Totals**

<b>Land Use</b>	<b>Acres</b>	<b>% of Total</b>
Agriculture, forestry, fishing and hunting	190,221	79.69
Arts, entertainment, and recreation	9,051	3.79
Education, public admin., health care, and other institutions	895	0.37
General sales or services	167	0.07
Manufacturing and wholesale trade	542	0.23
Mining and extraction establishments	77	0.03
Residence or accommodation functions	30,726	12.87
Transportation, communication, information, and utilities	6,876	2.88
Solid waste, collection and storage	145	0.06
<b>Totals</b>	<b>238,700</b>	<b>100.00</b>

**Table 5.2: 2005 Existing Land Use Acreage – Municipal Totals**

Land Use	Monticello		Shady Dale	
	Acres	% of Total	Acres	% of Total
Residence/Accommodation	901	46.76	170	29.26
General sales and service	89	4.62	8	1.38
Manufacturing/Wholesale trade	101	5.24	18	3.10
TCIU	252	13.07	54	9.29
Arts/Entertainment/Recreation	230	11.94	21	3.61
Education/Public admin./Health care/other	212	11.00	8	1.38
Agriculture/forestry/fishing/hunting	142	7.37	302	51.98
<b>Total Acres</b>	<b>1,927</b>	<b>100.00</b>	<b>581</b>	<b>100.00</b>

## Land Use Assessment

### Historical Factors

Existing development patterns illustrate the impact of outward commuting of the local labor force. The majority of Jasper County remains a rural, agricultural area with limited development outside of the municipalities. The areas adjacent to Lake Jackson and the City of Newborn have experienced the majority of the new growth because of the proximity to outside employment centers on the fringe of the county.

### 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. Jasper County has an abundance of state routes intersecting the rural areas and linking to the municipalities as well as major urban markets as discussed in the transportation section of the community facilities chapter. Historically, development patterns in the unincorporated areas have been concentrated 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 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 and Cultural Resources and Community Facilities chapters, new 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 Chapter 4: Natural and Cultural 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 Jackson and the abundance of stream and river corridors intersecting the county create a roadmap of environmentally sensitive areas. Refer to Chapter 4 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 Jasper 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 Jasper 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.

## **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. 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 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 are 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 5.3 illustrates the Jasper 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 2025 acreage needs assume that prevailing development patterns will remain constant throughout the horizon, which is an unlikely scenario.

**Table 5.3: 2024 Land Area Projections**

<b>Land Use Category</b>	<b>Existing Acreage</b>	<b>Use Ratio</b>	<b>2025 Acreage</b>
Total Residential	30,726	2.29	50,536
Commercial*	167	0.15	231
Industrial*	619	0.49	814
Public	1,371	0.10	2,255
<b>Total County Acreage</b>	<b>238,700</b>		<b>238,700</b>
<b>Total Developed Acreage</b>	<b>39,560</b>		<b>60,513</b>
<b>Total Undeveloped Acreage – includes Undeveloped/Unused and Agriculture/Forestry</b>	<b>199,140</b>		<b>178,187</b>

\* 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. Nor does it account for a market adjustment factor, which illustrates the difficulties in predicting specifically what parcels of land are going to develop. The future land use map indicates



the adequacy of certain areas for different types of development based on the availability of supportive infrastructure. It does not pinpoint specific parcels for each land use type.

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.

### **Jasper County Future Land Use Categories**

**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.

**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.

**Education, Public Administration, Health Care, and Other Institutions:** Includes certain state, federal or local government or institutional land uses, including but not limited to, 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.

**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 Activity Center:** 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.

**Community Activity 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.

**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.

**Gateway Corridor:** The roadways with this designation are either existing or proposed scenic byways. The designation does not preclude development from occurring along the corridor but it must be done in accordance with the design and landscaping requirements set forth in the Scenic Byways corridor management plan.

**Ocmulgee River Riparian Zone:** The intent of this designation is to preserve the river's water quality and minimize the potential adverse impacts of development adjacent to the river corridor.

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

## **Monticello Future Land Use Categories**

**Central Business District:** Area providing a mixture of uses and developed within the context of the traditional downtown. Similar in scope to the county's Community Activity Center offering a wide variety of employment opportunities in retail, service, office and professional sectors. Other land uses may be provided if they fit the context of the downtown including residential, parks, greenspace, and other recreation areas. Must be served by supportive infrastructure.

**Commercial:** Relates to commercial land uses located outside of the central business district. Located along major transportation thoroughfares and uses locating within this district are typically larger-scale and oriented towards automobile traffic.

**Industrial:** Includes both light and heavy industrial uses. Light industrial includes, but is not limited too, 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.

**Public/Institutional:** Includes certain state, federal or local government or institutional land uses, including but not limited to, 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. This category may also illustrate 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, golf courses, and recreation centers.

**Medium-Density Residential:** This district may accommodate both attached and detached housing at moderate densities (up to 2 units per acre) in areas adequately served by supportive infrastructure.

**High-Density Residential:** This district is intended to accommodate both attached and detached housing at higher densities (up to 4 units per acre) in areas adequately served by supportive infrastructure.

### Future Land Use Acreages

Table 5.4 displays the total acreage figures for each land use category on the 2024 Jasper County Future Land Use map. Table 5.5 displays the municipal acreage totals.

**Table 5.4: 2025 Future Land Use Acreage  
Unincorporated County**

Land Use	Acres	% of Total
Agriculture, forestry, fishing, and hunting	97,260	42.13%
Parks, Recreation, Conservation	73,610	31.89%
Education, public administration, health care, and other institutions	949	0.41%
Commercial Corridor	843	0.37%
Neighborhood Activity Center	212	0.09%
Industrial Workplace	7,139	3.09%
Community Activity Center	534	0.23%
Residential Growth	39,948	17.31%
Gateway Corridor	7,908	3.43%
Ocmulgee River Riparian Zone	2,436	1.06%
<b>Totals</b>	<b>230,839</b>	<b>100.0</b>

**Table 5.5: 2025 Future Land Use Acreage  
Monticello Totals**

Land Use	Monticello	
	Acres	% of Total
Central Business District	42	2.49%
Commercial	73	4.33%
Industrial	108	6.41%
Public/Institutional	270	16.02%
Medium-Density Residential	620	36.80%
High-density Residential	572	33.95%
<b>Total Acres</b>	<b>1,685</b>	<b>100.0</b>

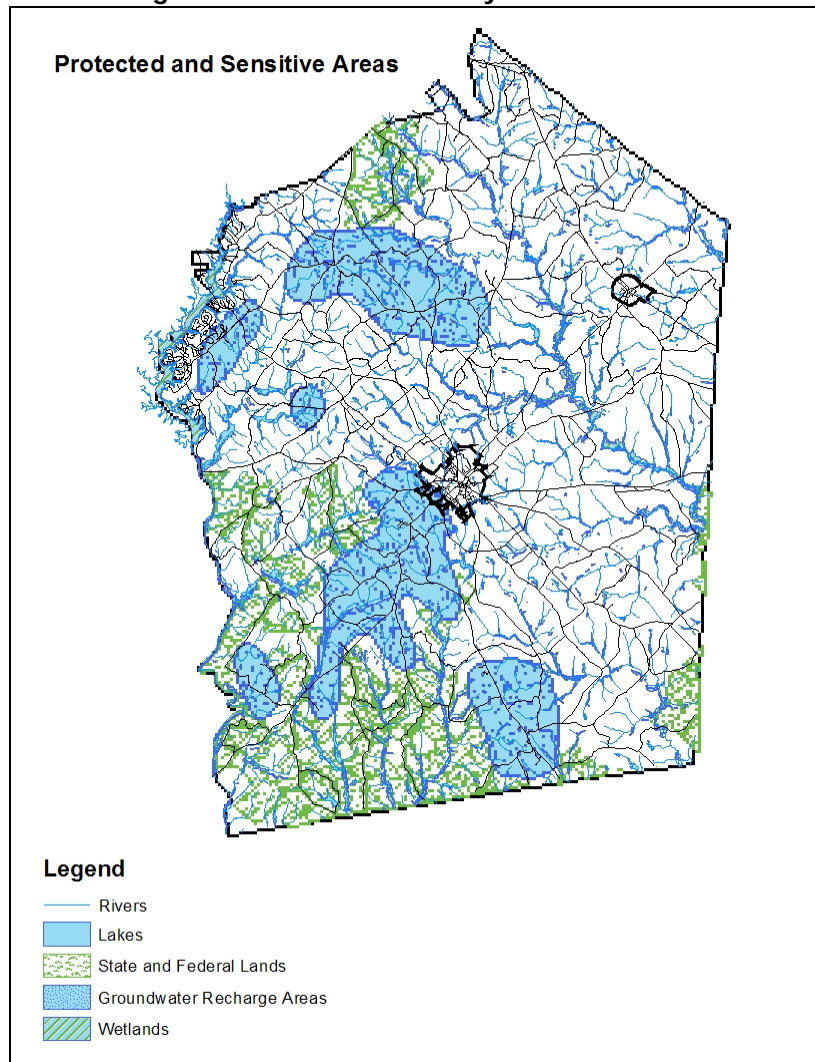
land use map, that are adjacent to existing residential properties. Based on the small amount of growth projected throughout the planning horizon, it is difficult to predict which areas are more apt to develop. Therefore, this document does not specifically identify growth patterns within the town and leaves future development decisions to the Town Council based on the availability of supportive infrastructure.

## Future Land Use Narrative

### Jasper 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 Chapter 4, Natural and Cultural 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 5.1: 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 4.

Similarly, the county has an abundance of cultural resources, also discussed in Chapter 4. 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 4.

Vacant lands outside environmentally sensitive areas comprise the acreage designated for future development on the Future Land Use map.

Despite the growth in residential development, the majority of the county remains in an agricultural, or vacant, state as illustrated in the existing land use map. 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 5.1 and discussed in the Community Facilities element, classified as either recreation or conservation areas. A large percentage of the southern section of the county is within the Oconee National Forest and the northern border (along State Route 11 adjacent to Newton County) is in a wildlife management area.

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.

The county intends to concentrate future commercial 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 11 near Charlie Elliot Wildlife Management Area are considered suitable for this Corridor Commercial development. These areas are in proximity to the expected growth in Jasper as well as Newton County and are located in direct proximity to the county's top tourism asset.

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.

The industrial workplace category largely reflects existing industrial uses and future expansion of existing industrial parks adjacent to Monticello. The area identified along State Route 142 reflects the expansion of the water network along that corridor and the presence of rail service and proximity to Interstate-20.

The main areas of the county considered adequate for growth are those adjacent to existing development near Lake Jackson, within the public infrastructure service areas surrounding the municipalities, and in the northeastern section of the county within the planned water expansion service area. Mixed-use development is also compatible within this area because of the supportive infrastructure present and the expected population increase associated with the residential development.

The community activity center designations create traditional neighborhood environments that are mixed-use in nature incorporating residential, commercial and employment-generating land uses within the same proximity.

Areas adjacent to the municipalities of Monticello and Shady Dale 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.

Growth in the county has concentrated adjacent to Lake Jackson 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.

Because of the planned concentrated growth patterns there is little opportunity for infill development within the unincorporated area. Development should occur concurrently with infrastructure expansion and remain contiguous within the delineated service areas. 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.

Jasper County is not considered an urbanized area, nor is it adjacent to any major metropolitan areas. However, the rural attractiveness of the county as a residential and recreational destination has created outside influences on local development patterns. In-migration is the major component of Jasper County's population growth, the majority of which is moving into residential communities in the northern fringe areas of the county.

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 Monticello**

Monticello represents the largest concentration of development in the county. Monticello is the county seat and houses not only all of the city government offices, but also the majority of county facilities. Monticello's location at the intersection of the county's major thoroughfares contributes to the 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 completion of the Monticello Bypass will alleviate much of the traffic flow through the city core and deflect some of the corridor commercial development to the bypass, as illustrated 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 edge of the city limits may influence future annexation decisions.

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.

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.

Monticello 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 Monticello.

The city does utilize a zoning ordinance that coordinates growth with the Future Land Use map.

### **Town of Shady Dale**

Little has changed in Shady Dale 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.

Because of the relatively small size of the town, there is not expected to be a large demand for alternative development types. However, the town represents the closest proximity to Interstate 20 serviced by water and may see increasing commercial and industrial development pressures 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.

### **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 1:** Minimize negative impacts associated with new development on environmentally sensitive areas. (Applicable to Jasper County and each of the municipalities)

**Policy 1.1:** Maintain water quality through the protection of environmentally sensitive lands and the conservation of open space.

**Goal 2:** Coordinate new development with the presence of adequate public facilities. (Applicable to Jasper County and each of the municipalities)

**Policy 2.1:** Base development approval process on the ability of the existing or planned public facilities and infrastructure to accommodate increased use.

**Goal 3:** Coordinate all new development with the Comprehensive Plan, as well as other planning efforts such as the Scenic Byway Corridor Management Plan, and ensure that land use and future land use information reflect current development patterns. (Applicable to Jasper County and each of the municipalities)

**Policy 3.1:** Ensure that sufficient acreage has been designated on the Future Land Use map to accommodate projected growth.

**Policy 3.2:** 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 3.3:** Maintain a cooperative relationship within, and among local governments to ensure the orderly development of the entire county.

**Goal 4:** Update Future Land Use map on a periodic basis to ensure it adequately reflects prevailing development patterns. (Applicable to Jasper County and each of the municipalities)

**Short Term Work Program  
for  
Jasper County**

<b>Jasper County Implementation</b>	<b>Plan Element</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
Promote job-training efforts from local and regional sources.	ED	X	X	X	X	X	Economic Development Authority (EDA)	0	
Foster cooperative relationship among local government, Griffin Tech, the school board, and private businesses to monitor labor force conditions and needs.	ED	X	X	X	X	X	EDA	0	
Study local economic characteristics and conditions to address the potential for economic diversification.	ED	X	X	X	X	X	EDA	Part of the function of salaried director of the EDA	Local
Develop a countywide tourism plan.	ED, CR	X	X	X	X	X	EDA	Part of the function of salaried director of the EDA	Local
Participate in multi-jurisdictional regional tourism planning efforts.	ED	X	X	X	X	X	Local	0	



**Short Term Work Program  
for  
Jasper County**

<b>Jasper County Implementation</b>	<b>Plan Element</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
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 Jasper County's economic resources through various state agencies and interstate clearinghouses.	ED	X	X	X	X	X	EDA	0	
Seek ways to reduce the amount of retail and service dollars spent outside the county.	ED	X	X	X	X	X	EDA	Part of the function of salaried director of the EDA	Local
Continue to invest in regional economic development initiatives.	ED	X	X	X	X	X	Local	\$50,000 per year	Local
Encourage residential development that conserves open space and sustains rural character.	HO	X	X	X	X	X	Local	0	

**Short Term Work Program  
for  
Jasper County**

<b>Jasper County Implementation</b>	<b>Plan Element</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
Direct future residential development to areas identified on the Future Land Use map.	HO	X	X	X	X	X	Local	0	
Enforce environmental protection criteria on all new residential development.	HO	X	X	X	X	X	Local	0	
Seek available state and federal funding for the rehabilitation of substandard housing units.	HO	X	X	X	X	X	Local	0	
Monitor housing needs based on type and affordability according to changes in local employment.	HO	X	X	X	X	X	Local, EDA	0	
Develop a road improvement priority list based on adequacy of the existing road network.	CF	X	X				Local	0	

**Short Term Work Program  
for  
Jasper County**

<b>Jasper County Implementation</b>	<b>Plan Element</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
Develop a comprehensive analysis of countywide traffic hazards as part of road improvement program.	CF	X	X				Local	0	
Adopt Northeast Georgia Regional Bicycle and Pedestrian Plan.	CF		X				Local	0	
Develop a cooperative Capital Improvement Plan with each of the municipalities to identify water infrastructure needs.	CF		X				Local/Water Authority	\$15,000	Local; GEFA
Invest in water facilities as dictated by growth.	CF	X	X	X	X	X	Local/Water Authority	Up to \$4 million; Varied depending on projects	Local; CDBG' GEFA
Continue to provide private curbside collection of solid waste.	CF	X	X	X	X	X	Local	\$500,000/Year	User Fees

**Short Term Work Program  
for  
Jasper County**

<b>Jasper County Implementation</b>	<b>Plan Element</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
Increase public education and awareness regarding recycling and waste reduction., and establish additional recycling facilities as needed.	CF	X	X	X	X	X	Local	\$2,000/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	Varied according to project	SPLOST; Local law enforcement block grants
Invest in a new fire station and the necessary equipment to increase the fire protective coverage countywide.	CF		X				Local	\$500,000	SPLOST; Public safety grants; DCA
Invest in the expansion of the Monticello Fire Station to meet the increasing need for training volunteer firefighters.	CF			X			Local	\$250,000	SPLOST; Public safety grants; DCA
Implement the findings from the hospital review committee.	CF	X	X	X	X	X	Local/Hospital Authority	Varied according to project	Local

Short Term Work Program for Jasper County									
Jasper County Implementation	Plan Element	2005	2006	2007	2008	2009	Responsible Party	Cost Estimate	Funding Source
Implement recreation improvement projects based on the recreation authority's parks and recreation plan.	CF	X	X	X	X	X	Local/Recreation Authority	Varied according to project	SPLOST; DCA; DNR
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/ED	X	X	X	X	X	Board of Education/Economic Development Authority	0	
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	

Short Term Work Program for Jasper County									
Jasper County Implementation	Plan Element	2005	2006	2007	2008	2009	Responsible Party	Cost Estimate	Funding Source
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 to participate in Team Jasper activities to maximize the communication among and between local governments and private agencies.	IC	X	X	X	X	X	Local	0	
Adopt and Implement water supply watershed protection ordinance for Lowery Branch.	NR		X				Local	0	
Distribute information about preservation programs particularly tax incentive programs.	CR	X	X	X	X	X	Local	0	

**Short Term Work Program  
for  
Jasper County**

<b>Jasper County Implementation</b>	<b>Plan Element</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>

**Short Term Work Program  
for  
Jasper County**

<b>Jasper County Implementation</b>	<b>Plan Element</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>



**Short Term Work Program  
for  
Jasper County**

<b>Jasper County Implementation</b>	<b>Plan Element</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>

**Short Term Work Program  
For the  
City of Monticello**

<b>Jasper County Implementation</b>	<b>Plan Element</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
Participate in the development of a countywide tourism plan.	ED, CR	X	X	X	X	X	EDA	Part of the function of salaried director of the EDA	Local
Create a parking feasibility study identifying adequate space for the expansion of public parking in the city.	ED, CF		X				Local/Downtown Development Authority (DDA)	\$2,000	Local
Continue to market and expand the natural gas network as a means of generating city revenue.	ED, CF	X	X	X	X	X	Local	\$1,200/year	Local
Participate in multi-jurisdictional regional tourism planning efforts.	ED	X	X	X	X	X	Local	0	
Utilize the Future Land Use map to coordinate economic development in appropriate areas served by the necessary facilities and services.	ED	X	X	X	X	X	Local	0	

**Short Term Work Program  
For the  
City of Monticello**

<b>Jasper County Implementation</b>	<b>Plan Element</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
Seek ways to reduce the amount of retail and service dollars spent outside the county.	ED	X	X	X	X	X	EDA	Part of the function of salaried director of the EDA	Local
Continue to participate in economic development authority activities.	ED	X	X	X	X	X	Local	\$50,000 per year	Local
Continue to utilize revolving loan funds to renovate downtown business facades.	ED	X	X	X	X	X	Local/DDA	Varied according to project	Local/DDA
Direct future residential development to areas identified on the Future Land Use map.	HO	X	X	X	X	X	Local	0	
Enforce environmental protection criteria on all new residential development.	HO	X	X	X	X	X	Local	0	

**Short Term Work Program  
For the  
City of Monticello**

<b>Jasper County Implementation</b>	<b>Plan Element</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
Seek available state and federal funding for the rehabilitation of substandard housing units.	HO	X	X	X	X	X	Local	0	
Monitor housing needs based on type and affordability according to changes in local employment.	HO	X	X	X	X	X	Local, EDA	0	
Develop a road improvement priority list based on adequacy of the existing road network.	CF	X	X				Local	0	
Develop a comprehensive analysis of citywide traffic hazards as part of road improvement program.	CF	X	X				Local	0	
Participate with Jasper County and GDOT to identify potential routes for the completion of the Monticello Bypass.	CF	X	X	X	X	X	Local	0	

**Short Term Work Program  
For the  
City of Monticello**

<b>Jasper County Implementation</b>	<b>Plan Element</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
Adopt Northeast Georgia Regional Bicycle and Pedestrian Plan.	CF		X				Local	0	
Implement phase 2 of the downtown streetscape plan.	CF				X		Local	\$400,000	Local; DOT TE
Participate with the Jasper County Water and Sewer Authority (JCWSA) and Shady Dale to develop a priority plan to identify water infrastructure needs.	CF		X				Local/Water Authority	\$15,000	Local; GEFA
Invest in water facilities as dictated by growth.	CF	X	X	X	X	X	Local/Water Authority	Varied depending on projects	Local; CDBG; GEFA
Participate with the JCWSA and Shady Dale to develop a priority plan to identify sewer infrastructure needs.	CF		X				Local/Water Authority	\$15,000	Local; GEFA

**Short Term Work Program  
For the  
City of Monticello**

<b>Jasper County Implementation</b>	<b>Plan Element</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
Complete upgrade of wastewater treatment facilities.	CF			X			Local	\$3.0 Million	Local; CDBG; GEFA
Invest in sewer facilities as dictated by growth.	CF	X	X	X	X	X	Local/Water Authority	Varied depending on projects	Local; CDBG; GEFA
Develop a comprehensive inventory of the city's utility networks (roads, water, sewer, gas, stormwater, etc.) using GIS software.	CF		X				Local/RDC	\$20,000	Local; DCA
Define the city's urban service area and prioritize areas for utility extension based on cooperation with the County and JCWSA.	CF		X				Local/RDC	\$5,000	Local
Continue to participate in private curbside collection of solid waste.	CF	X	X	X	X	X	Local	User fees	Local

**Short Term Work Program  
For the  
City of Monticello**

<b>Jasper County Implementation</b>	<b>Plan Element</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
Continue to provide recyclable dropoff area.	CF	X	X	X	X	X	Local	Part of solid waste contract.	Local
Invest in parks and recreation facilities to increase the amount of recreation space available to city residents.	CF	X	X	X	X	X	Local	Varied according to projects	Local; DCA; DNR
Identify opportunities to reuse or rehabilitate derelict structures within the city for potential use as public space.	CF	X	X	X	X	X	Local	0	
Complete the renovation of the historic civic center.	CF				X		Local/DDA/Historic Preservation Society	\$2.3 Million	Local; Private; DCA
Minimize the negative environmental impacts of development on key natural and historic features.	LU	X	X	X	X	X	Local	0	

**Short Term Work Program  
For the  
City of Monticello**

<b>Jasper County Implementation</b>	<b>Plan Element</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
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 to participate in Team Jasper activities to maximize the communication among and between local governments and private agencies.	IC	X	X	X	X	X	Local	0	
Adopt tree ordinance	NR	X					Local	0	



## Report of Accomplishments

### Short Term Work Program, 2003-2007

### SHORT Term Work program - Report of Accomplishments 2003-2007 and ongoing JASPER COUNTY, GEORGIA

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)
CF	Complete renovation of historic Courthouse	2003		\$1 million	County	SPLOST	1	
CF	Evaluate administrative space needs at County Jail	2003		0	County/Sheriff		1	
CF	Complete plans for animal shelter	2003	2004	\$3,500	County	Local	1	
CF	New communication tower at 911 facility	2003		\$55,000	County/E911 Authority	90% FEMA 10% County	1	
CF	Seek grant for 50 new air packs SCBA	2003	2004	\$150,000	County	Federal fire grant/Local	1	
CF	Work with GDOT to locate perimeter road bypass	2003	2007	0	County		2	
CF	Classify road/planning and priority for maintenance, improvements	2003	2004	0	County/Public Works/Planning & Zoning		2	
CF	Establish additional recycling sites as needed	2003	2007	\$20,000-\$50,000	County	Local	2	
CF	Expand water service areas in county	2003	2007	\$4 million	County/Water & Sewer Authority	USDA Rural Development Loan & Grant	2	
CF	Provide advanced training 80-90 VFD hazmat/firefighting	2003	2007	\$12,000-\$15,000	County	GA Fire Academy/Local	1	
CF	Develop a comprehensive study of traffic hazards countywide	2003	2004	0	County/Public Works		1	
CF	Participate in regional solid waste efforts	2003	2007	0	County		1	
CF	Seek grant funding for fire department elevated water delivery system	2004	2005	\$450,000	County	Federal Fire Grant/Local	1	
CF	Cross train 12 EMTs to Fire Service	2003	2007	\$2,000 annual	County	Local	1	

**SHORT Term Work program - Report of Accomplishments  
2003-2007 and ongoing  
JASPER COUNTY, GEORGIA**

<b>Plan Element</b>	<b>Description</b>	<b>Initiation Year</b>	<b>Completion Year</b>	<b>Estimated Cost</b>	<b>Responsible Party</b>	<b>Possible Funding Sources</b>	<b>Project Status</b>	<b>Explanation (If Abandoned) or Estimated Completion Date (If Postponed)</b>
CF	Seek grant funding for new engine for Farrar Firehouse	2003	2004	\$156,000	County	Federal Fire Grant	1	
CF	Hire 2 new officers to allow creation of CID for Sheriff Department	2003		\$80,000	County	Local	1	
CF	Establish K9 Unit of Sheriff Department	2003		\$17,000	County	Local	1	
LU	Revise subdivision ordinance to promote conservation design	2003		0	County/Planning & Zoning		1	
LU	Update Comprehensive Plan	2003	2007	\$6,000	County/Planning & Zoning	Local	1	
LU	Prepare overlay maps of areas protected by environmental ordinance	2003		\$500	County/Planning & Zoning/RDC	Local	1	
HR	Create cemetery inventory/database	2003	2004	\$500	County/Planning & Zoning	Local	4	No longer a priority.
HR	Create historic resources database	2004	2005	\$500	County/Planning & Zoning	Local	1	
ED	Continue 4 county industrial park development	2003	2007	Approx. \$50,000 annual	Jasper, Morgan, Newton, Walton County Joint Authority	Local portion is 10%	1	
ED	Continue funding for Chamber of Commerce	2003	2007	\$2,500 annual	County	Local	1	
ED	Continue funding Jasper County EDA	2003	2007	\$59,000 annual	County	Local	1	
ED	Participate in Best Legislation	2003	2007	0	County		1	
ED	Promote Jasper for State employment	2003	2007	0	County		1	
NR	Adopt Tree Preservation Ordinance	2004	2004	0	County/Planning & Zoning		1	
NR	Identify scenic viewsheds on Scenic Byways	2004	2005	0	County		4	Not a priority.
NR	Promote Cultural Arts	2003	2007	\$500	County	Local	1	
NR	Support the Better	2003	2007	0	County			

**SHORT Term Work program - Report of Accomplishments  
2003-2007 and ongoing  
JASPER COUNTY, GEORGIA**

<b>Plan Element</b>	<b>Description</b>	<b>Initiation Year</b>	<b>Completion Year</b>	<b>Estimated Cost</b>	<b>Responsible Party</b>	<b>Possible Funding Sources</b>	<b>Project Status</b>	<b>Explanation (If Abandoned) or Estimated Completion Date (If Postponed)</b>
	Hometown Program						1	
NR	Increase enforcement of environmental protection ordinances	2003	2007	0	County		1	

## Report of Accomplishments

### Short Term Work Program, 2003-2007

<b>SHORT Term Work program - Report of Accomplishments 2003-2007 and ongoing CITY OF MONTICELLO</b>								
<b>Plan Element</b>	<b>Description</b>	<b>Initiation Year</b>	<b>Completion Year</b>	<b>Estimated Cost</b>	<b>Responsible Party</b>	<b>Possible Funding Sources</b>	<b>Project Status</b>	<b>Explanation (If Abandoned) or Estimated Completion Date (If Postponed)</b>
CF	Complete upgrade of wastewater treatment facilities	2003	2004	\$3,000,000.00	City	City/Loan	2	2007
CF	Identify roads/planning and priority for maintenance repair and improvements	2003	2005	50,000.00	City/Planning	DOT/Local	2	2006
CF	Rehabilitate downtown business facades	2003	2007	75,000.00	City/Downtown Redevelopment	DCA Grant/Local	1	
CF	Plan, design and construct Phase II of streetscape	2003	2004	300,000.00	City	DCA Grant	1	
CF	Renovate historic civic center	2003	2006	2,300,000.00	City/DDA/Historic Preservation	DCA Grant/Private/Local	2	2008
CF	Support the County's efforts to prioritize the Perimeter Road Bypass	2003	2007	3,800,000.00	County/DOT	Federal/State/Local	2	2007
CF	Plan, design and construct Funderburg Park	2003	2005	2,000,000.00	City	Grants/Loan/Local/Private	2	2006
CF	Complete community use facility – Get Ahead House	2003	2003	500,000.00	City/Police DFACS	DCA Grant/Local	1	
CF	Develop comprehensive plan to upgrade Water Plant	2003	2004	2,500.00	City/Consultant	Local	2	
CF	Design/Construct a new Post Office	2003	2004	230,000.00	City/Postal Service	Loan/Local	1	
CF	Make downtown handicap accessible	2003	2003	35,000.00	City	Local/DCA Grant	1	

**SHORT Term Work program - Report of Accomplishments  
2003-2007 and ongoing  
CITY OF MONTICELLO**

<b>Plan Element</b>	<b>Description</b>	<b>Initiation Year</b>	<b>Completion Year</b>	<b>Estimated Cost</b>	<b>Responsible Party</b>	<b>Possible Funding Sources</b>	<b>Project Status</b>	<b>Explanation (If Abandoned) or Estimated Completion Date (If Postponed)</b>
CF	Increase the City's water supply – Surface and ground water supply	2003	2004	2,400,000.00	City/Consultant	Grant/Loan/Local	2	2006
CF	Demolish buildings/houses that are beyond economical repair	2003	2005	4,000.00	City/Historic Preservation/Zoning	Local/Grants	1	
CF	Expand natural gas system in Jasper and Jones County	2003	2007	400,000.00	City/Consultant	MGAG Loan/Local	1	
CF	Plan future recreation facilities to meet state recommendation	2003	2004	45,000.00	City/Architect	Local	2	2006
CF	Study locations for future school system	2003	2003	700.00	School Board/City/County	SPLOST/State	1	
CF	Complete phase 1 & 2 of GIS Utility Plan	2003	2005	40,000.00	City/Consultant	Local	1	2006
CF	Evaluate all City facilities for efficiency/use	2003	2004	8,000.00	City/Planning and Zoning	Local	1	
CF	Perform security assessment of the water plant/distribution	2003	2004	1,200.00	City/GA Rural Water/EDA	Grant/Local	1	
LU	Review/study effect of annexation plan	2003	2004	2,000.00	City/Planning and Zoning	Local	1	
LU	Update comprehensive plan	2003	2007	5,500.00	City/Planning and Zoning	Local	1	
LU	Revise subdivision ordinance to promote expanded design criteria	2003	2003	1,500.00	City/Planning	Local	4	Not a priority
NR	Adopt a tree preservation ordinance	2003	2004	1,000.00	City/Planning and Zoning	Local	1	
NR	Promote cultural arts	2003	2007	600.00	City	Local/Private	1	

**SHORT Term Work program - Report of Accomplishments  
2003-2007 and ongoing  
CITY OF MONTICELLO**

<b>Plan Element</b>	<b>Description</b>	<b>Initiation Year</b>	<b>Completion Year</b>	<b>Estimated Cost</b>	<b>Responsible Party</b>	<b>Possible Funding Sources</b>	<b>Project Status</b>	<b>Explanation (If Abandoned) or Estimated Completion Date (If Postponed)</b>
NR	Continue support of Better Hometown Program	2003	2007	56,000.00	City	Local	1	
NR	Continue enforcement of environmental ordinances (Junk Car)	2003	2007	1,400.00	City	Local	1	
NR	Continue support of 4 County Industrial Park development	2003	2007		Jasper, Morgan, Newton, Walton County Joint Authority		1	
NR	Continue Support of Chamber of Commerce	2003	2007	2,000.00		Local	1	
NR	Continue Watershed protection, soil plans, wetland protection	2003	2005	1,800.00	City/County/RDC/Planning & Zoning	Local/DCA Grant	2	
NR	Encourage city participation in National Flood Insurance Program	2003	2005	600.00	EDA/City	Local	1	
ED	Continue Support of Economic Development	2003	2007		City/DCA		1	
ED	Continue to market/expand Natural Gas in Jones/Jasper County	2003	2005	1,200.00	City/MGAG	Local	1	
ED	Develop a plan for increased tourism based on UGA tourism study	2003	2003	950.00	EDA/City/County	Local	1	
ED	Prepare a detail economic development plan for the city	2003	2003	4,000.00	EDA/City	Local	2	2005

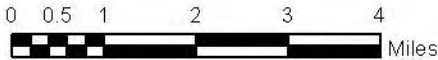
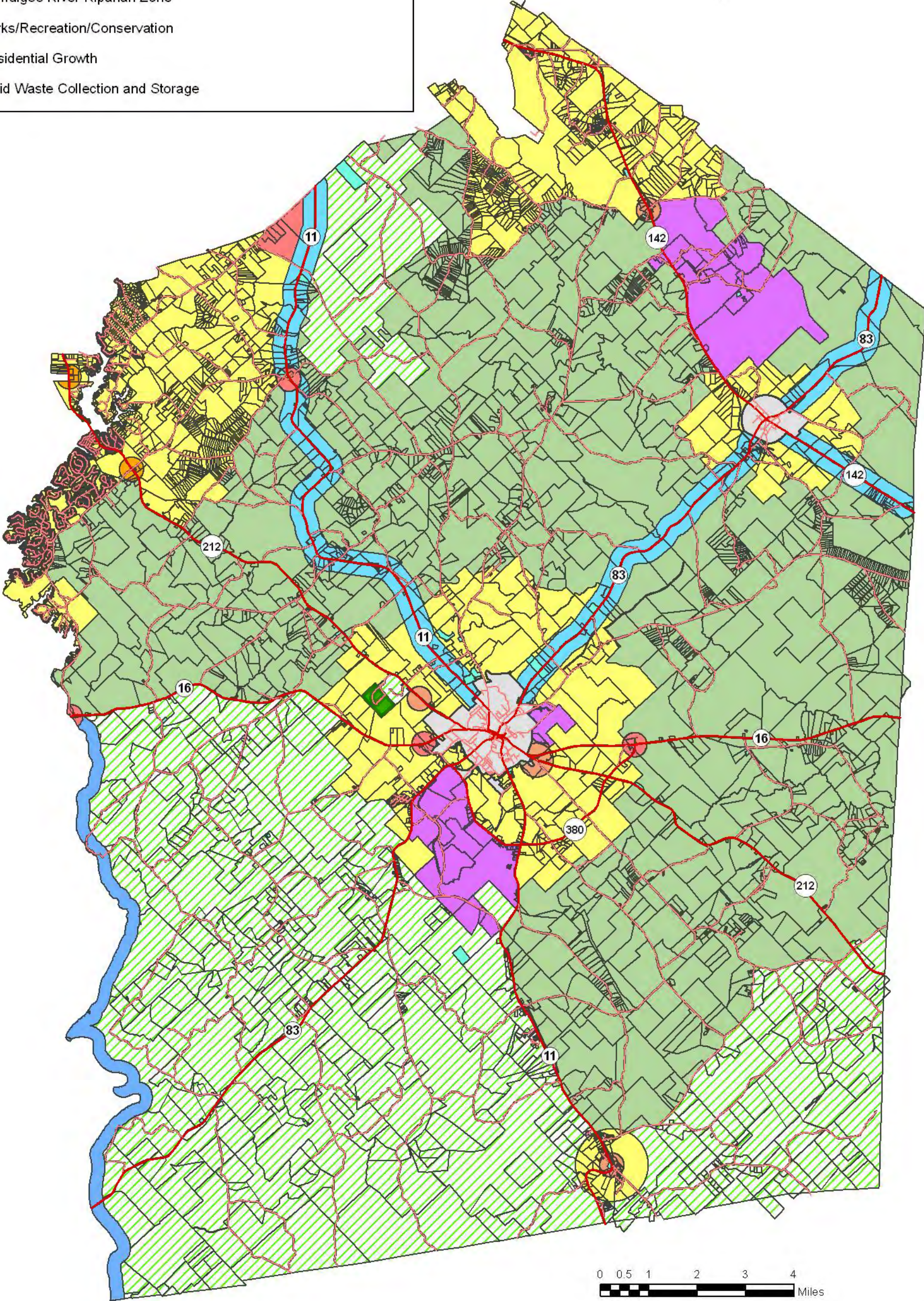
**SHORT Term Work program - Report of Accomplishments  
2003-2007 and ongoing  
CITY OF MONTICELLO**

<b>Plan Element</b>	<b>Description</b>	<b>Initiation Year</b>	<b>Completion Year</b>	<b>Estimated Cost</b>	<b>Responsible Party</b>	<b>Possible Funding Sources</b>	<b>Project Status</b>	<b>Explanation (If Abandoned) or Estimated Completion Date (If Postponed)</b>
ED	Identify additional parking for Public/Government future use	2003	2004	1,700.00	City/County RDC	Local	1	
ED	Continue to implement Freeport until we reach 100%	2003	2004		City/EDA/County		1	
ED	Participate in BEST Legislation	2003	2005		City/EDA		1	
ED	Apply for industrial development grants to encourage new industry	2003	2004	450.00	EDA/County	Local	1	
HO	Continue to apply for CDBG Grants	2003	2004	2,000.00	City/Consultant/RDC	DCA/DHR/Local	1	
HO	Explore avenues of assistance for Public Housing	2003	2005	800.00	City/RDC	Federal/State/Grants/Local	1	
HO	Seek support from Rural Development (FmHA) for housing assistance	2003	2004	950.00	City	Rural Development/Local	1	
HO	Informed and supportive public	2003	2004	450.00	City/EDA/Chamber/BOE	Local	1	

# Future Land Use - 2025

## Jasper County, Georgia

- Agriculture, Forestry, Fishing and Hunting
- Community Activity Centers
- Corridor Commercial
- Education, Public Administration, Health Care and Other Institutions
- Gateway Corridor
- Industrial Workplace
- Neighborhood Activity Centers
- Ocmulgee River Riparian Zone
- Parks/Recreation/Conservation
- Residential Growth
- Solid Waste Collection and Storage

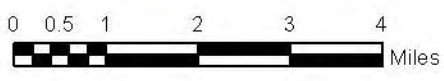
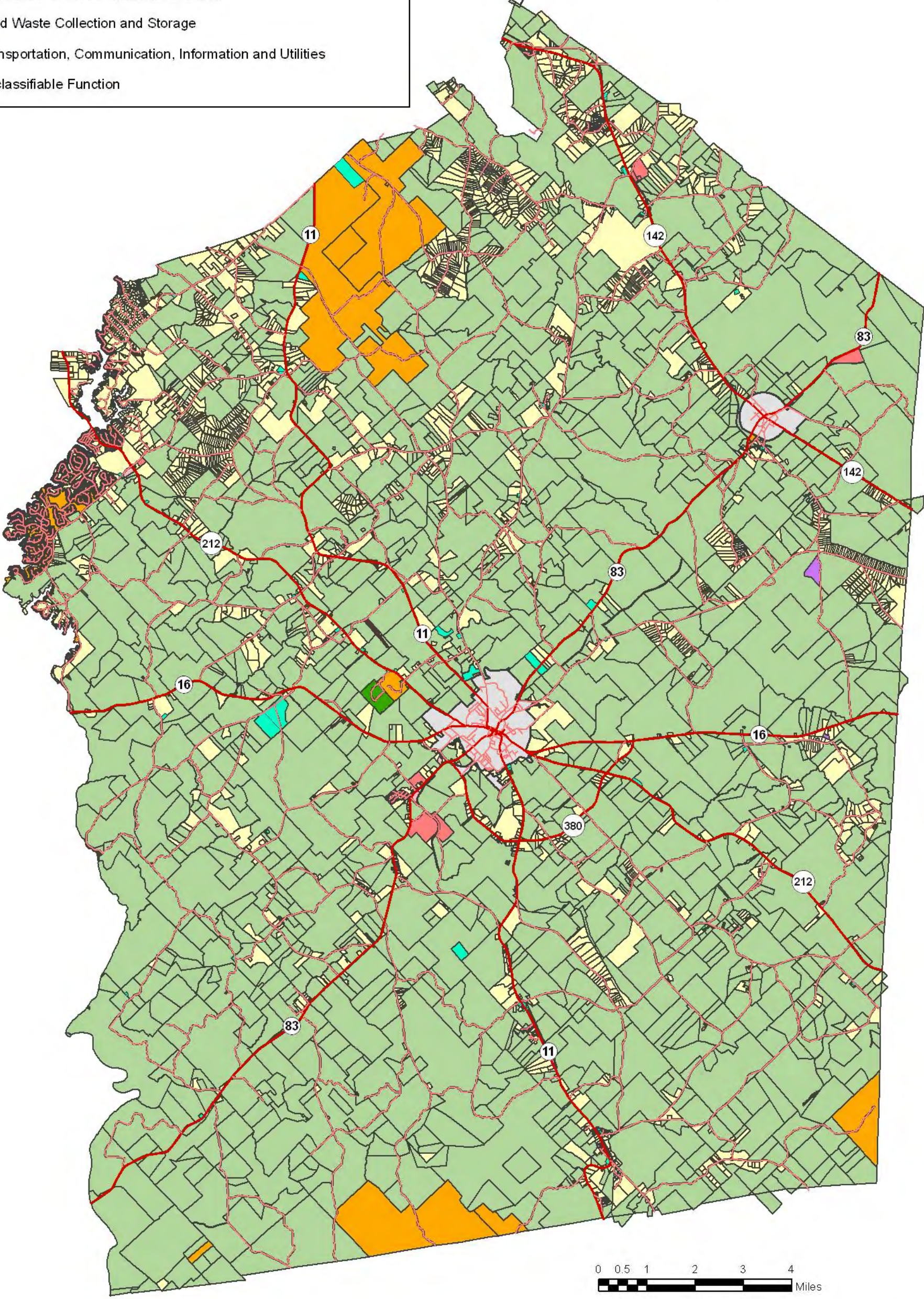




- Agriculture, Forestry, Fishing and Hunting
- Arts, Entertainment and Recreation
- Construction Related Business
- Education, Public Administration, Health Care and Other Institutions
- General Sales or Services
- Manufacturing and Wholesale Trade
- Mining and Extraction Establishments
- Residence or Accomodations Functions
- Solid Waste Collection and Storage
- Transportation, Communication, Information and Utilities
- Unclassifiable Function

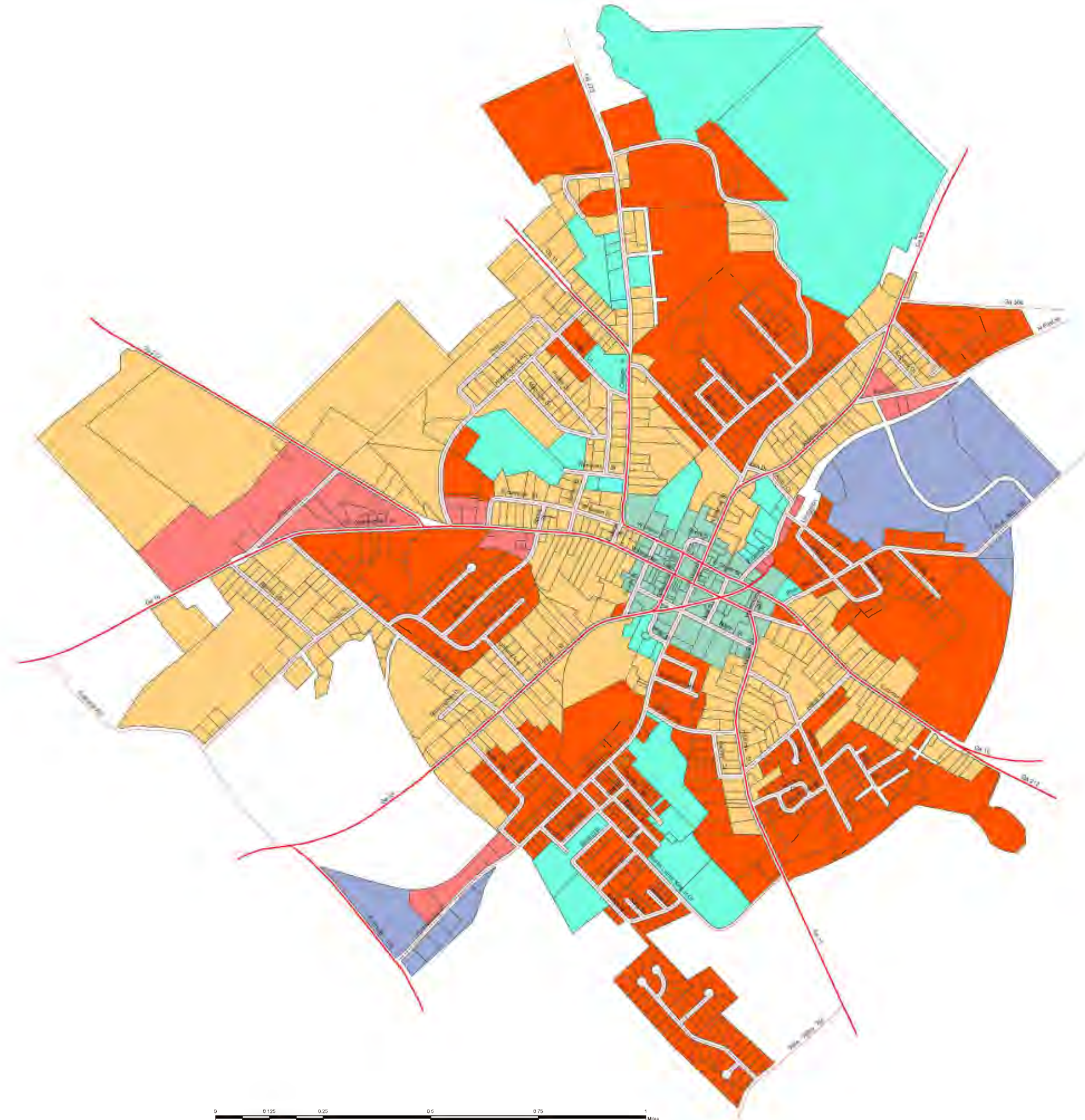
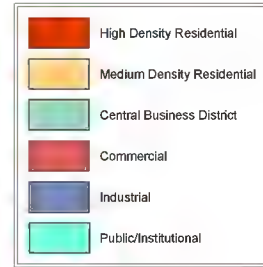
# Existing Land Use - 2005

Jasper County, Georgia



# Future Land Use - 2025

Monticello, Georgia



# Existing Land Use - 2005

## Monticello, Georgia



- Agriculture, Forestry, Fishing and Hunting
- Arts, Entertainment and Recreation
- Construction Related Business
- Education, Public Administration, Health Care and Other Institutions
- General Sales or Services
- Manufacturing and Wholesale Trade
- Mining and Extraction Establishments
- Residence or Accomodations Functions
- Transportation, Communication, Information and Utilities
- Unclassifiable Function

