

**THE LAURENS COUNTY JOINT
COMPREHENSIVE PLAN**

**COMMUNITY ASSESSMENT
TECHNICAL ADDENDUM AND
DATA APPENDIX**

OCTOBER, 2008

INTRODUCTION

Background

Laurens County is a geographically large county in the Upper Coastal Plain of Georgia, strategically located in central Georgia along I-16 about equidistant from Atlanta, and its Hartsfield-Jackson Atlanta International Airport, and historic Savannah, Georgia, and its expanding port facilities and coastal beaches. Georgia's fourth largest county in geographic size, Laurens County has a current population of about 47,250 persons. While its landscape remains a rural, verdant paradise of forests predominated by southern yellow pines and livestock and small grain based agriculture, it is a regional economic growth center offering a diverse economy with over 21,250 jobs and outstanding governmental, health and education facilities. The City of Dublin, the county seat, has a population of about 17,500 persons, is located adjacent to Exit 51 and I-16, and is the principal location of county commercial, industrial, governmental and social activity. Other county municipalities include the City of East Dublin (population of 2,735) located east and immediately adjacent to Dublin along U.S. 80, and five other smaller municipalities. These include the towns of Cadwell (366), Dexter (541), Montrose (164), and Rentz (323), and the City of Dudley (520).

Laurens County was established in the early 1800s from Wilkinson County and ceded Indian lands, but grew quickly because of the Oconee River and fertile agricultural lands and abundant yellow pine forests. Transportation via railroad development provided the most explosive growth in Laurens County history. Its population grew from about 7,000 in 1860 to 10,000 in 1880, but jumped to nearly 14,000 in 1890, and then exploded to 26,000 in 1900 and 35,500 in 1910. This growth reached a peak of 39,600 in 1920, after which it retreated to less than 33,000 in 1930. The county then remained relatively stable until the 1970s and another transportation modernization, the opening of Interstate Highway I-16. It did not again exceed the population of 39,600 until 1990. Growth has been steady since that time because of the county's location between Atlanta and Savannah on I-16 with its many available facilities and services. Dublin's regional growth center status with many jobs, outstanding health care and educational facilities, much available land for all uses, and excellent community facilities and quality-of-life continues to portend steady and ongoing future growth and development. Location, transportation, natural and cultural resources, and quality of life, along with much economic

opportunity continue to figure prominently in future growth and development as they have in the past.

Format

The plan is organized by the two main components required by the Georgia Planning Act and the “Local Planning Requirements:” the *Community Assessment* and the *Community Agenda*. The plan does address the elements recommended for a comprehensive plan, an inventory and assessment to determine where the community is and has been, what are the current trends, and to help delineate and define issues and opportunities facing Laurens County and its municipalities. The first section of the comprehensive plan, the *Community Assessment*, provides foundation and context to decide what the community desires for its future growth and development, and how it plans to achieve its vision.

This *Community Assessment* component and its examination of the community is organized by element and the requirements of the “Local Planning Requirements.” It is an objective inventory and analysis to illustrate existing conditions, issues, needs and opportunities. It is written in executive summary format with accompanying detailed addendum to provide an overview of major findings, to illustrate current conditions and trends, and to help frame the context of identified issues and opportunities. The Executive Summary provides a concise and easily reviewed foundation for consideration by the community and its decision-makers as they proceed to develop the comprehensive plan’s second, and truly most important section, the *Community Agenda*.

The *Community Agenda* will delineate an overall community vision as well as specific policies, implementation strategies for the community and its differing character areas. It outlines the implementation program and activities which the community will utilize to achieve its vision and address identified issues and opportunities. It will specify the pathways for achieving the desired patterns of growth and development and realizing the community’s vision of a better place to live, work, and recreate.

This *Community Assessment* Technical Addendum and Data Appendix provides supporting data and information uncovered in the staff level inventory and analysis. Most data tables can be found in this more detailed document. It contains more exhaustive background information similar to the detailed inventory and analysis of the old comprehensive plan. This data may be of potential interest to those wanting more specific information about the

community and its jurisdictions. The reader can refer to the *Community Assessment* Executive Summary for a quick glance and summary of major findings and appropriate analysis of existing conditions. The Executive Summary also provides a listing of potential issues, needs and opportunities which the community may address.

Purpose

The Laurens County Joint Comprehensive Plan is a comprehensive plan prepared under the Standards and Procedures for Local Comprehensive Planning (Local Planning Requirements) of the Georgia Planning Act of 1989. It is a joint plan for Laurens County and its municipalities of Cadwell, Dexter, Dublin, Dudley, East Dublin, Montrose, and Rentz. The plan was designed to meet the legislation's requirements for each local government to have a plan for its future growth and development in accordance with the state standards. It is a full update of the previously joint comprehensive plan first adopted in 1993, but is basically a new plan, prepared under new standards.

As a comprehensive plan, *The Laurens County Joint Comprehensive Plan* is a critical self-examination of Laurens County and its municipalities in the areas of population, economic development, natural and cultural resources, community facilities and services, housing, land use, intergovernmental cooperation, and service delivery; and a path for the community's future growth and development. The plan is truly a reflection of the community's concerns and desires for the future.

Plan Development

As stated, *The Laurens County Joint Comprehensive Plan* is being developed in accordance with the guidelines of the Standards and Procedures for Local Comprehensive Planning. It is being prepared with considerable community and public involvement, even at the *Community Assessment* stage. The Laurens County Joint Comprehensive Plan Executive Committee was comprised of elected and appointed members appointed by the Laurens County Board of Commissioners and the municipalities. This Executive Committee was responsible for policy direction and direct local government input and supervision. A Local Plan Coordination Committee will be formed to seek wide community stakeholder input and help develop the *Community Agenda*. It will be comprised of the Executive Committee members and other representatives from public and private agencies, entities, and stakeholders important to the planning process. This process will involve even more citizens. Representatives are planned to

include those from the Chamber of Commerce/Industrial Authority, school systems, public agencies, environmental and cultural groups, social organizations, and other business and community leaders. This will allow for better coordination and a wider range of community input, both public and private, while insuring direct liaison and representation of a steering committee.

The public hearing required after the draft *Community Assessment* is prepared and prior to its submittal was held on a joint basis October 9, 2008 at the Laurens County Commissioners' Office. The Joint Plan Executive Committee met a number of times to review and help identify any potential issues and opportunities and to delineate potential character areas. There was extensive interaction. A final meeting to review the entire *Community Assessment* in draft was also held. The Community Participation Program was reviewed and identified additional planned public and community involvement.

Staff from the Heart of Georgia Altamaha Regional Development Center provided general technical assistance, guidance, synthesis, analysis, mapping, writing, and editing assistance in development of this plan. However, ***The Laurens County Joint Comprehensive Plan*** is a plan being prepared by and for the people of Laurens County and its municipalities in the true spirit and intent of the Georgia Planning Act of 1989. Ownership of this plan rests with the citizens and governments of Laurens County. The overriding concern throughout the plan's development is the idea, "What can be done to make our community a better place to live and work in the future?" It is the local citizenry who will benefit from plan implementation, and whose actions are necessary to carry out the plan and bring about their desired future.

EXISTING DEVELOPMENT PATTERNS AND LAND USE

Existing Land Use

The existing land use patterns of Laurens County and its municipalities were examined by the Heart of Georgia Altamaha Regional Development Center's Geographic Information Systems (GIS) staff in 2008 by analyzing previous land use studies, tax maps, and other available sources. A generalized land use map digitized as a layer to an existing digital base map meeting DCA requirements resulted. Standard land use classifications identified in the "Local Planning Requirements" were utilized as categories, except that "agriculture" and "forestry" were separated because of the dominance of these uses within Laurens County. The descriptions of these land use classifications are defined as follows:

Land Use Category Definitions

Residential:	The predominant use of land within the residential category is for single-family and multi-family dwelling units organized into general categories of net densities.
Commercial:	This category is for land dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities, organized into general categories of intensities. Commercial uses may be located as a single use in one building or grouped together in a shopping center or office building.

Industrial:	This category is for land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses.
Public/Institutional:	This category includes certain state, federal or local government uses, and institutional land uses. Government uses include city halls and government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc. Examples of institutional land uses include colleges, churches, cemeteries, hospitals, etc.
Transportation/Communications/Utilities:	This category includes such uses as major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, port facilities or other similar uses.
Park/Recreation/Conservation:	This category is for land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers or similar uses.
Agriculture:	This category is for land dedicated to farming, such as fields, lots, pastures, farmsteads, specialty farms, livestock/poultry production, etc., or other similar rural uses.

Forestry: Land dedicated to commercial timber or pulpwood production/harvesting or other woodland use.

Undeveloped/Vacant: This category is for lots or tracts of land that are served by typical urban public services (water, sewer, etc.) but have not been developed for a specific use or were developed for a specific use that has since been abandoned.

The existing land use maps for each jurisdiction in Laurens County can be found in the Executive Summary. Table LU-1, also found in the Executive Summary, details the existing land use acreages for the various land use classifications for Laurens County as a whole and for its unincorporated and incorporated areas. The following tables display the land use acreages by the various land use classifications for each of the county’s municipalities. Tables LU-2 through LU-8 detail the municipal land use distribution for the Town of Cadwell, the Town of Dexter, the City of Dudley, the City of Dublin, the City of East Dublin, the Town of Montrose, and the Town of Rentz, respectively.

TABLE LU-2

**Town of Cadwell
Existing Land Use Distribution, 2008
(Acres)**

Land Use Category	Town of Cadwell	Percent of Town of Cadwell	Percent of Incorporated County Total
Agriculture	118	14.23	6.84
Forestry	424	51.15	8.34
Residential	196	23.64	3.44
Commercial	22	2.65	1.57
Industrial	0	0.00	0.00
Public/Institutional	20	2.41	2.84
Park/Recreation/Conservation	7	0.84	1.10
Transportation/Communications/Utilities	42	5.07	3.13
Total	829	100.00	4.60

NOTE: Percentages may not add to 100.0 because of rounding. These are only estimates, and are not 100 percent accurate because of data assumptions (see text) and computer system peculiarities.

Source: Heart of Georgia Altamaha RDC Geographic Information System, 2008.

Cadwell. This small town in southwest Laurens County has an estimated population of 366 in 2007, up from 329 in 2000. It does have city water and sewer facilities to support and facilitate growth. The community has seen and will continue to see growth because of its location between Eastman and Dublin, the proximity of Southwest Laurens Elementary School (6-7 miles away), and the location of the Central Probation Detention Center just outside of town. The identified growth areas include Lovers Lane and the Old Eastman Road and the Cadwell South Growth Area outside town along the Old Eastman Road and Georgia Highway 126 where city services have been extended.

More than 50 percent of the town's land area remains forested and another 14 percent in agriculture. Nearly one quarter of the town's lands are in residential use.

TABLE LU-3

**Town of Dexter
Existing Land Use Distribution, 2008
(Acres)**

Land Use Category	Town of Dexter	Percent of Town of Dexter	Percent of Incorporated County Total
Agriculture	45	8.95	2.61
Forestry	86	17.10	1.69
Residential	280	55.67	4.91
Commercial	20	3.98	1.43
Industrial	0	0.00	0.00
Public/Institutional	6	1.19	0.85
Park/Recreation/Conservation	18	3.58	2.84
Transportation/Communications/Utilities	48	9.54	3.57
Total	503	100.00	2.79

NOTE: Percentages may not add to 100.0 because of rounding. These are only estimates, and are not 100 percent accurate because of data assumptions (see text) and computer system peculiarities.

Source: Heart of Georgia Altamaha RDC Geographic Information System, 2008.

Dexter. This town in west Laurens County south of Dublin, located at the intersection of Georgia Highways 257 and 338, has an estimated population of 546 up from 509 in 2000. It has both water and sewer available, but needs sewer facility expansion to support future growth. Past growth has been facilitated because of the proximity to Dublin and its growth area, and because of support to surrounding agriculture with a regional farm supply business and meat packing facility. This growth is expected to accelerate with the relocation of West Laurens High School from along I-16 near Dublin to a site just two-and-a half miles north of Dexter along Georgia Highway 257. Growth is likely to occur both east and west principally along Georgia Highway 257 where city services have been extended.

Residential land use represents the largest classification of land use in the town as nearly 56 percent of the town’s land area is in such use. About 25 percent remains in agricultural/forestry use.

TABLE LU-4

**City of Dublin
Existing Land Use Distribution, 2008
(Acres)**

Land Use Category	City of Dublin	Percent of City of Dublin	Percent of Incorporated County Total	Percent of Total County
Agriculture	127	1.33	7.36	0.14
Forestry	1,816	19.01	35.74	0.46
Residential	3,570	37.38	62.64	20.60
Commercial	1,096	11.48	78.17	67.28
Industrial	1,131	11.84	78.05	50.31
Public/Institutional	483	5.06	68.61	44.76
Park/Recreation/Conservation	522	5.47	82.33	17.22
Transportation/Communications/Utilities	806	8.44	60.01	8.19
Total	9,551	100.00	52.95	1.82

NOTE: Percentages may not add to 100.0 because of rounding. These are only estimates, and are not 100 percent accurate because of data assumptions (see text) and computer system peculiarities.

Source: Heart of Georgia Altamaha RDC Geographic Information System, 2008.

Dublin. The City of Dublin has a population approaching 18,000 persons, and is clearly the economic, social, educational, governmental, and cultural center of Laurens County. It is a

regional economic center for jobs, services, and retail trade. It has facilities rivaling much larger towns, especially with its airport, health care, technology, and educational offerings. Much of the growth of Laurens County will continue to be centered in Dublin and the adjacent Greater Dublin/East Dublin Area. The westside of Dublin from Georgia Highway 257 north to U.S. 441 will be the center of industrial growth stimulated by Dublin's strategic location on I-16 between Atlanta/Macon and Savannah. Commercial growth will continue to concentrate and radiate from the I-16/U.S. 441 Interchange, the new U.S. 441 By-Pass and its intersections, and Hillcrest Parkway/U.S. 80 within the city. Growth continues to be well-planned within the City. The City has a long-range infrastructure plan to help guide and facilitate growth and development by providing the necessary services ahead of expected growth.

The City of Dublin's economic engine status for the county is evident in its land use distribution. Nearly 12 percent of city lands are commercial and 12 percent industrial. More impressively, these totals are 67 percent of the county's total commercial acreage and over 50 percent of its total industrial acreage. Nearly 45 percent of public/institutional acreage in the county is located within Dublin's city limits, although the category is only 5 percent of city acreage. Residential use in Dublin accounts for nearly 40 percent of city lands, and over one-fifth (21 percent) of all county residential land usage. The City of Dublin is an environmentally progressive community with an extensive historic downtown and well-preserved large historic residential areas, as well as an expanding riverwalk and planned greenway along the Oconee River. Nearly 20 percent of the city's land area remains forested.

TABLE LU-5

**City of Dudley
Existing Land Use Distribution, 2008
(Acres)**

Land Use Category	City of Dudley	Percent of City of Dudley	Percent of Incorporated County Total
Agriculture	544	26.13	31.54
Forestry	966	46.40	19.01
Residential	273	13.11	4.79
Commercial	62	2.98	4.42
Industrial	0	0.00	0.00
Public/Institutional	90	4.32	12.78

Park/Recreation/Conservation	3	0.14	0.47
Transportation/Communications/Utilities	144	6.92	10.72
Total	2,082	100.00	11.54

NOTE: Percentages may not add to 100.0 because of rounding. These are only estimates, and are not 100 percent accurate because of data assumptions (see text) and computer system peculiarities.

Source: Heart of Georgia Altamaha RDC Geographic Information System, 2008.

Dudley. The City of Dudley is currently experiencing more growth than any of the small towns in Laurens County because of its location along U.S. 80 west of Dublin and along Georgia Highway 338 north of the I-16 interchange. The 2007 population is estimated at 520 persons, up from 447 in 2000. The presence of Northwest Laurens Elementary School east of Dudley along U.S. 80, the City's location and access to U.S. 441 and I-16, and its proximity to Dublin has generated and will continue to generate residential and other growth. Although the City has annexed the Georgia 338/1-16 interchange, the lack of water/sewer services there inhibits growth. Growth is expected primarily north of the city along Georgia Highway 338 and east and west along U.S. 80 in the North Dudley Growth Area. Growth will follow service extensions.

Primarily because of the large annexation south of the city along Georgia 338 to I-16, over three-fourths of the City's land area remains in agricultural and forestry uses (almost 47 percent alone). Thirteen percent of land area is in residential use.

TABLE LU-6

**City of East Dublin
Existing Land Use Distribution, 2008
(Acres)**

Land Use Category	City of East Dublin	Percent of City of East Dublin	Percent of Incorporated County Total
Agriculture	32	1.12	1.86
Forestry	965	33.68	18.99
Residential	1,005	35.08	17.63
Commercial	177	6.18	12.62
Industrial	308	10.75	21.26
Public/Institutional	82	2.86	11.65
Park/Recreation/Conservation	82	2.86	12.93
Transportation/Communications/Utilities	214	7.47	15.93
Total	2,865	100.00	15.88

NOTE: Percentages may not add to 100.0 because of rounding. These are only estimates, and are not 100 percent accurate because of data assumptions (see text) and computer system peculiarities.

Source: Heart of Georgia Altamaha RDC Geographic Information System, 2008.

East Dublin. The City of East Dublin owes its origins as a post-World War II suburb to Dublin, and has received commercial/industrial growth expansion from Dublin along U.S. 80 East. Recent growth can be attributed to a continuation of the Dublin spillover and to the location of all East Laurens schools (Primary, Elementary, Middle and High schools) on a campus east along U.S. 80, as well as the Georgia Department of Corrections' Transitional Center along Lovett Farm Road north of U.S. 80 closer to the old city limits. This general East Dublin Growth Area, east of the old city limits and surrounding U.S. 80, will continue to be a growth center for the City because of the availability of services and the schools.

The City of East Dublin's land use distribution is remarkably well-balanced with 35 percent in residential use, 11 percent in industrial use, and 6 percent in commercial use. While the City of Dublin has 60 to 80 percent of the county's total incorporated land uses by classification, the City of East Dublin has another 12 to 21 percent of incorporated land uses in each classification. This again speaks to the concentration of intense land uses in the Dublin/East Dublin Area. Over one-third (34 percent) of East Dublin's total land area remains forested.

TABLE LU-7

**Town of Montrose
Existing Land Use Distribution, 2008
(Acres)**

Land Use Category	Town of Montrose	Percent of Town of Montrose	Percent of Incorporated County Total
Agriculture	544	50.42	31.54
Forestry	307	28.45	6.04
Residential	158	14.64	2.77
Commercial	14	1.30	1.00
Industrial	0	0.00	0.00
Public/Institutional	12	1.11	1.70
Park/Recreation/Conservation	2	0.19	0.32
Transportation/Communications/Utilities	42	3.89	3.13
Total	1,079	100.00	5.98

NOTE: Percentages may not add to 100.0 because of rounding. These are only estimates, and are not 100 percent accurate because of data assumptions (see text) and computer system peculiarities.

Source: Heart of Georgia Altamaha RDC Geographic Information System, 2008.

Montrose. The Town of Montrose is Laurens County's smallest municipality with only 164 persons in 2007, but this is still up from the 2000 population of 154. Its location in far western Laurens County, and its lack of a sewer system (the only municipality in Laurens without public sewerage facilities) has inhibited growth. On the other hand, its location on U.S. 80 West and its proximity to the Georgia Highway 26/I-16 interchange holds future promise of some growth. The Town has already extended water lines south and east of town along U.S. 80 and Payne Cook Road for residential growth. This area is captured and expanded in the South Montrose Growth Area to the Georgia 26/I-16 interchange.

Over 50 percent of Montrose's land area is currently in agricultural use, with another 28+ percent forested. Nearly 15 percent is in residential use.

TABLE LU-8

**Town of Rentz
Existing Land Use Distribution, 2008
(Acres)**

Land Use Category	Town of Rentz	Percent of Town of Rentz	Percent of Incorporated County Total
Agriculture	315	27.93	18.26
Forestry	517	45.83	10.18
Residential	217	19.24	3.81
Commercial	11	0.98	0.78
Industrial	10	0.89	0.69
Public/Institutional	11	0.98	1.56
Park/Recreation/Conservation	0	0.00	0.00
Transportation/Communications/Utilities	47	4.17	3.50
Total	1,128	100.00	6.25

NOTE: Percentages may not add to 100.0 because of rounding. These are only estimates, and are not 100 percent accurate because of data assumptions (see text) and computer system peculiarities.

Source: Heart of Georgia Altamaha RDC Geographic Information System, 2008.

Rentz. The Town of Rentz is the second smallest municipality in Laurens County with a 2007 population of 323, but up from 304 in 2000. The Town's principal growth factors are its proximity to Dublin, the location of Southwest Laurens Elementary School just north of town along Georgia Highway 117, and the town's new water system installed in 1998. It has both water and sewer facilities and serves the school. These factors and the fact that water/sewer service has already been extended both northeast along Georgia Highway 117 and south along Georgia Highway 117 and Coleman Farm and Coleman Register roads will contribute to continued future growth. This is recognized in the Rentz East and Rentz South Growth Areas.

About 20 percent of Rentz's land area is in residential use. Almost 46 percent of Rentz's lands is forested, while an additional 28 percent remains in agricultural use.

Areas Requiring Special Attention

These areas were listed in the Executive Summary. The significant natural and cultural resources of the County from the natural side are primarily those related to the Oconee River, the county's state wildlife management areas and state public fishing area, and the abundant forested/agricultural lands. The Oconee River is also important to Dublin and East Dublin by planning and providing a greenway, including the Dublin Riverwalk and East Dublin's Buckeye Park.

Significant cultural resources include large historic districts and neighborhoods in Dublin and East Dublin, as well as a large and historic Downtown Dublin and two large historic cemeteries within Dublin. Within the smaller municipalities, most have historic downtowns or commercial centers in need of redevelopment and improvement, and some have historic schools, banks, churches or other important local community landmarks which contribute significantly to their heritage and unique character.

The growth areas previously discussed under existing and future development patterns are primarily the areas of expected land use changes and areas needing infrastructure improvement. Areas in need of redevelopment are mainly the downtowns and commercial areas,

including most of the small towns. The City of Dublin does have a large residential area, Southside Dublin, where it is concentrating revitalization efforts. Large abandoned structures or sites are relatively not a problem in Laurens County, but a few structures related to old commercial or manufacturing activities or old schools are listed. Again, most are in or near old downtown commercial areas. The City of Dublin lists two large downtown commercial structures, a newer abandoned shopping center, and an old dumpsite. This site may be the only with potential environmental contamination known in the county, but it is being monitored.

Areas with significant infill opportunities include all of the small municipalities which have both significant undeveloped acreages (forested or agriculture) and scattered vacant lots in developed areas. The City of East Dublin has newer subdivisions, particularly Forest Hill, with vacant residential lots and an area along Nathaniel Drive with space for location of commercial/industrial entities. The City of Dublin has the Georgia Highway 257 Corridor (shared with the County) for commercial/industrial infill, as well as the Jackson Street/Madison Street Area in its downtown. In addition to the Southside Dublin Revitalization Area, the Northside Dublin Neighborhood also offers potential revitalization/infill opportunities. All of the municipalities have identified areas where low incomes have prevented proper home maintenance and where housing rehabilitation or other neighborhood improvement efforts would be beneficial.

Recommended Character Areas

These areas are shown graphically and listed by jurisdiction in the Executive Summary.

LAURENS COUNTY

Conservation/Natural Resources Character Areas. The abundant natural resources of Laurens County are important to its environment, scenic landscapes, existing and future economic development, and quality of life. These resources have played a great role in the past development of the county and its existing prosperity. The pine tree continues to be important to the county's development. The natural resources and scenic landscapes of the county are also

keys to future economic prosperity and growth and development through resident attraction, traditional agriculture and forestry, alternative economic enterprises, recreational and leisure development, tourism, and other economic development. These resources and attributes will require protection, managed growth, and focused, compatible development. Important natural resources of the county which deserve special attention and character area focus include the Oconee River Corridor, which would encompass the Oconee River Greenway from Buckeye Park in East Dublin and the Riverwalk in Dublin west to the Dublin Country Club; the City of Dublin Water Supply Watershed (the Oconee River watershed defined by state regulations, about seven miles) above the City of Dublin's one surface water intake on the Oconee River; the Beaverdam and River Bend (both tracts) State Wildlife Management Areas; and the Hugh M. Gillis Public Fishing Area.

Almost by definition, these areas would be principally limited to predominate park/recreation/conservation uses, although compatible, limited public and other uses, even residential uses, especially in the Dublin Water Supply Watershed, could be allowed with proper control and regulation. Properties immediately adjacent to the actual public or privately controlled natural resource areas warrant special attention and focus to limit inappropriate encroachment, and ensure continued natural functioning. The lack of county land use regulation is a major impediment to sound utilization and protection.

Greater Dublin/East Dublin Character Area. The City of Dublin is the largest municipality, the seat of county government, and the site of most of the county's commercial, industrial, and other economic activity, especially combined with the adjacent City of East Dublin. As such, the City of Dublin will continue to be the focus and stimulus for intense development, particularly general commercial, industrial, and multi-family residential growth. The expected growth and character area will include the surrounding environs and much of the county's north and west of Dublin between U.S. 80 and the Oconee River. This area would also include the commercial and industrial growth expected from Georgia Hwy. 257 to U.S. 80 and 441, including the Airport Industrial Area and the new U.S. 441 Bypass. This Greater Dublin/East Dublin area is the likely principal growth area for intense land uses because of the availability of water/sewer and other services, and because it is the existing location of facilities,

services, and economic development. All four I-16 interchanges with direct entry into Dublin or East Dublin are included in this area.

The Greater Dublin/East Dublin Character Area is and would be characterized by a mixture of all land use types, but at a higher density and intensity customary for urban areas. Apartment complexes, shopping centers, industrial parks, hospitality businesses, office complexes, governmental buildings, schools, and large community recreation facilities are examples of uses that might be unique to this character area, or at least primarily and more concentrated within. This area will require unique, and intense, public investment, regulation, and other implementation measures. Careful planning, attention, regulation and public investment of the gateway/interchange, airport, the U.S. 441 Bypass, and Oconee River Corridor/Greenway are important to preserving the uniqueness and attractiveness of Dublin/Laurens County while keeping it a thriving, regional economic center. Special attention to new developments, the river corridor, interstate interchanges, highway corridors, the bypass, and industrial/airport areas can create new quality growth and development to transition to and enhance the existing special areas and characteristics of the community. Community guidance and land use regulation in the Surrounding Urban Fringe, Oconee River Corridor, Highway Corridors, and other areas outside the incorporated limits of Dublin and East Dublin will require the coordination, planning and cooperation of Laurens County and the municipalities of Dublin and East Dublin. Growth within the city limits, and the remaining urban area within the city limits could be managed by the municipalities themselves, although the lack of coordination with the adjacent county areas could pose problems and difficulties.

Rural Laurens County Character Area. The vast majority of Laurens County with its stable forestry/agricultural/rural land uses will be the largest character area. The many agricultural fields, verdant pine forests, the Oconee River, Turkey Creek and other natural and cultural assets offer attractions for residential growth to take advantage of the atmosphere, open spaces, and quality of life. These intrinsic values are made even more attractive by the many services, economic opportunities, and cultural activities offered by Dublin. There are also advantages and potentials for economic development in a broader sense including agriculture, forestry, tourism, recreational, and value added concerns.

This remaining unincorporated area is primarily still characterized by forestry and agricultural (livestock and row/forage crops) uses. There is also scattered residential and neighborhood type commercial and public/institutional uses as well as transportation/communications/utilities uses, but in a rural setting. The future uses are envisioned with similar rural character land uses, although public park/recreation/conservation uses would need to be enhanced, especially along the Oconee River Corridor/Greenway. There will be pockets of more intense residential growth, particularly near water bodies, the small municipalities and rural schools, and existing residential developments. However, much of this residential development is expected north and west of Dublin surrounding U.S. 441 North in the Greater Dublin/East Dublin area. There is a need for supporting land use regulation, and for the community to proactively manage, guide, and direct growth and development, and to protect its landscape and natural and cultural resources. This could also be helped through careful, controlled community investment and location of facilities, including paved roads, as well as through appropriate, coordinated land use regulation.

CITY OF DUBLIN

As noted before, the City of Dublin is the center of urban activity and the economic engine not only for Laurens County, but also the surrounding region. Given its size and importance, it is appropriate for the jurisdiction to have a number of character areas where differing objectives, types and intensity of public investment, special regulations, and other public guidance and unique implementation measures will likely be appropriate. Recommended character areas include Downtown Dublin; Historic Dublin; the Dublin Riverwalk/Oconee River Greenway; the Fairview Park Health Area; the South Dublin Industrial Area; the Airport Industrial Area; the Southside Dublin Revitalization Area; the Northside Dublin Neighborhood; the U.S. 441 Bypass; gateway corridors along U.S. 441, Georgia Highway 257, Georgia Highway 19, and U.S. 80; intown corridors of Hillcrest Parkway and Scenic U.S. 80; as well as the urban remainder and urban fringe in the Greater Dublin/East Dublin Area.

Downtown Dublin is a very large concentration of commercial, governmental, and institutional buildings, many of which are historic, representing the heart and nerve center of community activity. It is bounded on the east by the Oconee River where a Dublin Riverwalk of formal park access is planned to draw visitor, pedestrian, and recreation uses, and to weave coordination with other more intense public and private uses. This Riverwalk will also be a component to a larger Oconee River Greenway and will be a transition and facilitator to less intense recreational and conservation uses. This Oconee River Greenway will facilitate environmental/conservation protection while connecting surrounding urban fringe residential developments and usage to the City of Dublin in a greener, non-automobile oriented manner. Downtown Dublin is home to some important structures, such as the Fred Roberts Hotel and the Old Bank Building Skyscraper, which offer further opportunities for downtown economic revitalization and a more human, pedestrian oriented community center. Community downtown efforts are currently focused and assisted by a Main Street Program and Downtown Development Authority.

On the west Downtown Dublin is surrounded by a large Historic Dublin area with a very large collection of historic residential structures recognized both locally through a zoning regulated local historic district surrounding Bellevue Avenue, and nationally through additional districts on the National Register of Historic Places. This again offers an interaction of commercial interests and economic opportunities, as well as a chance to enhance the human scale and pedestrian activity downtown. Many of the homes directly along Bellevue have been converted to attractive office and light commercial uses.

To the south of downtown, is the large Southside Dublin Revitalization Area where the City is already concentrating efforts to improve public infrastructure, upgrade and preserve private housing, and stimulate further investment to provide appropriate and affordable housing. There is also potential for a National Register residential historic district. At the same time, there is much opportunity to reenergize the City as a desired place to live and to further connect downtown on a human and pedestrian scale. North of downtown is the Northside Dublin Neighborhood where older housing has not yet exhibited the needs of Southside Dublin and

where public focus has not yet been so intensely directed, but which warrants similar future public and private attention.

The Fairview Park Health Care Area recognizes the advanced health care facilities and services available in the community. These include the local Fairview Park Regional Hospital and the Carl Vinson Veterans Administration Medical Center. Together, along with associated health care professionals, these institutions allow the community to provide facilities and services rivaling much larger population centers. These facilities and services add much to the quality of life and community attractiveness, as well as contributing substantially to the local community. This regional status and leadership needs to continue to be nurtured, protected and expanded.

Connecting the Fairview Park Health Care Area from Hillcrest Parkway and Veterans Boulevard (U.S. 80) to Historic Dublin is the Intown U.S. 80 Scenic Corridor. This attractive gateway is a tree-lined median highway with much landscaping and sidewalks. The community wants to do more to continue to approve aesthetics and to connect this outlying development with Historic and Downtown Dublin. This will further the concept of human scale and interface and pedestrian connectivity. The Dublin Mall and additional commercial strip activity is just beyond this corridor along U.S. 80 West and Hillcrest Parkway. Hillcrest Parkway is another intown corridor with more recent commercial strip development whose connectivity and aesthetics could be improved.

The South Dublin Industrial Area is a very large area between U.S. 441 South and Georgia Highway 257 (both sides) from I-16 north where many existing industrial and large commercial concerns already are located and which has vacant lands available for new or expanded location. This area has existing or planned infrastructure to accommodate such intense uses and should be appropriately planned and zoned. All of this area is not currently within the Dublin City Limits and therefore is not protected from incompatible and unaesthetically appealing development, at least in the unincorporated portions. The Airport Industrial Area includes the important W.H. "Bud" Barron Airport, a Level III facility with a 6,000 foot runway impressive for a community the size of Dublin/Laurens County, and a newly acquired adjacent

industrial site. This site needs to be fully developed with infrastructure and protected both internally and on surrounding lands through appropriate, coordinated regulation and public investment. It lies west of Dublin adjacent to the U.S. 441 Bypass currently under construction. This will enhance the attractiveness of the area for development and increase the need for prompt coordinated regulation, protection, and infrastructure preparation.

The U.S. 441 By-Pass is nearing construction and will open new economic opportunities and commercial expansion especially around all intersections. This allows opportunity for nodal development planning. This highway will immediately be an important thoroughfare connecting the commercial and industrial developments on or near U.S. 441 South with Georgia 257, U.S. 80, the airport, and the expanding residential developments north of Dublin along U.S. 441 North. It will also be important for intrastate travel between North and South Georgia. The gateway corridors of U.S. 441 South, Georgia Highway 257 and Georgia Highway 19 all are important for connecting local and through traffic from the south, as well as those traveling I-16, with Downtown Dublin. These entranceways, as well as those from U.S.80 West and U.S. 441 North need to be enhanced and made more attractive both to automobile and non-automobile modes of traffic. They need to be calling cards inviting visitors to explore the community further. They also need to be arterials which are both visually appealing and ones which promote the human scale and connectivity sought and promoted elsewhere in the community. This will require public and private investment, proper and coordinated planning, and appropriate regulation and incentives.

The remainder of the urban area would be a mixture of uses, but with declining intensity and density as the distance increases from the downtown core. This area is primarily stable neighborhoods with varying residential use. Principal implementation measures needed are zoning protection and appropriate infrastructure maintenance or improvement. Pedestrian and bicycle connectivity and improvement may also be appropriate.

CITY OF EAST DUBLIN

As the second largest municipality in Laurens County and with East Dublin's location adjacent to Dublin east of the Oconee River, it appropriately has several recommended character areas. This is especially so given the spillover growth of the community from Dublin and the location of four county schools on a campus east of town. Recommended character areas include the Oconee River Greenway, Buckeye Park, Downtown East Dublin, East Dublin Industrial, Clover/Price Street Redevelopment Area, and the East Dublin Growth Area.

The Oconee River Greenway is shared with Dublin and Laurens County and encourages protection and connectivity which helps conserve natural functioning, while enhancing community uniqueness and quality-of-life. This is important both for the environment and economic development. Buckeye Park is a large city park of about 25 acres with both active and passive facilities, including an important landing/boat ramp access to the Oconee River, a community center and three fishing ponds. It is the location of the community's Summer Redneck Games festival. The boat landing is being upgraded as part of Georgia Tourism's Go Fish Georgia program. It is and will be an important access point to the Oconee River and trailhead for the greenway. It needs both protection, enhancement, and possible expansion, especially near its fringes.

Downtown East Dublin is not a traditional core, but a linear strip along U.S. 80 from the Oconee River east to the Georgia Highway 319 intersection. This commercial center needs continuing revitalization and aesthetic enhancement, as well as improved pedestrian/bicycle connectivity. The East Dublin Industrial area is located along Nathaniel Drive which runs south from U.S. 80 on the western side of the city adjacent to the Oconee River and Greenway. Several existing industries/businesses are located here, and it was once the home of the county's largest employer, a textile concern which finally closed in 2007. There is room for expansion, so it is important to steer job producing concerns to this area already served by infrastructure, and to limit incompatible land uses.

The Clover Street/Price Street Redevelopment Area is an older neighborhood tracing its origins to the initial establishment of East Dublin post World War II. The housing is therefore newly historic, and like most aging housing could use some rehabilitation. Its continuance as a possible important component of the housing supply and city fabric needs to be nurtured. The remainder of East Dublin's incorporated area is the East Dublin Urban Area which remains primarily residential with a good percentage of forested, undeveloped acreage. Stable neighborhoods need to be protected, while encouraging greater density, increased infill of existing infrastructure served areas, and greater pedestrian/bicycle connectivity. Other compatible neighborhood uses could also be planned.

The East Dublin Growth Area is the newly developing urban fringes east of the old city limits surrounding U.S. 80. This growth is being fueled through infrastructure extension to serve the Georgia Department of Correction's Transitional Center and the East Laurens Schools Educational Campus. Four schools (primary, elementary, middle, and high schools) are located on a large campus north of U.S. 80 and east of Ernest Stinson Road. The surrounding area is primarily developing for single-family residential use. The area needs planning guidance, regulation coordination, and further infrastructure development.

Small Municipalities. Each of the remaining Laurens County municipalities need to be a character area unto themselves to address needs and achieve their desired visions and expected growth and development. None of them have a current population greater than 600 persons, and only two, Dexter and Dudley have a population over 500 persons. Still growth is expected for all of them, because of the closeness of county schools, I-16, or Dublin, and especially so since all, except Montrose, have a sewer system. Each needs to be the best it can be and to continue to improve its quality of life for its existing and future residents. Many people thrive in such a small town atmosphere. Each community needs to continue to prepare for growth, and to guide, direct, and manage their future proactively. There would be facilitation of all land use types.

Subareas would be appropriate for the historic downtown commercial areas of Dexter and Dudley, and for the old industrial area in Rentz. The traditional commercial centers in Dexter and Dudley, both as mentioned with populations over 500 persons, are important not only to

revitalize the historic center of commercial and other activity, but also to serve a growing small population center and create civic pride. This will help keep the communities truly alive, dynamic, and better connected as a neighborhood, if nothing else. There are similar concerns to a lesser degree in Cadwell and Rentz, but these were not deemed to warrant classification as a separate character area.

Rentz placed special emphasis on its industrial area because of its contribution to the local economy with jobs and spending. This area, located north of Simpson Avenue and mostly east of College Street, includes two ongoing cabinet/countertop concerns and two existing communications/utilities operations, including the local Progressive Rural Telephone Corporation. The area also has the potential for further industrial concern expansion as a 64 acre vacant site is available. It is important to enhance or upgrade infrastructure in the area, as appropriate, to keep these concerns viable and to assist expansion. There is also need to protect them from incompatible land use location and to further connectivity with nearby residential areas.

In the remainder of these three small municipalities, as well as in Cadwell and Montrose, the remainder of the towns (or the whole town, as appropriate) would be of concern to continue their viability and stability. There are needs to serve/protect the existing small town ambience, development, and quality of life. Since services are existing or relatively easily expanded and given that many undeveloped lands are available, it is also important to encourage additional compatible growth and development and promote interconnectivity of uses. This will entail both the public investment in supportive facilities and infrastructure, and guidance through appropriate regulation.

All of the small municipalities, as previously discussed under existing land use, have growth areas outside their incorporated boundaries where facilities have been extended and residential growth has occurred. All have existing stimuli, whether they are nearby county schools, I-16, or the closeness of Dublin, which will continue to bring growth, particularly residential. Because of the need to properly serve this growth, to connect it appropriately to existing development, and to expand infrastructure and facilities in a time and manner to

appropriately channel and guide the growth in a planned and fiscally responsible manner, these areas are identified as recommended character areas. This growth needs to be of similar size and scale to existing growth and development in the small towns while enhancing aesthetics and interconnectivity. It needs to be responsive to local needs and the unique character of each location.

ANALYSIS OF CONSISTENCY WITH QUALITY COMMUNITY OBJECTIVES

Introduction

The Quality Community Objectives are guidance targets established by the Georgia Department of Community Affairs in the “Local Planning Requirements” in preparation and implementation of a local comprehensive plan. They further elaborate the identified Statewide Planning Goals. A local government is required to evaluate the consistency of their policies, activities, and development patterns with these goals and objectives.

In general, Laurens County and its municipalities’ policies, activities, and development patterns are supportive of and consistent with the Statewide Planning Goals. Variation of the statewide goals were all espoused in the currently adopted joint comprehensive plan. Some of this consistency, however, is due to a lack of growth pressure in the small towns or outside the Greater Dublin area, and the large geographic size of the county with its abundant forest and agricultural lands. The high incidence of poverty and low incomes, the fact that population levels did not reattain the peaks of the early 20th century until the 1990s, and the abundance of forest lands have resulted in quality environments without much development threat. The lack of comprehensive, existing land use regulation, the fragmentation of the forest industry, and the existing quality of life and location could pose threats and conflicts to continuation of desired growth patterns as more growth and development, including residential, is attracted to Laurens County.

Statewide Planning Goals

The following Statewide Planning Goals are generally supported by Laurens County and its municipalities’ policies, activities, and development patterns.

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.

Comment: This is and has been a principal goal of all of Laurens County. Dublin/Laurens County is a rural regional economic center, but continues to actively pursue a multi-faceted economic development strategy.

Natural and Cultural Resources Goal: To conserve and protect the environmental, natural and cultural resources of Georgia's communities, regions and the state.

Comment: This is important to all of Laurens County, especially because of its wildlife management areas, Turkey and other creeks, the Oconee River, and the Hugh M. Gillis Public Fishing Area. It was a key strategy in the community's first joint comprehensive plan, and has been consistently expressed as a public and community desire. This support is evidenced through community espousal of the Oconee River Greenway.

Community Facilities and Services Goal: To ensure the provision of community facilities and services throughout the state to support efficient growth and development patterns that will protect and enhance the quality of life of Georgia's residents.

Comment: Laurens County and its municipalities all strive to have adequate infrastructure to serve existing and future populations and to attract economic development, but they are limited, especially outside Dublin, by small tax bases and low incomes. The fact that the City of Dublin has a long-term infrastructure plan for extension of city services, especially water and sewer, to serve expected and desired areas of growth is a testament to local commitment and foresight. This plan would be the envy of much larger municipalities.

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

Comment: This is a continuing desire for all of Laurens County, but is made more difficult by low incomes. The City of Dublin has taken steps to directly address the issue through creation of the Southside Dublin Revitalization Area and its multi-faceted program of community improvement, including housing.

Land Use and Transportation Goal: To ensure the coordination of land use planning and transportation planning throughout the state in support of efficient growth and development patterns that will promote sustainable economic development, protection of natural and cultural resources and provision of adequate and affordable housing.

Comment: The need for transportation infrastructure improvements and corridor development, especially the U.S. 441 Bypass, and the W.H. “Bud” Barron Airport, are keys to future growth and development in Laurens County, but there is currently only rudimentary land use regulation outside of Dublin and East Dublin.

Intergovernmental Coordination: To ensure the coordination of local planning efforts with other local service providers and authorities, with neighboring communities and with state and regional plans and programs.

Comment: Laurens County’s governments have long cooperated and worked well together in economic development and providing services, and in implementing, both within the county and with its neighbors. The community has participated with the U.S. 441 Heritage Highway Association, and was instrumental in establishing an I-16 Alliance. This will be a continuing strategy.

Quality Community Objectives

Consistency with these elaborations of the Statewide Planning Goals is more problematic since many do not seem to be applicable to a rural county, and since many also assume the existence of local land use regulation. The assessment tool survey of DCA was utilized in the

initial draft assessment, but each Quality Community Objective is listed below with comment on Laurens County and its municipalities.

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.

Comment: Laurens County has always identified and cooperated in a regional identity of Georgia’s “Pine Belt,” as a part of the Heart of Georgia Altamaha Region, and in joint projects with neighboring counties, such as the Heart of Georgia Technical College and the U.S. 441 Heritage Highway Association. This is not an issue.

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

Comment: This is an objective which is a basic expression of the purpose of a comprehensive plan, was addressed in the old plan, and will be addressed in this plan. There are unmet needs and issues in all of these subareas within Laurens County and its municipalities, especially the small towns. The City of Dublin, in particular, has been proactive in its infrastructure planning, addressing housing issues, and ordinance development. There is only rudimentary land use/growth management regulation outside of Dublin and East Dublin.

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

Comment: Continued diverse economic development is a key to sustained future growth of Laurens County as a whole, and the maintenance of its status as a rural regional economic growth center. It is realized that current education levels/job skills somewhat limit economic development. The community is proud of the Dublin Center of the University System of Georgia and the Heart of Georgia Technical College and its DuBose Porter Regional Business and Industry Training Center. It is also desired that the existing quality of life and natural and cultural resources of the county be protected.

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

Comment: The community is proud of its secondary school programs, rural schools, and the facilities/programs of the Dublin Center of the University System of Georgia, the Heart of Georgia Technical College, and the DuBose Porter Regional Business and Industry Training Center, but wants to continue to improve both programs and facilities. There are continuing needs.

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

Comment: This is a continuing issue within Laurens County, despite its significant job base and regional economic center status, especially in the context of the global economy and current economic downturn. It is a strong community desire to continue to be vigilant to retain and attract high paying jobs and to provide jobs for local educated youth.

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

Comment: This is an expressed desire of all of Laurens County, but would be made more difficult under increased growth pressure because of a lack of zoning and comprehensive land use regulation outside of Dublin and East Dublin. There is some growth pressure being felt in rural Laurens County near the small towns because of rural schools, the availability of services, and the presence of Dublin and I-16. The City of Dublin has made this a priority through its support of Downtown Dublin, its local historic district, its designation of Bellevue Avenue as an intown scenic corridor, and other means.

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

Comment: Laurens County has long had two state wildlife management areas and the more recently established state Hugh M. Gillis Public Fishing Area. The community support is also evidenced through the advocacy of the Oconee River Greenway, Dublin Riverwalk, and Buckeye Park. This has not been a pressing local issue because of the large existing amount of forested and agricultural lands which dominate existing land use, but there are no existing mechanisms to achieve future set asides, especially given the lack of basic zoning and comprehensive land use regulation.

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

Comment: Environmental protection is not perceived as a strong local issue, but one for the state. However, there is recognition of the importance of the county's natural resources, and the need for their protection. There is minimal existing protection outside Dublin and East Dublin through solid waste, environmental planning criteria ordinances

and health department regulation. Again, there is a general local desire to protect natural and cultural resources and quality of life. This is evidenced especially through the espousal of the Oconee River Greenway, Dublin Riverwalk, Buckeye Park, and support for the state wildlife management areas and public fishing area. Despite this, there is lack of supportive land use regulation.

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

Comment: There has been great success in Laurens County in local and regional cooperation as noted elsewhere. Some of these include economic development, education, service provision, and the U.S. 441 Heritage Highway Association. This is not an issue.

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.

Comment: This is not truly applicable to Laurens County as large scale alternatives to the automobile in such a geographically large rural county are not realistic. There are some needs, especially given the age of the population and low incomes. There is no local public general purpose transit system, although the county is served by DHR's Coordinated Transit. There is a desire to improve bicycle and pedestrian facilities, and the City of Dublin especially is trying to develop urban connectivity for its land uses and greater pedestrian/bicycle access.

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.

Comment: As noted earlier, there have been many successes in intergovernmental cooperation in Laurens County both within the county and with other counties. There are no serious Service Delivery controversies. This is not a serious issue.

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.

Comment: Housing costs are relatively affordable in Laurens County, but there has been significant reliance on manufactured homes because of low incomes. All who work in Laurens County can afford to live there, but there are housing condition problems and some cost burdened household issues. The City of Dublin has taken progressive steps in addressing such issues by creation of its multi-disciplinary focused Southside Dublin Revitalization Area.

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

Comment: This is truly not applicable to Laurens County, especially in its smaller municipalities which all (even East Dublin) could be considered a “traditional neighborhood.” Dublin as noted earlier is seeking to maintain neighborhood stability through a variety of means. There is no identified local market for neo-traditional developments at this time. People want to live either in Dublin, in the small towns, or near them on relatively large lots, or more likely, large lots (an acre or more) in Laurens County to preserve rural character.

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

Comment: There is some vacant land, particularly infill residential lots, and more in need of redevelopment, within Dublin, and there is a desire for more intense residential, commercial, and industrial developments to locate in or near Dublin near the U.S. 441/Georgia Highway 257 South Dublin Industrial Area, near the W.H. “Bud” Barron Airport, or at nodes along the new U.S. 441 Bypass. This is likely to happen in any event because the only major public sewerage in the county is operated by the City of Dublin, because of the availability of lands and nearby service, transportation facilities, and because of sheer existing development size of Dublin as an economic and service center. There are also some opportunities for development within all the small municipalities as undeveloped lands (or agriculture/forestry use) constitute large percentages of their land area, and all, except Montrose, have at least limited public sewerage systems available. However, past extensions of services outside incorporated areas, the continuing desire in the small municipalities for compatible development of any kind, the availability of relatively cheap land on urban fringes, and the lack of coordinated land use regulations all work against this objective to some degree.

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

Comment: The development and redevelopment of Downtown Dublin has been expressed as an important concern for the community and an important focal point for future growth and development. Downtown Dublin remains a key community focal point for shopping, dining, government, meeting, cultural, and landmark uses at this point, and there is a desire that this continue. The community participates in the Main Street Program for downtown revitalization. The traditional downtowns of the smaller municipalities are less developed, but there are desires to continue to develop appropriately and compatibly with their historic character, and to preserve as much

historic character as possible. East Dublin never had a traditional downtown core, but developed a more linear one along U.S. 80. Dublin, East Dublin, and most of the smaller municipalities have identified their downtowns either as areas of special attention or character areas.

POPULATION

Introduction

Population is the initial element identified in the Minimum Standards as required in a local comprehensive plan. The Population Element provides local governments with the framework to inventory the numbers and characteristics of their population, to determine trends, and to assess problems and opportunities. Such information serves as a foundation for decision-making in other elements of the plan to determine the community service and infrastructure needs, economic development strategies, and housing necessary to support the existing and future population. Determination of needed lands to accommodate expected population and growth are also made possible. Local desires, environmental, and other constraints, of course, further factor into this decision-making.

Data is presented in this section on population and demographics for Laurens County and its seven municipalities (Cadwell, Dexter, Dublin, Dudley, East Dublin, Montrose, and Rentz), both in tabular form as well as numerous charts to illustrate various points of discussion. Only those tables which are deemed useful to highlight a particular point(s) have been included in this section. More detailed tables concerning the different topics that are included in this section can be found elsewhere in the Appendix of this *Community Assessment*. Although estimates of future populations are necessary and vital to the planning process, many demographers are reluctant to involve themselves in forecasts of small areas. This reluctance is the result of projection inaccuracies due to scale and the many variables involved. Considering the distance that many of today's workers commute, an increase in job opportunities would not necessarily result in a proportionate increase in the number of people residing in the county. Therefore, any projection technique utilized for small areas is at best an "educated guess" of what population levels might actually be in the future. This is especially true for information regarding the municipalities. When analyzing and assessing population data, it is more important to note general size, scale, and trends rather than get caught up in specific numbers and slight discrepancies.

Total Population

Table P-1 and Charts P-1 through P-3 provide information on current, historic, and projected population levels for Laurens County and its municipalities in accordance with the Minimum Standards. Comparable information for Georgia and the United States is shown on Table P-1 and Chart P-1. Table P-1 and Chart P-1 are included to demonstrate the historic and current population trends within Laurens County and how county and city population changes compare at state and national levels. The table uses 1980, 1990, 2000, and 2006 (estimate) figures, as compiled by the U.S. Bureau of the Census to show recent growth trends. The chart uses the same data as that used in Table P-1 to show the percent change in population for each period.

The information in the table and chart for Laurens County shows that from the period between 1980 and 2000, the County growth (21.3 percent) fell just below the national growth average of 25.2 percent. Moreover, the county's growth rate over this time was only about one-half less than that of Georgia, which grew at the rapid rate of 50.6 percent. Although the county's moderate and steady rate of growth over the last 20 years was higher than any of its neighbors, much of the county's shortfall, compared to state growth, can be attributed to the more rapid growth seen throughout much of Northern Georgia and particularly the Metro Atlanta area. In the period of 1980-1990, the County increased in population at an 8.1 percent rate, while the state (18.6 percent) grew at a rate that was nearly double that of both locally and the nation (10.6 percent) for the same period. The county continued to increase in growth from the period of 1990-2000 (12.2 percent). The county growth rate was again just below that of national growth (13.2) and just under 50 percent of state growth (27.0). Over the last two decades, the County has continued to experience growth at a rate significantly less than the state but more comparable to the nation as a whole. The explosive growth in North Georgia and the Atlanta metropolitan area over the last twenty years tends to skew the data somewhat for the state as a whole, which has experienced population growth at twice the rate of the U.S.

TABLE P-1
HISTORIC POPULATION AND PERCENT CHANGE
Laurens County, Cadwell, Dexter, Dublin, Dudley,
East Dublin, Montrose, Rentz, Georgia, and U.S.
1980-2006

	1980	1990	1980-1990 % Change	2000	1990-2000 % Change	2006	2000-2006 % Change	1980-2000 % Change
Laurens County	36,990	39,988	8.1	44,874	12.2	47,316	5.4	21.3
Cadwell	353	458	29.7	329	-28.2	368	11.9	-6.8
Dexter	527	475	-9.9	509	7.2	538	5.7	-3.4
Dublin	16,083	16,312	1.4	15,187	-6.9	17,263	13.7	-5.6
Dudley	425	430	1.2	447	4.0	496	11.0	5.2
East Dublin	2,916	2,524	-13.4	2,484	-1.6	2,723	9.6	-14.9
Montrose	170	117	-31.2	154	31.6	163	5.8	-9.4
Rentz	337	364	8.0	304	-16.5	321	5.6	-9.8
Georgia	5,462,989	6,478,216	18.6	8,229,820	27.0	9,363,941	13.8	50.6
United States	224,810,192	248,709,873	10.6	281,421,906	13.2	299,398,484	6.4	25.2

Source: US Bureau of the Census, Census of Population, 1980, 1990, and 2000; www.census.gov, 2008.

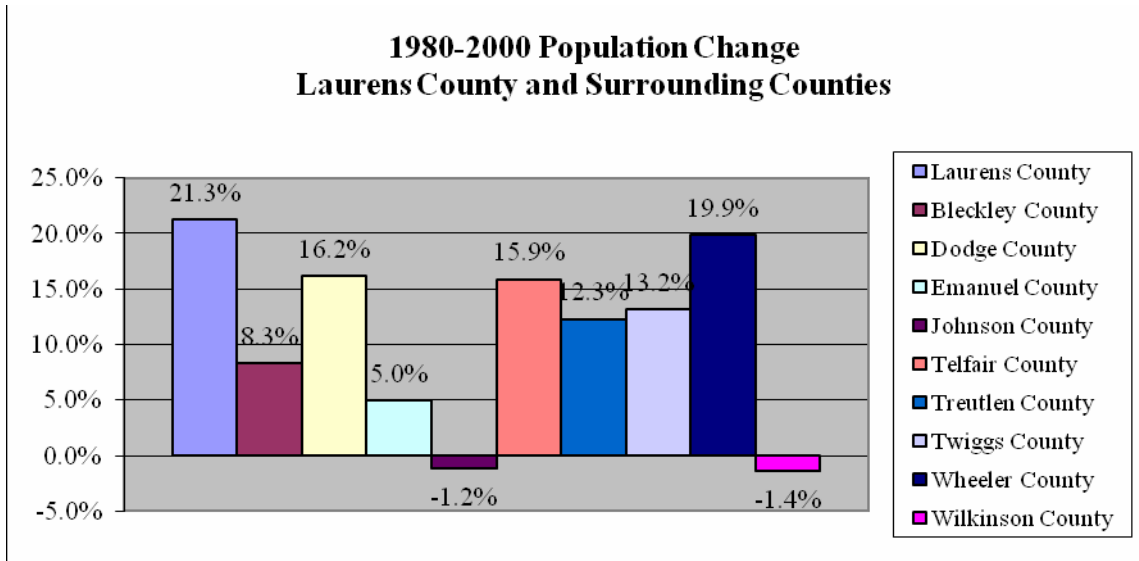
CHART P-1
Percentage Change in Total Population
Laurens County Governments, Georgia, and the U.S.
1980-2006



Source: US Bureau of the Census, Census of Population, 1980, 1990, and 2000; www.census.gov, 2008.

Chart P-2 depicts the percentage change in population for Laurens County and its surrounding counties between 1980 and 2000. Over the last two decades, Laurens County experienced a growth in total population (21.2 percent) that was higher than any of its surrounding counties, reaffirming the county's position as a regional growth center. The only county whose percentage growth approached that of Laurens during this time was Wheeler County (19.9 percent), although growth in that area is largely attributable to the opening of a private prison facility in Alamo during the mid to late 1990s. The counties with the next highest percentage growth (Dodge and Telfair) were some five percentage points less than Laurens. During the 1980s, Laurens County led the way among its neighbors with a growth rate of some eight percent, as many of its neighbors were actually experiencing a decline in population. The county's growth was even stronger during the 1990s (roughly 12 percent), although higher rates of growth were experienced in both Treutlen (14.4 percent) and Wheeler counties (26 percent). Again, much of the growth in those areas was due to the opening of correctional facilities in both locales, as opposed to a significant influx of new residents as the result of major job growth. Much of Laurens County's growth can be traced to the continued development of I-16 as a major transportation corridor through Central and Southeast Georgia. Dublin's prime location as a convenient stop for motorists traveling between Macon and Savannah, coupled with increasing traffic volume along the interstate, has resulted in a surge of retail and commercial development along the I-16/U.S. 441 interchange. Numerous hotel and restaurant facilities have sprung up along and near the interchange, particularly within the last 10-15 years or so. The I-16/GA 257 interchange has become a hub for the development of distribution facilities, with major retailers such as Best Buy and Fred's establishing distribution centers along the corridor. The county's industrial areas are located within a short distance of the interstate, allowing manufacturers and distributors easy access to the interstate. Laurens County also has the advantage of being one of the most populated counties along I-16 between Macon and Savannah, with only Bulloch County having a larger population. Dublin is the largest populated city along the interstate between Macon and Savannah. Much of the county's recent growth has also centered around new schools that have been constructed adjacent to the municipalities of Dudley and Rentz, and the current construction of a new West Laurens High School near Dexter.

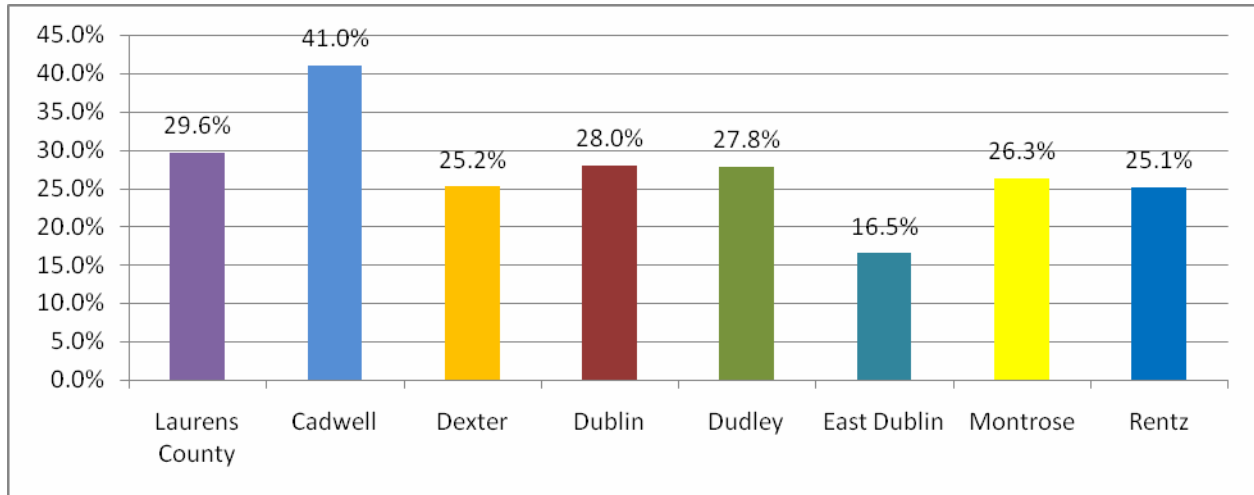
CHART P-2
Percentage Change in Total Population
Laurens County and Surrounding Counties
1980-2000



Source: US Bureau of the Census, Census of Population, 1980, 1990, and 2000; www.census.gov, 2008.

Chart P-3 gives the projected percentage change in population for Laurens County and its municipalities for the years of 2005 through 2030. The HOGA RDC staff projections, using an exponential growth formula provided by Microsoft Excel and also adjusted for Census estimates, show that Laurens County is projected to increase its population percentage by 29.6 percent from 2005-2030. This would be some 40 percent greater than the 21.2 percent growth over the last two decades. The county is growing because of location, quality of life, availability of services, and community size.

CHART P-3
Projected Percentage Change in Population
Laurens County Governments
2005-2030



Sources: Georgia Department of Community Affairs, utilizing U.S. Bureau of the Census, www.census.gov, SF 1 data as original source, www.georgiaplanning.com, 2008; Heart of Georgia Altamaha RDC Staff, 2008.

Municipalities. Table P-1 shows the historic, current, and projected populations for the county’s seven municipalities. The population growth of the municipalities can be described as fluctuating at best, although it has been on the decline for the most part. The City of Dudley is the only municipality to have experienced growth in both decades as well as overall, some 5.2 percent growth since 1980. On the other hand, East Dublin was the only municipality to lose population during both decades, declining by some 15 percent over the last twenty years. Montrose (-9.4 percent) and Rentz (-9.8 percent) approached double digit negative growth as well. From 1980 to 1990, Dublin experienced an increase of 1.4 percent of its total population, only to reverse itself and decline by 6.9 percent from 1990 to 2000. This was also the case in the remaining municipalities, with growth in one decade only to lose most if not all of that growth in the next decade. From 2000-06, however, all of the municipalities are estimated to have gained in population once again, with Dublin (13.7 percent) approaching the state’s growth rate of 13.8

percent. Cadwell (11.9 percent) and Dudley (11 percent) have also experienced an estimated double digit growth rate since 2000. The population decline experienced in the municipalities over the last twenty years or so is likely the result of the general trend seen in other areas in recent years of more people desiring to live in the unincorporated areas as opposed to municipalities, in addition to new school growth that is occurring just outside of some of the municipalities, and proximity to Dublin. The future projections through 2030 for the municipalities show healthy growth for all, as shown in Chart P-3. Cadwell (41 percent) is the only municipality projected to grow at a higher rate than the county (29.6 percent). With the exception of East Dublin, the remaining municipalities are projected to grow at a rate of some 1 to 4 percentage points below that of the county. The continuing growth, however limited, highlights the county's assets for growth, including its location, continuing public infrastructure investment, its abundant natural and cultural resources, and the availability of jobs and services.

Households

Table P-6 details the historic number of total households for Laurens County, its seven municipalities, and Georgia from 1980 to 2000. Chart P-4 shows the percentage change in the total number of households for Laurens County, its municipalities, and Georgia for the same time period.

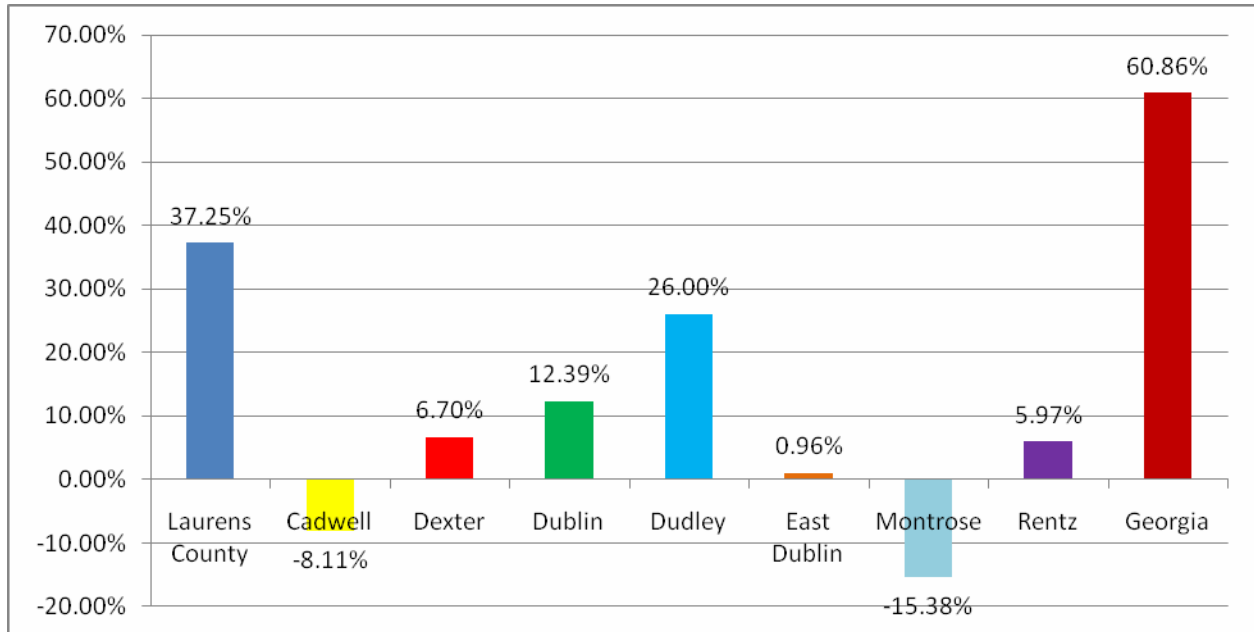
As shown in Table P-6 and Chart P-4, the total number of households in Laurens County increased by 4,636 from 1980 to 2000, which is an increase of just over 37 percent during that time. This is compared to a 21 percent increase in total population during the same period. In comparison, the total number of households in Georgia increased by almost 61 (60.86) percent, largely due to the explosive growth around the metro Atlanta area. This was some 60 percent higher than the rate of the county's growth. The greater household than population increase is reflective of the national trend of declining household size. Laurens County is no exception to this rule, which had its average household size steadily decrease from 2.90 in 1980 to 2.68 in 1990 to 2.55 in 2000. The county had a slightly higher average household size than the state in both 1980 and 1990. However, by 2000 Georgia's average household size of 2.65 was higher than Laurens County's (2.55) for the first time. This trend is projected to continue through at

TABLE P-6
TOTAL NUMBER OF HOUSEHOLDS
Laurens County, Cadwell, Dexter, Dublin, Dudley,
East Dublin, Montrose, Rentz, and Georgia
1980-2000

Total Households	1980	1990	2000
Laurens County	12,447	14,514	17,083
Cadwell	148	142	136
Dexter	194	197	207
Dublin	5,454	5,893	6,130
Dudley	150	165	189
East Dublin	940	919	949
Montrose	65	50	55
Rentz	134	157	142
Georgia	1,869,754	2,366,615	3,007,678

Source: U.S. Bureau of the Census, 1983, www.census.gov, 2008 (STF 1 data was used to obtain 1990 figures. SF 1 data was used to obtain 2000 figures.).

Chart P-4
Percentage Change in Total Number of Households
Laurens County Governments and Georgia
1980-2000



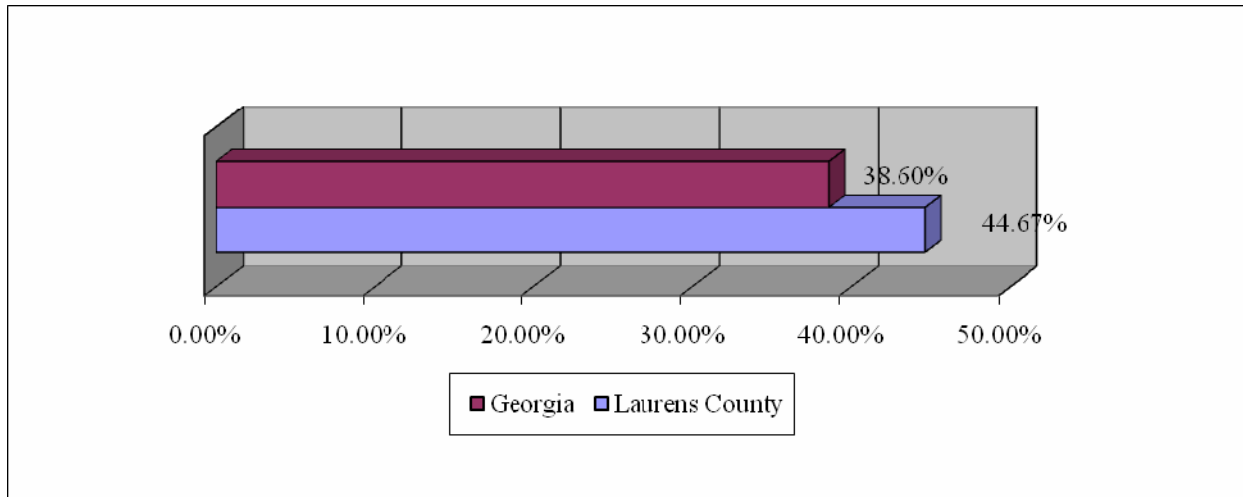
Source: U.S. Bureau of the Census, 1983, www.census.gov, 2008 (STF 1 data was used to obtain 1990 figures. SF 1 data was used to obtain 2000 figures.).

least 2025 when Georgia is projected to have an average household size of 2.63 and Laurens County’s is projected to be 2.11, thus substantially widening the gap. Also, Laurens County’s average household size was higher than the national average in both of the last two decades, although by 2000 the county’s average household size also fell below that for the nation as a whole. This trend is expected to continue through 2025, much as the case between the county and the state as a whole. By 2025, the county’s average household size is projected to be well below that of the U.S. It is interesting to note that with Georgia’s booming population, the state’s average household size is expected to remain slightly higher than the nation through 2025, as both are expected to remain fairly stable.

Households are expected to increase about 45 percent in Laurens County to a total of 25,515 in 2030, based upon adjusted figures, as shown in Chart P-5. This is some 6 percentage points greater than the projected Georgia net increase of roughly 39 percent during the same period. While the county continues to see a steady and moderate increase in the number of households and a decrease in average household size, which is expected to go from 2.55 persons per household in 2000 to 2.11 in 2025, it remains dramatically below that of the state's 2025 estimate of 2.63. Since households are equivalent to occupied housing units, a considerable amount of net housing units will be needed in the county to accommodate the number of households that are expected (See Housing Element for projected housing figures). The steady projected increase in population growth can be expected to put a moderate amount of pressure on the local housing market.

Municipalities. Total households increased only slightly during the period of 1980-2000 in the largest municipality of Dublin, as shown in both Table P-6 and Chart P-4. Dublin experienced a net gain of 676 households, or 12.39 percent, between 1980 and 2000. Most of Dublin's household growth occurred during the 1980s as the city's households increased by eight percent, compared to just a four percent increase between 1990 and 2000. This would be consistent with the general loss of population during the 1990s. These numbers might appear to be somewhat suspect, but could be the result of natural increase or the movement of some of the population to the unincorporated area of the county. Outside of Dublin, household growth among the municipalities was primarily confined to the central and southwestern portions of the county, as the cities of Dexter, Dudley, East Dublin, and Rentz all experienced increases. Dudley had the largest percentage household increase in the county (26 percent). Possible reasons for the growth in households in these areas are likely the result of new development along the I-16/U.S. 441/GA 257 interchanges along the south and southwest area of Dublin and along U.S. 80 on Dublin's west side, as Dublin's growth continues to push toward those directions in the county. New schools have been constructed fairly recently in these areas, further driving residential growth. A new West Laurens High School is currently under construction between Dublin and Dexter along GA 257. Meanwhile, Cadwell and Montrose both experienced small declines in total households over the last two decades. Future projections

**Chart P-5
Projected Percentage in Number of Households
Laurens County and Georgia
2000-2025**



Sources: Georgia Department of Community Affairs, www.georgiaplanning.com, utilizing U.S. Bureau of the Census SF 1 data as original source, 2008; Heart of Georgia Altamaha RDC Staff projections, 2008.

show that steady and noticeable increases in the number of households are anticipated to continue for each of the municipalities, again consistent with the vigorous and steady projected population increase. Dublin is projected to add a net total of 2,679 new households by 2030, or a gain of 43.7 percent from 2000. This percentage gain would be nearly equal to the roughly 45 percent gain projected for the county. Cadwell (62.5 percent), Montrose (52.7 percent), and Dudley (49 percent) are projected to grow in households at a rate higher than the county. Average household sizes are expected to continue to decline in the municipalities through 2030.

Age Distribution

The current and historic population by age distribution for Laurens County, Georgia, and the U.S. is shown in Table P-9. Chart P-6 displays the percentage of age distribution in 2000 for Laurens County, Georgia, and the U.S., based on Table P-9. The same information is shown for Laurens County and its municipalities for 1980-2000 in Table P-11.

Laurens County is in some respects like most counties in terms of its age structure. A combination of two categories, the less than 25 and 25-54 categories, represented a combined 77.4 percent of the county's population in 2000. This trend is not just a local trend because these same two combined categories represent 78.9 percent of the U.S. population in 2000 and 82.3 percent of Georgia's population in 2000, as shown in Table P-9 and Chart P-6. However, all three experienced decreases in the less than 25 age population from 1980-2000 in terms of percentage of overall population. Laurens County ranks slightly above the U.S. and significantly above Georgia in terms of its elderly percentage of total population at 13.3 percent in 2000, as shown in Table P-9 and Chart P-6. This county percentage, like the state and nation, is a decrease from the number in 1990. The county percentage was above the national rate of 12.4 percent as well as the statewide rate, which was at 9.6 percent. The county's percentage of those ages 55-64 was also slightly higher than both the state and the nation. The county's population is somewhat older than the state and slightly older than the nation, as shown in Table P-9 and Chart P-6.

Table P-11 shows the raw data from 1980-2000 for 10 age categories. In the five youngest age categories (zero to 25), Laurens County experienced an increase in all but the 14 to 17 and 21-24 age categories. There was a decrease of roughly one-third in the 14-17 age group, with only a small decrease in the number of 21-24 year-olds. The City of Dublin experienced the opposite. The City experienced a decrease in all of the youngest age categories, with the exception of a small increase in the 5-13 age group. The biggest declines occurred in the teenage and early 20s groups. This was also the case in many of the other municipalities, with East Dublin declining in all five age categories. There are three age categories between the ages of 25-54. For both Laurens County and its municipalities, every age category experienced an increase except the ages of 25-34 in most all of the municipalities. Significant increases were

TABLE P-9
HISTORIC POPULATION AGE DISTRIBUTION
Laurens County, Georgia, and U.S.
1980-2000

	United States			Georgia			Laurens County					
	1980	1990	2000	1980	1990	2000	Percent			Number		
	1980	1990	2000	1980	1990	2000	1980	1990	2000	1980	1990	2000
Total	100	100	100	100	100	100	100	100	100	36,990	39,988	44,874
Less Than 25	41.4	36.5	35.3	43.5	39.7	36.7	42.2	37.8	35.9	15,599	15,131	16,116
Age 25-54	37.7	42.6	43.6	38.6	46.0	45.6	35.1	39.4	41.5	12,990	15,762	18,620
Age 55-64	9.6	8.4	8.6	8.5	3.8	8.1	10.2	8.9	9.3	3,784	3,540	4,172
Age 65 & Over	11.3	12.5	12.4	9.4	10.5	9.6	12.5	13.9	13.3	4,617	5,555	5,966

Source: US Bureau of the Census, Census of Population, 1983 (1980 data); www.census.gov, 2008 (1990 and 2000 data).

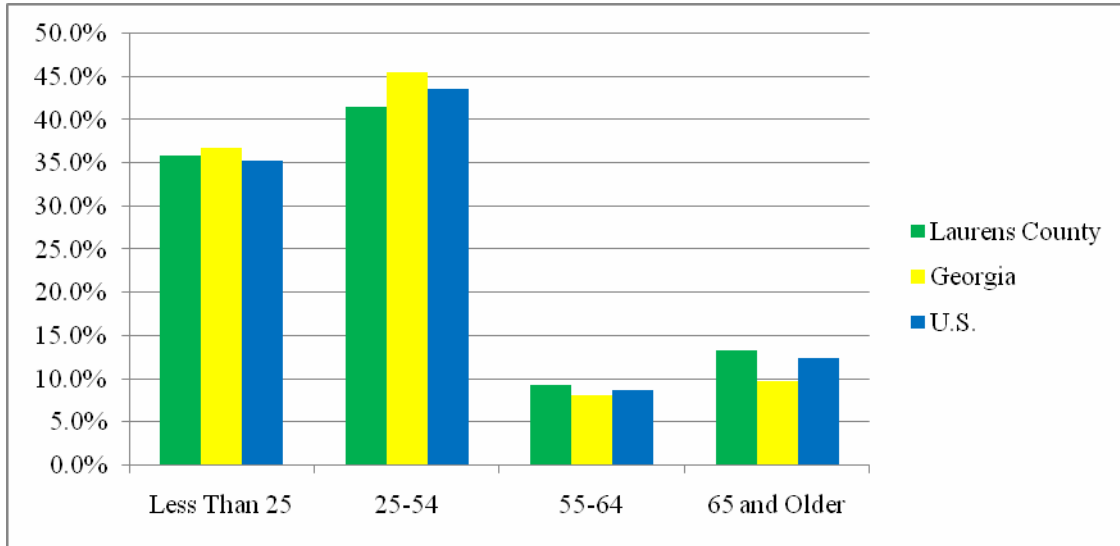
TABLE P-11
HISTORIC POPULATION BY AGE DISTRIBUTION
Laurens County, Cadwell, Dexter, Dublin, Dudley, East Dublin, Montrose, and Rentz
1980-2000

	Laurens County			Cadwell			Dexter			Dublin			Dudley		
	1980	1990	2000	1980	1990	2000	1980	1990	2000	1980	1990	2000	1980	1990	2000
TOTAL Population	36,990	39,988	44,874	353	458	329	527	475	509	16,083	16,312	15,187	425	430	447
0 – 4 Years Old	3,014	2,968	3,110	27	15	19	33	28	35	1,268	1,206	1,153	31	26	27
5 – 13 Years Old	5,552	6,457	6,821	33	34	44	69	62	75	2,300	2,629	2,371	55	58	56
14 – 17 Years Old	2,953	1,833	2,114	21	12	16	46	15	27	1,248	724	709	36	25	18
18 – 20 Years Old	1,858	1,688	1,890	14	36	7	25	19	15	727	611	681	20	14	16
21 – 24 Years Old	2,222	2,185	2,181	20	45	22	30	22	21	892	776	753	32	27	16
25 – 34 Years Old	5,398	6,132	5,796	47	103	35	77	60	52	2,208	2,277	1,888	61	78	71
35 – 44 Years Old	4,036	5,641	6,750	34	63	48	54	64	65	1,692	2,178	2,044	46	56	72
45 – 54 Years Old	3,556	3,989	6,074	38	32	53	46	50	74	1,550	1,559	2,088	38	45	51
55 – 64 Years Old	3,784	3,540	4,172	43	39	28	56	61	43	1,834	1,514	1,440	56	43	52
65 Years and Over	4,617	5,555	5,966	76	79	57	91	94	102	2,364	2,838	2,730	50	58	68

	East Dublin			Montrose			Rentz		
	1980	1990	2000	1980	1990	2000	1980	1990	2000
TOTAL Population	2,916	2,524	2,484	170	117	154	337	364	304
0 – 4 Years Old	273	227	190	10	10	9	12	23	11
5 – 13 Years Old	500	443	425	25	7	29	37	41	35
14 – 17 Years Old	269	135	125	14	4	6	17	13	12
18 – 20 Years Old	155	112	118	9	10	7	12	13	11
21 – 24 Years Old	208	143	117	9	12	3	19	21	10
25 – 34 Years Old	471	376	311	20	18	20	44	49	29
35 – 44 Years Old	363	355	345	14	8	20	34	38	45
45 – 54 Years Old	271	264	302	10	11	19	44	50	38
55 – 64 Years Old	226	199	270	26	9	20	42	52	35
65 Years and Over	180	270	281	33	28	21	76	64	75

Source: US Bureau of the Census, Census of Population, 1983 (1980 data), www.census.gov, 2008 (1990 and 2000 data).

CHART P-6
Percentage of Age Distribution in 2000
Laurens County, Georgia, and the U.S.



Source: US Bureau of the Census, Census of Population, 1983 (1980 data); www.census.gov, 2008 (1990 and 2000 data).

seen in those between 35-54 years of age. In the remaining two age categories (55-64 and 65 and older), an increase was experienced in both categories for Laurens County, while a slight decline in those 55-64 were found in most municipalities. All of the municipalities experienced an increase in those age 65 and older. If this trend continues in the future, the population of Laurens County will continue to become older. These trends are typical for a rural area, which normally depicts a growing elderly population because of higher numbers in the middle age and older population age categories. This will present a challenge to local governments in that the older population requires different service needs than a younger population, particularly in terms of health care.

Racial Composition

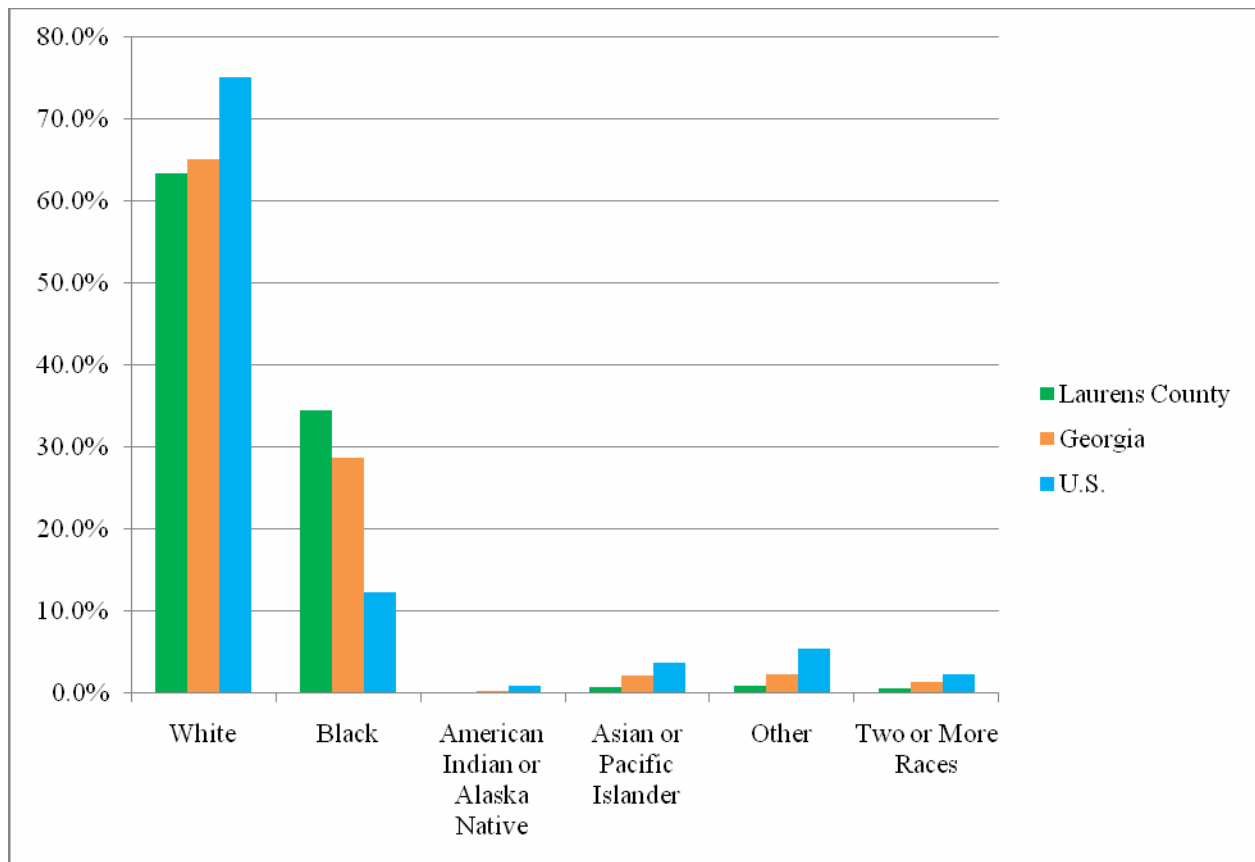
Table P-22 and Chart P-7 deal with the current racial composition of Laurens County, Georgia, and the United States. Table P-22 shows that as of 2000, the largest reported minority in Laurens County, Georgia, and the U.S. were Blacks. There are about three times as many blacks (34.5 percent) in the county compared to the U.S. (12.3 percent) and just under six percent more than the state (28.7 percent). In Georgia, two categories (Black and White) combined to make up 93.8 percent of the total population, while in Laurens County they combined to make up 97.9 percent in 2000. The largest race category excluding whites and blacks is the Other category for the state and U.S., although not significantly larger. From 1980-1990, all of the race categories experienced an increase for Georgia and the U.S. The same was true for Laurens County, with the exception of the number of Hispanics, which surprisingly declined by almost one-half from 321 to 180. On the other hand, the local Hispanic population rebounded to grow almost threefold to 529 by 2000. Somewhat surprisingly, Laurens County only experienced an increase in Hispanics of some 65 percent from 1980-2000, unlike surrounding counties which experienced more significant increases. It is believed that the lack of labor intensive agriculture in Laurens County, unlike many counties in the Region, may be the principal reason for the slower local gains in Hispanic population. In 2000, the municipalities were dominated by Whites and Blacks. Since 1980, Whites have declined as a percentage of the population in both Dublin and East Dublin, while the percentage of the black population has steadily increased in both cities. The number of Asian or Pacific Islander residents in Dublin has increased approximately four times over the last two decades in terms of actual numbers. All of the other race categories are expected to grow at a slow and steady pace which will cause the White and Black categories to decrease in the future. This may present interesting challenges to local governments in terms of language and cultural barriers, education, and other service provisions.

TABLE P-22
PERCENT OF POPULATION BY RACE
Laurens County, Georgia, and U.S.
2000

	United States	Georgia	Laurens County
TOTAL Population	100	100	100
White	75.1	65.1	63.4
Black	12.3	28.7	34.5
American Indian or Alaska Native	0.9	0.3	0.2
Asian or Pacific Islander	3.8	2.2	0.8
Other	5.5	2.4	1.0
Two or More Races	2.4	1.4	0.6

Source: U.S. Bureau of the Census, www.census.gov, 2008.

Chart P-7
Percent of Population By Race in 2000
Laurens County, Georgia, and the U.S.



Source: U.S. Bureau of the Census, www.census.gov, 2008.

Educational Attainment

Tables P-33 and P-34 and Charts P-8 and P-9 provide information on current and historic education levels of the adult population in Laurens County and its municipalities. In Table P-33 and Chart P-8, Georgia is included for comparisons in educational attainment of the percentage of persons 25 and older. Table P-34 and Chart P-9 compare the educational attainment of persons 25 and older in Laurens County to those in surrounding counties and the State of Georgia.

Laurens County has a less educated population in comparison to the state, as shown in Table P-33. This is not all that unexpected with the county being in a predominantly rural area, where lower educational levels are common. In 2000, Laurens County lagged behind the state in every category. However, the county has made improvements in most categories since 1980. The exception is those with an Associate Degree (down from 4.4 percent to 3.9 percent). Over the last two decades, the percentage of county residents with less than a ninth grade education has declined by more two-thirds (30.5 percent to 10.6 percent). However, this is still somewhat higher than the rate of Georgia as a whole (7.6 percent). Those with a ninth to twelfth grade education but did not complete requirements necessary to receive a high school diploma have declined only slightly countywide since 1980 (23.8 percent to 19.1 percent), and this percentage is nearly one-half greater than the statewide rate (13.5 percent). The county has seen slight increases in the percentage of residents with a college degree, particularly those with Some College but no degree (some 15 percent of the population) and those with a Bachelor's Degree (almost 10 percent), but those percentages are still well below statewide figures. On a more positive note, more county residents now have at least a high school level education (70.3 percent) than those who do not (29.7 percent). However, these trends seem to be well behind state and national trends, where both are seeing its numbers of those with only a high school diploma decrease, but those moving on to the college level increase.

TABLE P-33
EDUCATIONAL ATTAINMENT
Percent of Persons Age 25 and Older
Laurens County, Cadwell, Dexter, Dublin, Dudley,
East Dublin, Montrose, Rentz, and Georgia
1980-2000

Category	TOTAL Adult Population 25 & Over	Less Than 9 th Grade	9 th to 12 th Grade (No Diploma)	High School Graduate (Includes Equivalency)	Some College (No Degree)	Associate Degree	Bachelor's Degree	Graduate or Professional Degree
Laurens County								
1980	21,391	30.5	23.8	26.2	9.7	NA	6.0	3.8
1990	24,964	18.3	20.7	33.6	11.0	4.4	7.2	4.8
2000	28,875	10.6	19.1	37.1	14.9	3.9	8.9	5.5
Cadwell								
1980	234	31.2	23.5	28.6	7.7	NA	6.0	3.0
1990	315	12.7	28.9	46.3	4.1	3.8	4.1	0.0
2000	216	8.8	17.6	46.8	15.7	1.4	4.2	5.6
Dexter								
1980	333	27.9	30.9	24.6	9.0	NA	4.8	2.7
1990	338	22.2	13.0	35.5	11.8	5.6	5.0	6.8
2000	336	11.9	14.3	41.7	16.1	3.3	8.0	4.8
Dublin								
1980	9,648	28.9	20.8	23.8	11.5	NA	9.0	5.9
1990	10,413	18.2	18.7	27.6	13.7	5.0	10.3	6.5
2000	10,258	12.2	18.9	27.9	16.7	4.1	11.8	8.5
Dudley								
1980	268	23.9	17.5	26.9	19.0*	NA	8.2	4.5
1990	284	12.0	18.0	31.7	13.4	6.7	13.7	4.6
2000	325	8.6	18.2	38.8	16.3	3.1	7.7	7.4

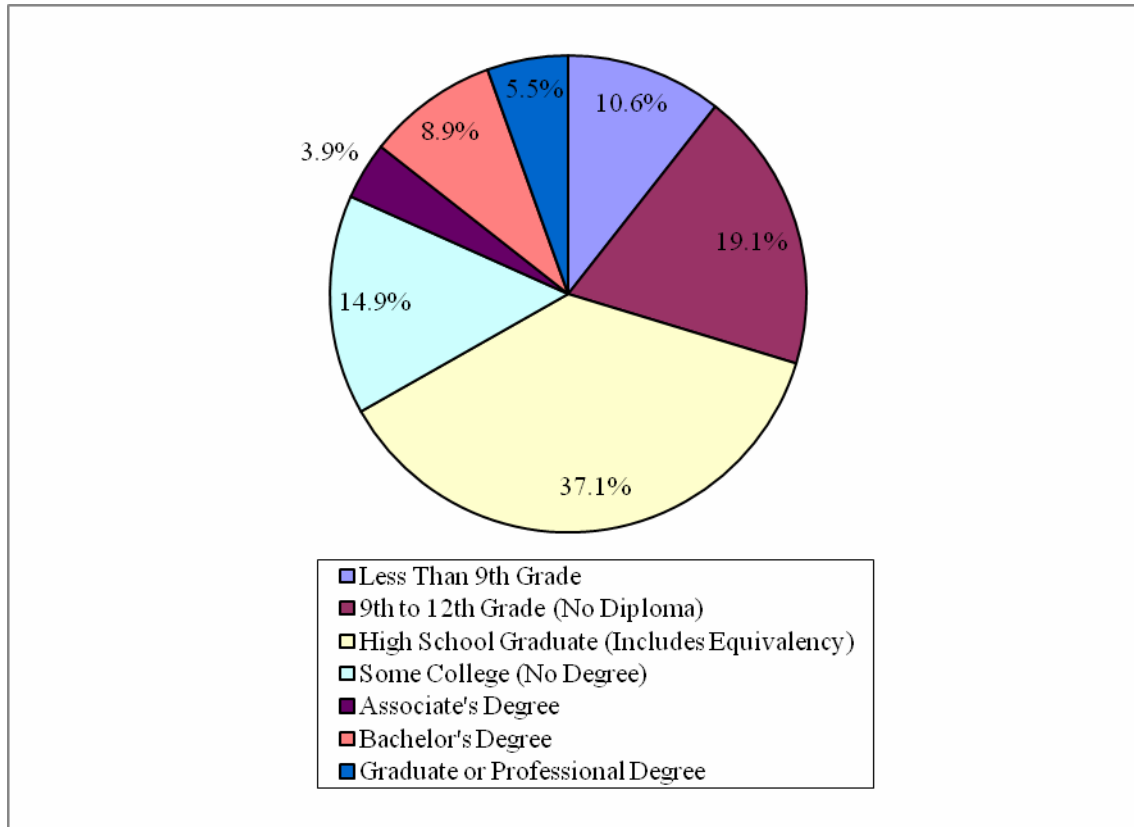
TABLE P-33(Cont'd)
EDUCATIONAL ATTAINMENT
Percent of Persons Age 25 and Older
Laurens County, Cadwell, Dexter, Dublin, Dudley,
East Dublin, Montrose, Rentz, and Georgia
1980-2000

Category	TOTAL Adult Population 25 & Over	Less Than 9 th Grade	9 th to 12 th Grade (No Diploma)	High School Graduate (Includes Equivalency)	Some College (No Degree)	Associate Degree	Bachelor's Degree	Graduate or Professional Degree
East Dublin								
1980	1,512	33.9	30.8	22.2	8.7*	NA	1.7	2.7
1990	1,449	22.4	23.8	40.9	7.2	3.0	2.2	0.6
2000	1,556	11.1	25.1	45.0	11.8	3.0	3.0	1.0
Montrose								
1980	132	33.3	26.5	17.4	15.9*	NA	3.0	3.8
1990	83	24.1	19.3	20.5	16.9	0.0	15.7	3.6
2000	102	0.0	27.5	46.1	14.7	8.8	1.0	2.0
Rentz								
1980	235	26.0	26.0	28.1	8.9*	NA	8.1	3.0
1990	250	22.0	32.4	29.2	9.2	1.6	2.4	3.2
2000	233	13.7	21.9	36.9	12.4	5.2	6.2	3.4
Georgia								
1980	3,085,528	23.7	19.9	28.5	13.3*	NA	8.5	6.1
1990	4,023,420	12.0	17.1	29.6	17.0	5.0	12.9	6.4
2000	5,185,965	7.6	13.8	28.7	20.4	5.2	16.0	8.3

Source: U.S. Census Bureau, 1983, www.census.gov, 2008(STF 3 data was used to obtain 1990 figures. SF 4 data was used to obtain 2000 figures.).

* - 1980 Census data did not differentiate between those with Some College (No Degree) and those with an Associate Degree.

Chart P-8
Laurens County 2000 Educational Attainment Levels



Source: U.S. Census Bureau, 1983, www.census.gov, 2008(STF 3 data was used to obtain 1990 figures. SF 4 data was used to obtain 2000 figures.).

TABLE P-34
EDUCATIONAL ATTAINMENT
Percent of Persons Age 25 and Older
Laurens County, Surrounding Counties, and Georgia
1980-2000

County	TOTAL Adult Population 25 & Over	Less Than 9 th Grade	9 th to 12 th Grade (No Diploma)	High School Graduate (Includes Equivalency)	Some College (No Degree)	Associate Degree	Bachelor's Degree	Graduate or Professional Degree
Laurens								
1980	21,391	30.5	23.8	26.2	9.7	NA	6.0	3.8
1990	24,964	18.3	20.7	33.6	11.0	4.4	7.2	4.8
2000	28,875	10.6	19.1	37.1	14.9	3.9	8.9	5.5
Bleckley								
1980	5,932	29.8	23.3	27.2	10.9*	NA	4.2	4.8
1990	6,390	19.2	20.6	31.7	13.6	4.7	6.2	4.1
2000	7,268	12.9	15.4	35.8	16.4	7.1	7.6	4.9
Dodge								
1980	9,850	36.8	23.1	24.3	9.4*	NA	3.8	2.7
1990	11,160	19.5	23.7	34.3	10.1	4.5	5.2	2.8
2000	12,501	12.6	21.1	36.6	14.0	4.1	6.8	4.8
Emanuel								
1980	11,715	37.7	23.9	23.4	7.8*	NA	4.7	2.6
1990	12,419	22.8	24.6	30.0	9.9	3.7	5.4	3.6
2000	13,465	15.0	23.5	35.2	13.2	3.0	5.2	4.8
Johnson								
1980	4,993	39.4	25.4	23.2	5.5*	NA	3.6	2.5
1990	5,184	25.8	22.3	36.6	7.6	2.8	2.6	2.3
2000	5,206	15.8	21.8	39.4	11.9	3.3	4.8	3.0
Telfair								
1980	6,679	35.4	25.0	22.7	8.8*	NA	4.4	3.7
1990	7,043	22.9	25.0	32.5	7.9	3.1	5.8	2.8
2000	7,906	10.3	26.1	40.1	12.2	2.9	5.4	3.0

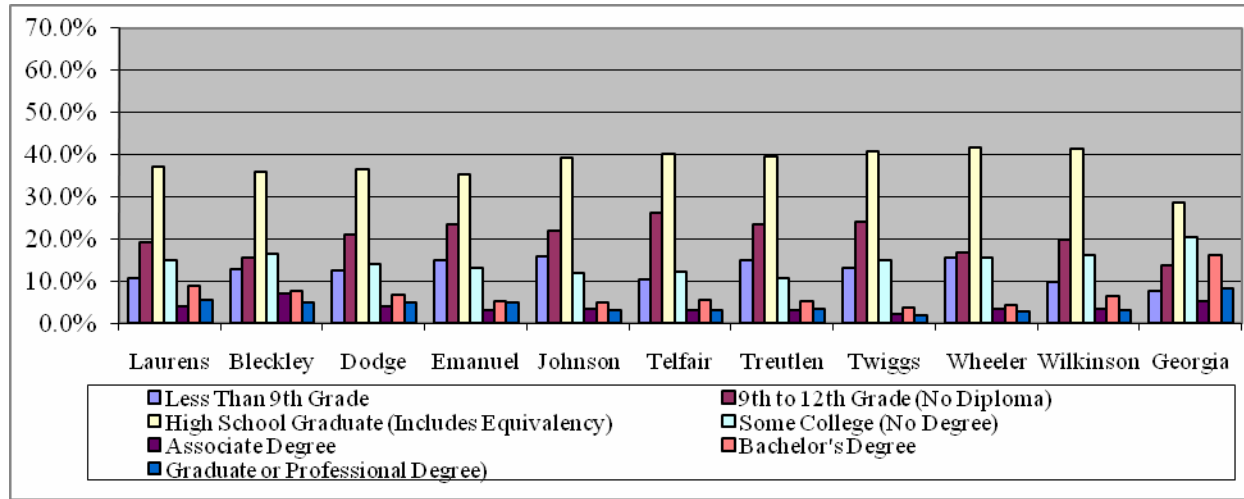
TABLE P-34 (Cont'd)
EDUCATIONAL ATTAINMENT
Percent of Persons Age 25 and Older
Laurens County, Surrounding Counties, and Georgia
1980-2000

County	TOTAL Adult Population 25 & Over	Less Than 9 th Grade	9 th to 12 th Grade (No Diploma)	High School Graduate (Includes Equivalency)	Some College (No Degree)	Associate Degree	Bachelor's Degree	Graduate or Professional Degree
Treutlen								
1980	3,436	45.1	21.9	20.5	6.3*	NA	8.1	2.6
1990	3,674	26.5	20.8	33.9	8.5	4.0	4.1	2.2
2000	4,292	14.9	23.3	39.7	10.6	3.1	5.2	3.3
Twiggs								
1980	4,932	40.5	26.0	23.3	5.2*	NA	3.2	1.8
1990	5,835	24.6	27.0	32.3	9.4	1.9	3.0	1.7
2000	6,702	13.0	23.9	40.7	14.8	2.1	3.5	1.9
Wheeler								
1980	2,963	41.1	22.1	21.2	8.1*	NA	4.3	3.2
1990	3,040	21.4	21.9	33.6	11.7	2.9	5.8	2.8
2000	4,144	15.4	16.7	41.8	15.5	3.4	4.4	2.8
Wilkinson								
1980	5,587	32.0	27.5	25.1	8.2*	NA	4.3	3.0
1990	6,141	18.7	19.3	39.3	10.9	3.0	4.9	3.9
2000	6,509	9.7	19.9	41.4	16.1	3.3	6.5	3.1
Georgia								
1980	3,085,528	23.7	19.9	28.5	13.3*	NA	8.5	6.1
1990	4,023,420	12.0	17.1	29.6	17.0	5.0	12.9	6.4
2000	5,185,965	7.6	13.8	28.7	20.4	5.2	16.0	8.3

Source: U.S. Bureau of the Census, 1980, www.census.gov, 2008(STF 3 data was used to obtain 1990 figures. SF 4 data was used to obtain 2000 figures.).

* - 1980 Census data did not separate those with Some College (No Degree) and those with an Associate Degree.

Chart P-9
2000 Educational Attainment Levels (Percent of Adult Population Age 25 or Older)
Laurens County, Surrounding Counties, and Georgia



Source: U.S. Bureau of the Census, 1980, www.census.gov, 2008(STF 3 data was used to obtain 1990 figures. SF 4 data was used to obtain 2000 figures.).

In terms of surrounding counties, Laurens County consistently has had more college graduates in its population than its neighbors, and generally higher educational attainment levels overall. This is likely a function of its size and extensive job base as a regional economic center. Among its surrounding counties in 2000, only Wilkinson County (29.6%) and Bleckley County (28.3%) had a smaller portion of the population with less than a high school level education than that of Laurens County (29.7%), as shown in Table P-34 and Chart P-9. Only Bleckley (19.6%) had a greater percentage of those with a post-secondary education than Laurens (18.3%). The County's percentage of those with a Bachelor's Degree (8.9%) was higher than the other counties, as was the case for those with a Graduate or Professional Degree (5.5%).

Municipalities. The 2000 percentage of those without a high school diploma was slightly higher in most of the municipalities (anywhere from 11.1 percent in East Dublin to 13.7 percent in Rentz), with the exception of Cadwell (8.8 percent), Dudley (8.6 percent) and Montrose (0 percent), than the county as a whole (10.6 percent), likely due in part to an older population in the cities than in the unincorporated area. The cities also had a lower percentage of college-educated residents, with the exception of Dublin (24.4 percent), than the county (18.3 percent). Dudley's percentage was essentially in line with the county (18.2 percent). The lowest educational attainment rates overall tended to be in the cities of Dublin, East Dublin, and Rentz, where roughly one-third or better of the citizens had less than a high school level education, and only seven percent in East Dublin had some form of post-secondary degree. The highest educational attainment levels in the county were found in Dublin, which is by far the largest of the municipalities and is home to The Dublin Center (a unit of the University System of Georgia), the Heart of Georgia Technical College, and most of the county's jobs. Interestingly, those residents in Dublin with a Graduate or Professional Degree (8.5 percent) is just above the statewide rate (8.3 percent).

For those in Laurens County and its municipalities who are moving on to college-level education, there are increasing numbers of those receiving degrees of some type over the last decade, if only slightly so. In any case, these numbers are considerably behind the state as a whole. These trends bear serious consequences in that they present barriers for the county to attract economic development. The overall low skill levels of the local population must be

addressed for the county to attract the kind of growth it desires. Fortunately, there are some programs in place to address the skill levels of the labor force. These will be discussed in the Economic Development element.

Income

Per capita incomes for Laurens County, Georgia, and the U.S. from 1980-2000, as shown in current dollars, are shown in Table P-36, and per capita incomes for all three in addition to the county's municipalities, as shown in actual dollars, are included in Table P-37. Chart P-10 shows Laurens County's per capita income as a percentage of that of Georgia and the U.S. in current dollars from 1980 to 2000, while Chart P-11 shows the percentage change in per capita income for all three from 1980 to 2000. Table P-40 shows the percentage of household income distribution for Laurens County and makes a comparison with the state, while Table P-41 shows the percentage distribution of household income for the municipalities. Chart P-12 depicts the 2000 percentage distribution of household income for the county, municipalities, and the state to highlight ongoing trends.

From 1980 to 2000, Laurens County's per capita income increased significantly less than Georgia and the U.S. in current dollars in terms of absolute numbers, as shown in Table P-36. In absolute numbers, Laurens County's per capita income increased by \$14,531, or 206.3 percent, to \$21,754 from 1980 to 2000, as shown in Chart P-11. At the same time, Georgia's per capita income increased by \$19,567, or 232.4 percent, to \$27,987 between 1980 and 2000, and the U.S. per capita income increased by \$19,731, or 195.1 percent, to \$29,845. Laurens County's 1980 per capita income of \$7,043 was 83.6 percent of the state's 1980 per capita income and 69.6 percent of the national per capita income, as shown in Chart P-10. By 2000, however, the gap between the county's per capita income and that of the state and the nation had widened slightly when compared with the state but closed slightly as compared to the nation, as the county's per capita income had become 77.1 percent of Georgia's per capita income and 72.3 percent of the U.S. figure. Georgia's per capita income, which was 83.3 percent of U.S. per capita income in 1980, was 93.8 percent of the nation's per capita income by 2000, as the state's strong economy helped to generate healthy income growth for the state as a whole. Based on current dollars, the

**TABLE P-36
PER CAPITA INCOME
Laurens County, Georgia, and the U.S.
1980-2000**

Income per Capita (Current \$)	1980	1990	2000
Laurens County	\$7,043	\$14,310	\$21,574
Georgia	\$8,420	\$17,603	\$27,987
United States	\$10,114	\$19,477	\$29,845

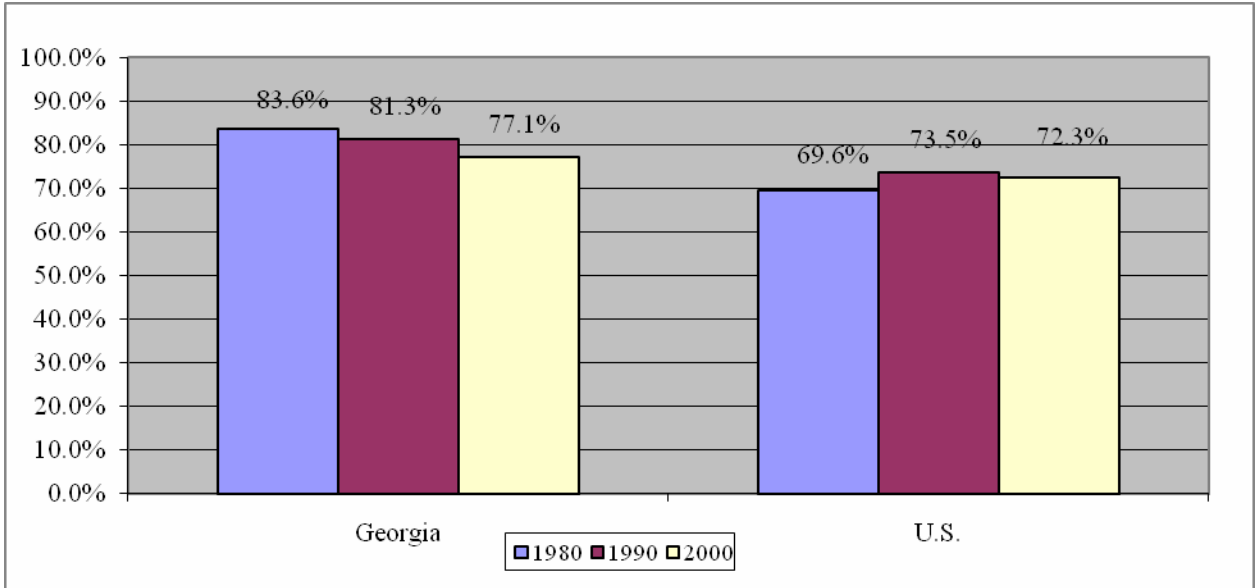
Source: Bureau of Economic Analysis, Regional Economic Information System, 2008.

**TABLE P-37
PER CAPITA INCOME
Laurens County Governments, Georgia, and the U.S.
1980-2000**

Income per Capita (actual \$)	1980	1990	2000
Laurens County	\$5,267	\$10,423	\$16,763
Cadwell	\$5,192	\$10,310	\$16,372
Dexter	\$5,004	\$9,863	\$22,451
Dublin	\$5,581	\$11,005	\$16,560
Dudley	\$6,946	\$11,998	\$19,803
East Dublin	\$4,726	\$7,963	\$10,918
Montrose	\$4,883	\$11,594	\$14,504
Rentz	\$5,818	\$10,415	\$16,427
Georgia	\$6,402	\$13,631	\$21,154
United States	\$7,298	\$14,420	\$21,587

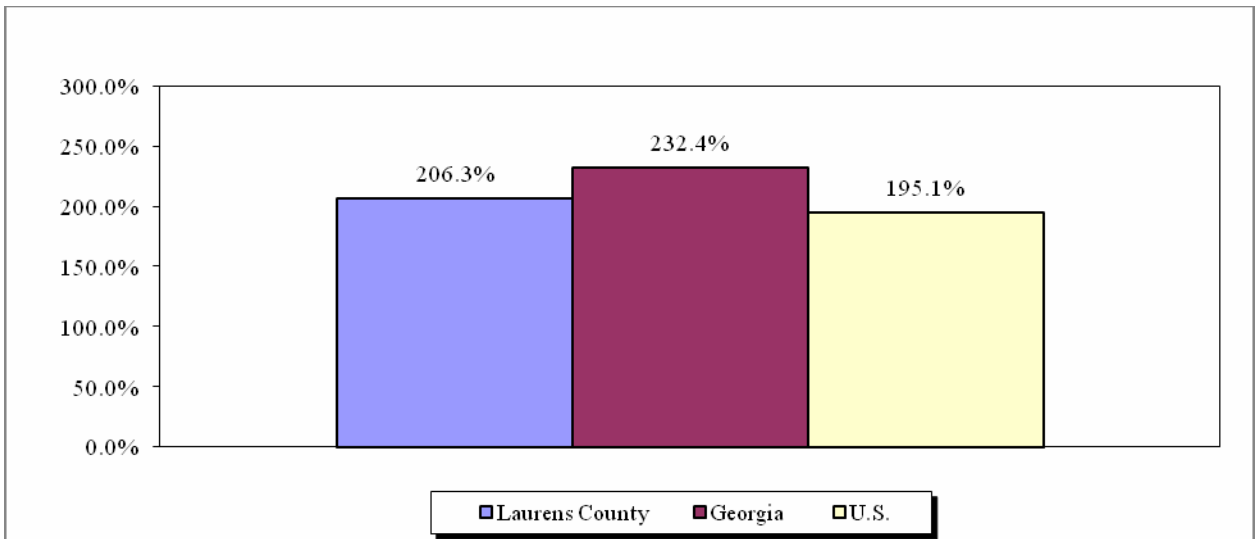
Source: U.S. Bureau of the Census, 1980, www.census.gov, 2008(STF 3 data was used to obtain 1990 figures. SF 4 data was used to obtain 2000 figures.).

Chart P-10
Laurens County Per Capita Income
as a Percentage of Per Capita Income of Georgia and the U.S.
1980-2000



Source: Bureau of Economic Analysis, Regional Economic Information System, 2008.

Chart P-11
Percentage Change in Per Capita Income (In Current Dollars)
Laurens County, Georgia, and the U.S.
1980-2000



Source: Bureau of Economic Analysis, Regional Economic Information System, 2008.

TABLE P-40
HOUSEHOLD INCOME DISTRIBUTION BY PERCENTAGE
Laurens County and Georgia
1980-2000

Category	Laurens County			Georgia		
	1980	1990	2000	1980	1990	2000
TOTAL Households	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Income less than \$5,000	19.87%	11.47%	NA	16.20%	7.90%	NA
Income \$5,000 - \$9,999	20.97%	14.00%	15.17%	17.10%	8.87%	10.13%
Income \$10,000 - \$14,999	17.54%	10.46%	9.42%	16.28%	8.62%	5.85%
Income \$15,000 - \$19,999	12.23%			14.19%	8.87%	5.91%
Income \$20,000 - \$29,999				11.53%	17.13%	12.74%
Income \$30,000 - \$34,999	22.34% ^{1/}	35.62% ^{4/}	28.95% ^{4/}	8.23%	7.90%	6.22%
Income \$35,000 - \$39,999				5.53%	6.77%	5.87%
Income \$40,000 - \$49,999	4.71% ^{2/}	14.24% ^{2/}	16.89% ^{2/}	3.36%	11.03%	10.85%
Income \$50,000 - \$59,999				2.04%	7.61%	9.24%
Income \$60,000 - \$74,999		9.66% ^{5/}	16.02% ^{5/}	1.47%	6.85%	10.48%
Income \$75,000 - \$99,999		2.52%	7.33%	2.57%	4.63%	10.36%
Income \$100,000 or more	2.33% ^{3/}	2.03%	6.22%	1.52%	3.81%	12.34%

^{1/} Includes the \$20,000-\$29,999 and \$30,000-\$34,999 income categories.

^{2/} Includes the \$35,000-\$39,999 and \$40,000-\$49,999 income categories.

^{3/} Includes the \$50,000-\$59,999, \$60,000-\$74,999, \$75,000-\$99,999, and \$100,000 or more income categories.

^{4/} Includes the \$15,000-\$19,999, \$20,000-\$29,999, and \$30,000-\$34,999 income categories.

^{5/} Includes the \$50,000-\$59,999 and \$60,000-\$74,999 income categories.

Source: U.S. Bureau of the Census, 1980; www.georgiaplanning.com, 2008.

TABLE P-41
HOUSEHOLD INCOME DISTRIBUTION BY PERCENTAGE
Cadwell, Dexter, Dublin, Dudley, East Dublin, Montrose, and Rentz
1980-2000

Category	Cadwell			Dexter		
	1980	1990	2000	1980	1990	2000
TOTAL Households	NA	100.00%	100.00%	NA	100.00%	100.00%
Income less than \$5,000	NA	17.42%	NA	NA	12.74%	NA
Income \$5,000 - \$9,999	NA	19.70%	15.07%	NA	16.18%	19.21%
Income \$10,000 - \$14,999	NA	9.09%	15.07%	NA	11.76%	9.85%
Income \$15,000 - \$19,999	NA					
Income \$20,000 - \$29,999	NA					
Income \$30,000 - \$34,999	NA	35.61% ^{1/}	26.71% ^{1/}	NA	38.24% ^{1/}	23.65% ^{1/}
Income \$35,000 - \$39,999	NA					
Income \$40,000 - \$49,999	NA	14.39% ^{2/}	13.70% ^{2/}	NA	12.74% ^{2/}	20.20% ^{2/}
Income \$50,000 - \$59,999	NA					
Income \$60,000 - \$74,999	NA	1.52% ^{3/}	21.23% ^{3/}	NA	5.39% ^{3/}	11.82% ^{3/}
Income \$75,000 - \$99,999	NA	0.00%	6.16%	NA	2.94%	5.91%
Income \$100,000 or more	NA	2.27%	2.05%	NA	0.00%	9.36%

TABLE P-41 (Cont'd)
HOUSEHOLD INCOME DISTRIBUTION BY PERCENTAGE
Cadwell, Dexter, Dublin, Dudley, East Dublin, Montrose, and Rentz
1980-2000

Category	Dublin			Dudley		
	1980	1990	2000	1980	1990	2000
TOTAL Households	NA	100.00%	100.00%	NA	100.00%	100.00%
Income less than \$5,000	NA	14.41%	NA	NA	6.83%	NA
Income \$5,000 - \$9,999	NA	15.09%	20.89%	NA	8.70%	13.71%
Income \$10,000 - \$14,999	NA	9.14%	9.07%	NA	14.91%	4.57%
Income \$15,000 - \$19,999	NA					
Income \$20,000 - \$29,999	NA					
Income \$30,000 - \$34,999	NA	32.49% ^{1/}	27.27% ^{1/}	NA	24.22% ^{1/}	22.34% ^{1/}
Income \$35,000 - \$39,999	NA					
Income \$40,000 - \$49,999	NA	12.54% ^{2/}	14.98% ^{2/}	NA	23.60% ^{2/}	19.80% ^{2/}
Income \$50,000 - \$59,999	NA					
Income \$60,000 - \$74,999	NA	10.47% ^{3/}	14.49% ^{3/}	NA	19.25% ^{3/}	20.81% ^{3/}
Income \$75,000 - \$99,999	NA	2.45%	6.75%	NA	2.48%	9.64%
Income \$100,000 or more	NA	3.40%	6.54%	NA	0.00%	9.14%

TABLE P-41 (Cont'd)
HOUSEHOLD INCOME DISTRIBUTION BY PERCENTAGE
Cadwell, Dexter, Dublin, Dudley, East Dublin, Montrose, and Rentz
1980-2000

Category	East Dublin			Montrose		
	1980	1990	2000	1980	1990	2000
TOTAL Households	NA	100.00%	100.00%	NA	100.00%	100.00%
Income less than \$5,000	NA	12.33%	NA	NA	16.36%	NA
Income \$5,000 - \$9,999	NA	24.45%	21.35%	NA	10.91%	3.77%
Income \$10,000 - \$14,999	NA	10.57%	13.18%	NA	7.27%	5.66%
Income \$15,000 - \$19,999	NA					
Income \$20,000 - \$29,999	NA					
Income \$30,000 - \$34,999	NA	31.94% ^{1/}	29.63% ^{1/}	NA	36.36% ^{1/}	24.53% ^{1/}
Income \$35,000 - \$39,999	NA					
Income \$40,000 - \$49,999	NA	13.55% ^{2/}	21.02% ^{2/}	NA	10.91% ^{2/}	20.75% ^{2/}
Income \$50,000 - \$59,999	NA					
Income \$60,000 - \$74,999	NA	4.74% ^{3/}	9.69% ^{3/}	NA	18.18% ^{3/}	32.08% ^{3/}
Income \$75,000 - \$99,999	NA	1.21%	3.16%	NA	0.00%	13.21%
Income \$100,000 or more	NA	1.21%	1.96%	NA	0.00%	0.00%

TABLE P-41 (Cont'd)
HOUSEHOLD INCOME DISTRIBUTION BY PERCENTAGE
Cadwell, Dexter, Dublin, Dudley, East Dublin, Montrose, and Rentz
1980-2000

Category	Rentz		
	1980	1990	2000
TOTAL Households	NA	100.00%	100.00%
Income less than \$5,000	NA	11.88%	NA
Income \$5,000 - \$9,999	NA	16.25%	16.67%
Income \$10,000 - \$14,999	NA	12.50%	12.12%
Income \$15,000 - \$19,999	NA		
Income \$20,000 - \$29,999	NA		
Income \$30,000 - \$34,999	NA	33.75% ^{1/}	29.55% ^{1/}
Income \$35,000 - \$39,999	NA		
Income \$40,000 - \$49,999	NA	24.38% ^{2/}	11.36% ^{2/}
Income \$50,000 - \$59,999	NA		
Income \$60,000 - \$74,999	NA	0.63% ^{3/}	18.18% ^{3/}
Income \$75,000 - \$99,999	NA	0.63%	6.06%
Income \$100,000 or more	NA	0.00%	6.06%

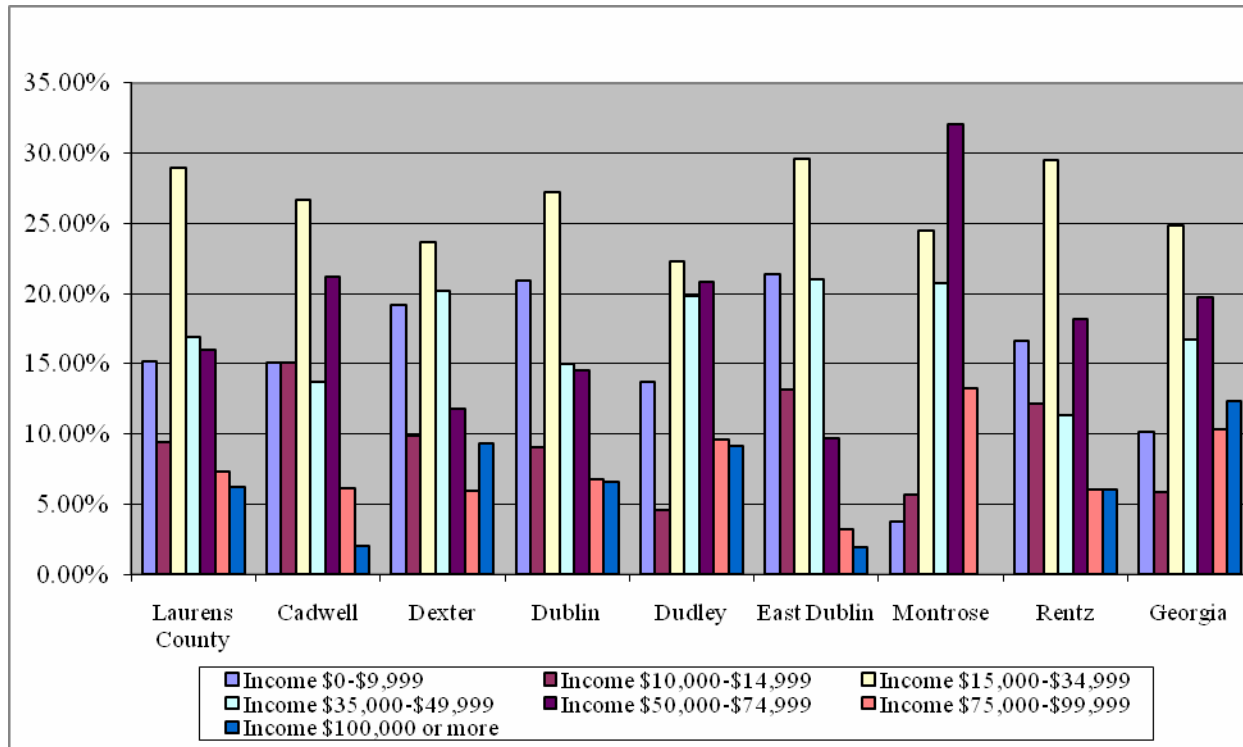
^{1/} Includes the \$15,000-\$19,999, \$20,000-\$29,999, and \$30,000-\$34,999 income categories.

^{2/} Includes the \$35,000-\$39,999 and \$40,000-\$49,999 income categories.

^{3/} Includes the \$50,000-\$59,999 and \$60,000-\$74,999 income categories.

Sources: U.S. Bureau of the Census, 1983, www.georgiaplanning.com, 2008.

Chart P-12
2000 Household Income Distribution by Percentage
Laurens County Governments and Georgia



Source: U.S. Bureau of the Census, 1980; www.georgiaplanning.com, 2008.

county's per capita income is failing to keep up with the growth of the state and nation as a whole, while the state continues to close the gap with the rest of the U.S. As shown in Table P-40 and Chart P-12, by 2000 Laurens County had the highest percent, by far, of its household income distribution in the \$30,000-\$34,999 income category, which was approximately one-third of the county's households. The local percentage of households with incomes of less than \$10,000 was some 50 percent more than the statewide rate, and the percentage of households with incomes between \$30,000-\$34,999 was more than four times that of the state as a whole. The distribution of income by households is much more diverse at the state level than is the case locally. The apparent differences between the State and Laurens County can also be seen in the higher income categories, those ranging from \$60,000 and upwards. Laurens County had a combined 29.57 percent of households in this category in 2000, while the state had 33.18 percent of its households located within one of these three combined categories. Simultaneously, more than one-half (53.54 percent) of the county's households had incomes of under \$35,000, compared to 40.85 percent at the state level. Next to those households with incomes of \$30,000-\$34,999, the next highest income group countywide was those households with incomes between \$40,000-\$49,999, comprising roughly one-sixth (16.89 percent) of the county's total households, followed closely by those with incomes between \$50,000-\$74,999 (16.02 percent). Some 62 percent of local households were between \$30,000 and \$74,999, indicating the strong presence of middle income households locally, compared to roughly 40 percent at the state level. The roughly one-sixth of the county's households alone with incomes of less than \$10,000 in 2000 was down by slightly more than one-half from 40.84 percent in 1980, but it remains an indication that poverty was and still is a significant concern locally.

Municipalities. By 2000 as shown in Table P-37, per capita incomes in Dexter and Dudley were noticeably higher than the county as a whole, while the remaining municipalities had per capita incomes below that of the county. East Dublin's per capita income (\$10,918) was well below that of the county. In 1980 Dublin, Dudley, and Rentz had per capita incomes above the county level. Dudley continues to have the highest per capita income in the county, some \$3,100 more than the county in 2000. Dublin's per capita income in 1980 was approximately \$300 more than the county as a whole, before decreasing to \$200 below the county in 2000.

Dexter's per capita income (348.7 percent) experienced a larger percentage increase than the county as a whole over the last two decades (218.3 percent), not all that surprising since the Town's per capita income is now the county's highest. Dudley's per capita income experienced a slightly larger absolute increase than the county as a whole over the last two decades (\$12,857 vs. \$11,496) but a somewhat lower percentage increase (185.1 percent vs. 218.3 percent). Possible causes of such relatively low-income figures in the cities in general can be attributed to a lack of educational attainment, the increasing elderly population, and the high percentage of minority residents who tend to have lower incomes than the population as a whole. Table P-41 shows that in 2000, household incomes in the cities were, for the most part, largely distributed in the middle income categories. Some one-fourth to one-third of households in the municipalities in 2000 had incomes between \$30,000-\$34,999. Anywhere from another one-third to one-half of households had incomes between \$40,000-\$74,999. Some 30 percent of households in the municipalities had incomes of less than \$30,000, except for Dudley (18 percent) and Montrose (9 percent). Generally some 15-20 percent of municipal households had incomes of less than \$10,000, indicating a fair number of lower-income households is present despite the high percentages of middle income households. On a more positive note, in Cadwell, Dudley, and Rentz, one-fifth of household incomes were in the \$60,000-\$74,999 range, while in Montrose it was one-third of household incomes. Some 40-45 percent of households in Dudley and Montrose had incomes of \$60,000 or above. These figures indicate relatively high numbers of poverty and low-income households still exist within the cities and the county to some extent, combined with a steadily growing number of middle and upper income households, albeit still at lesser numbers overall than the state as a whole. For local household incomes to catch up to the rest of the state and nation, much work will have to be done to raise the skill levels of the local labor force. Only through increased skill levels will the County be able to attract the kinds of good-paying jobs necessary to raise household incomes sufficiently.

**TABLE P-2
CURRENT AND HISTORIC POPULATION AND PERCENT CHANGE
Laurens County and Surrounding Counties
1980-2006**

	1980	1990	1980-1990 % Change	2000	1990-2000 % Change	2006	2000-2006 % Change	1980-2000 % Change
Laurens County	36,990	39,988	8.1	44,874	12.2	47,316	5.4	21.3
Bleckley County	10,767	10,430	-3.1	11,666	11.9	12,353	5.9	8.3
Dodge County	16,955	17,607	3.8	19,171	8.9	19,700	2.8	16.2
Emanuel County	20,795	20,546	-1.2	21,837	6.3	22,600	3.5	5.0
Johnson County	8,660	8,329	-3.8	8,560	2.8	9,626	12.5	-1.2
Telfair County	11,445	11,000	-3.9	11,794	7.2	13,268	12.5	15.9
Treutlen County	6,086	5,994	-1.5	6,837	14.4	6,852	0.2	12.3
Twiggs County	9,354	9,806	4.8	10,590	8.0	10,184	-3.8	13.2
Wheeler County	5,155	4,903	-4.9	6,179	26.0	6,908	11.8	19.9
Wilkinson County	10,368	10,228	-1.4	10,220	-0.1	9,995	-2.2	-1.4

Source: US Bureau of the Census, Census of Population, 1980, 1990, and 2000; www.census.gov, 2008.

**TABLE P-3
POPULATION PROJECTIONS
Laurens County and Georgia
2005-2030**

	2005	2006	2007	2008	2009	2010	2011
Laurens County (DCA, from U.S. Bureau of the Census (SF 1))	46,845					48,816	
Georgia (DCA, from U.S. Bureau of the Census (SF 1))	9,107,709					9,550,897	
Laurens County (HOGA RDC)	46,670	47,316	47,520	48,267	48,764	49,266	49,773

	2012	2013	2014	2015	2020	2025	2030
Laurens County (DCA, from U.S. Bureau of the Census (SF 1))				50,787	52,758	54,729	56,700
Georgia (DCA, from U.S. Bureau of the Census (SF 1))				10,233,118	10,915,340	11,597,562	12,279,784
Laurens County (HOGA RDC)	50,286	50,804	51,327	51,855	54,581	57,450	60,470

Sources: Georgia Department of Community Affairs, utilizing U.S. Bureau of the Census, www.census.gov, SF 1 data as original source, www.georgiaplanning.com, 2008; Heart of Georgia Altamaha RDC Staff, 2008.

**TABLE P-4
POPULATION PROJECTIONS
Laurens County, Cadwell, Dexter, Dublin,
Dudley, East Dublin, Montrose, and Rentz
2005-2030**

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2020	2025	2030
Laurens County	46,670	47,316	44,874	47,520	48,764	49,266	49,773	50,286	50,804	51,327	51,855	54,581	57,450	60,470
Cadwell	368	368	366	372	377	383	389	395	401	407	413	446	481	519
Dexter	528	538	541	546	551	555	560	565	570	575	580	606	633	661
Dublin	17,506	17,263	17,463	17,654	17,846	18,041	18,238	18,437	18,638	18,842	19,048	20,110	21,232	22,416
Dudley	508	496	520	525	530	535	540	546	551	556	562	590	619	649
East Dublin	2,689	2,723	2,735	2,751	2,768	2,784	2,801	2,817	2,834	2,851	2,868	2,954	3,042	3,134
Montrose	160	163	164	165	167	168	170	172	173	175	176	184	193	202
Rentz	315	321	323	326	329	332	334	337	340	343	346	361	377	394

Source: Georgia Department of Community Affairs, www.georgiaplanning.com, utilizing U.S. Bureau of the Census, www.census.gov, SF 1 data as original source, 2008; Heart of Georgia Altamaha RDC Staff; 2008.

**TABLE P-5
COMMUTING PATTERNS
Laurens County
1990-2000**

Category	1990	2000
Daytime Population Inside County	40,482	45,745
Number of People Leaving the County During the Day to Work	2,160	2,818
Number of People Coming Into the County During the Day to Work	2,654	3,689
Total Number of Workers During the Day	17,773	19,735

Sources: U.S. Bureau of the Census, www.georgiaplanning.com, 2008.

TABLE P-7
AVERAGE HOUSEHOLD SIZE
Laurens County, Georgia, and the U.S.
1980-2030

Persons per Household	1980	1990	2000	2005	2010	2015	2020	2025	2030
Laurens County	2.90	2.68	2.55	2.46	2.38	2.29	2.20	2.11	2.03
Georgia	2.84	2.66	2.65	2.61	2.59	2.59	2.60	2.63	NA
United States	2.74	2.63	2.59	2.56	2.54	2.54	2.55	2.58	NA

Sources: U.S. Census Bureau, 1983, www.census.gov, 2008 (STF 1 data was used to obtain 1990 figures. SF 1 data was used to obtain 2000 figures.), Projections for Laurens County by Georgia Department of Community Affairs, utilizing U.S. Bureau of the Census SF 1 data as original source, 2008, Projections for Georgia and the U.S. by Woods & Poole Economics, Inc., 2008.

TABLE P-8
CURRENT AND PROJECTED NUMBER OF HOUSEHOLDS
Laurens County and Georgia
2000-2030

Total Households	2000	2005	2010	2015	2020	2025	2030
Laurens County							
Unadj. Households	17,083	18,242	19,401	20,560	21,719	22,878	24,037
Persons Per Household	2.55	2.49	2.43	2.39	2.35	2.35	2.30
Adj. Population							
RDC Population	44,874	46,670	49,266	51,855	54,581	57,450	60,470
Adj. Households	17,083	18,379	19,675	21,054	22,536	10,029	25,515
Georgia							
Unadj. Households	3,022,410	3,265,030	3,501,380	3,727,580	3,929,140	4,108,410	NA
Persons Per Household	2.650	2.610	2.590	2.590	2.600	2.630	NA
Adj. Households	3,006,409	3,311,408	3,551,311	3,799,902	3,984,730	4,166,789	NA

Source: County data by Georgia Department of Community Affairs, www.georgiaplanning.com, utilizing U.S. Bureau of the Census SF 1 data as original source, 2008; Georgia data by Woods & Poole Economics, Inc., 2003 (adjusted by HOGARDC, 2008).

NOTE: The number of households and persons per household were adjusted proportionately according to RDC population projections.

TABLE P-8A
HISTORIC, CURRENT, AND PROJECTED NUMBER OF HOUSEHOLDS
AND AVERAGE HOUSEHOLD SIZE
Cadwell, Dexter, Dublin, Dudley, East Dublin, Montrose, and Rentz
1980-2030

	1980	1990	2000	2005	2010	2015	2020	2025	2030
Cadwell									
Total Households	148	142	136	148	160	173	187	204	221
Persons Per Household	2.39	2.19	2.42	2.41	2.40	2.39	2.38	2.36	2.35
Dexter									
Total Households	194	197	207	219	231	244	257	269	281
Persons Per Household	2.72	2.41	2.46	2.43	2.40	2.38	2.36	2.35	2.35
Dublin									
Total Households	5,454	5,893	6,130	6,439	6,747	7,212	7,787	8,239	8,809
Persons Per Household	2.78	2.60	2.44	2.47	2.50	2.47	2.44	2.41	2.38
Dudley									
Total Households	150	165	189	211	232	243	257	269	283
Persons Per Household	2.83	2.61	2.37	2.34	2.31	2.31	2.30	2.30	2.29

TABLE P-8A (Cont'd)
HISTORIC, CURRENT, AND PROJECTED NUMBER OF HOUSEHOLDS
AND AVERAGE HOUSEHOLD SIZE
Cadwell, Dexter, Dublin, Dudley, East Dublin, Montrose, and Rentz
1980-2030

	1980	1990	2000	2005	2010	2015	2020	2025	2030
East Dublin									
Total Households	940	919	949	1,032	1,114	1,161	1,211	1,252	1,300
Persons Per Household	3.10	2.74	2.62	2.56	2.50	2.47	2.44	2.43	2.41
Montrose									
Total Households	65	50	55	59	62	67	72	79	84
Persons Per Household	2.62	2.34	2.80	2.75	2.69	2.63	2.56	2.48	2.41
Rentz									
Total Households	134	157	142	148	154	160	167	174	181
Persons Per Household	2.51	2.32	2.14	2.15	2.16	2.16	2.16	2.17	2.18

Sources: Georgia Department of Community Affairs, www.georgiaplanning.com, utilizing U.S. Bureau of the Census SF 1 data as original source, 2008; Heart of Georgia Altamaha RDC Staff projections, 2008.

TABLE P-10
DETAILED AGE DISTRIBUTION
Laurens County, Georgia, and U.S.
2000

	United States	Georgia	Laurens County
Total	100	100	44,874 (100)
Age 0 to 4	6.8	7.2	3,110 (6.9)
Age 5 to 9	7.3	7.5	3,398 (7.6)
Age 10 to 14	7.3	7.5	3,423 (7.6)
Age 15 to 19	7.1	7.2	3,392 (7.6)
Age 20 to 24	6.8	7.2	2,793 (6.2)
Age 25 to 34	14.1	15.8	5,796 (12.9)
Age 35 to 44	16.3	16.8	6,750 (15.0)
Age 45 to 54	13.4	13.1	6,074 (13.5)
Age 55 to 59	4.8	4.5	2,265 (5.0)
Age 60 to 64	6.6	3.5	1,907 (4.2)
Age 65 & Over	12.4	9.6	5,966 (13.3)

Source: US Bureau of the Census, www.census.gov, 2008.

TABLE P-12
PROJECTED POPULATION BY AGE
Laurens County
2000-2030

	2000	2005	2010	2015	2020	2025	2030
Total	44,874	46,846	44,888	50,789	52,758	54,730	56,702
Age 0 to 4	3,110	3,134	3,158	3,182	3,206	3,230	3,254
Age 5 to 13	6,821	7,138	7,456	7,773	8,090	8,407	8,725
Age 14 to 17	2,114	1,904	1,695	1,485	1,275	1,065	856
Age 18 to 20	1,890	1,898	1,906	1,914	1,922	1,930	1,938
Age 21 to 24	2,181	2,171	2,161	2,150	2,140	2,130	2,120
Age 25 to 34	5,796	5,896	5,995	6,095	6,194	6,294	6,393
Age 35 to 44	6,750	7,429	8,107	8,786	9,464	10,143	10,821
Age 45 to 54	6,074	6,704	7,333	7,963	8,592	9,222	9,851
Age 55 to 64	4,172	4,269	4,366	4,463	4,560	4,657	4,754
Age 65 & Over	5,966	6,303	6,641	6,978	7,315	7,652	7,990

Source: Georgia Department of Community Affairs, www.georgiaplanning.com, utilizing U.S. Bureau of the Census SF 1 data as original source, 2008.

TABLE P-13
PROJECTED POPULATION BY AGE
Cadwell
2000-2030

	2000	2005	2010	2015	2020	2025	2030
Total	329	324	320	312	305	302	299
Age 0 to 4	19	17	15	13	11	9	7
Age 5 to 13	44	47	50	52	55	58	61
Age 14 to 17	16	15	14	12	11	10	9
Age 18 to 20	7	5	4	2	0	0	0
Age 21 to 24	22	23	23	24	24	25	25
Age 25 to 34	35	32	29	26	23	20	17
Age 35 to 44	48	52	55	59	62	66	69
Age 45 to 54	53	57	61	64	68	72	76
Age 55 to 64	28	24	21	17	13	9	6
Age 65 & Over	57	52	48	43	38	33	29

Source: Georgia Department of Community Affairs, www.georgiaplanning.com, utilizing U.S. Bureau of the Census SF 1 data as original source, 2008.

TABLE P-14
PROJECTED POPULATION BY AGE
Dexter
2000-2030

	2000	2005	2010	2015	2020	2025	2030
Total	509	507	503	496	491	489	486
Age 0 to 4	35	36	36	37	37	38	38
Age 5 to 13	75	77	78	80	81	83	84
Age 14 to 17	27	22	18	13	8	3	0
Age 18 to 20	15	13	10	8	5	3	0
Age 21 to 24	21	19	17	14	12	10	8
Age 25 to 34	52	46	40	33	27	21	15
Age 35 to 44	65	68	71	73	76	79	82
Age 45 to 54	74	81	88	95	102	109	116
Age 55 to 64	43	40	37	33	30	27	24
Age 65 & Over	102	105	108	110	113	116	119

Source: Georgia Department of Community Affairs, www.georgiaplanning.com, utilizing U.S. Bureau of the Census SF 1 data as original source, 2008.

TABLE P-15
PROJECTED POPULATION BY AGE
Dublin
2000-2030

	2000	2005	2010	2015	2020	2025	2030
Total	15,187	15,802	15,746	15,690	15,631	15,576	15,619
Age 0 to 4	1,153	1,124	1,096	1,067	1,038	1,009	981
Age 5 to 13	2,371	2,389	2,407	2,424	2,442	2,460	2,478
Age 14 to 17	709	574	440	305	170	35	0
Age 18 to 20	681	670	658	647	635	624	612
Age 21 to 24	753	718	684	649	614	579	545
Age 25 to 34	1,888	1,808	1,728	1,648	1,568	1,488	1,408
Age 35 to 44	2,044	2,132	2,220	2,308	2,396	2,484	2,572
Age 45 to 54	2,088	2,223	2,357	2,492	2,626	2,761	2,895
Age 55 to 64	1,440	1,342	1,243	1,145	1,046	948	849
Age 65 & Over	2,730	2,822	2,913	3,005	3,096	3,188	3,279

Source: Georgia Department of Community Affairs, www.georgiaplanning.com, utilizing U.S. Bureau of the Census SF 1 data as original source, 2008.

TABLE P-16
PROJECTED POPULATION BY AGE
Dudley
2000-2030

	2000	2005	2010	2015	2020	2025	2030
Total	447	454	459	466	469	484	498
Age 0 to 4	27	26	25	24	23	22	21
Age 5 to 13	56	56	57	57	57	57	58
Age 14 to 17	18	14	9	5	0	0	0
Age 18 to 20	16	15	14	13	12	11	10
Age 21 to 24	16	12	8	4	0	0	0
Age 25 to 34	71	74	76	79	81	84	86
Age 35 to 44	72	79	85	92	98	105	111
Age 45 to 54	51	54	58	61	64	67	71
Age 55 to 64	52	51	50	49	48	47	46
Age 65 & Over	68	73	77	82	86	91	95

Source: Georgia Department of Community Affairs, www.georgiaplanning.com, utilizing U.S. Bureau of the Census SF 1 data as original source, 2008.

TABLE P-17
PROJECTED POPULATION BY AGE
East Dublin
2000-2030

	2000	2005	2010	2015	2020	2025	2030
Total	2,484	2,376	2,271	2,161	2,071	1,999	1,949
Age 0 to 4	190	169	149	128	107	86	66
Age 5 to 13	425	406	388	369	350	331	313
Age 14 to 17	125	89	53	17	0	0	0
Age 18 to 20	118	109	100	90	81	72	63
Age 21 to 24	117	94	72	49	26	3	0
Age 25 to 34	311	271	231	191	151	111	71
Age 35 to 44	345	341	336	332	327	323	318
Age 45 to 54	302	310	318	325	333	341	349
Age 55 to 64	270	281	292	303	314	325	336
Age 65 & Over	281	306	332	357	382	407	433

Source: Georgia Department of Community Affairs, www.georgiaplanning.com, utilizing U.S. Bureau of the Census SF 1 data as original source, 2008.

TABLE P-18
PROJECTED POPULATION BY AGE
Montrose
2000-2030

	2000	2005	2010	2015	2020	2025	2030
Total	154	152	147	145	143	144	143
Age 0 to 4	9	9	9	8	8	8	8
Age 5 to 13	29	30	31	32	33	34	35
Age 14 to 17	6	4	2	0	0	0	0
Age 18 to 20	7	7	6	6	5	5	4
Age 21 to 24	3	2	0	0	0	0	0
Age 25 to 34	20	20	20	20	20	20	20
Age 35 to 44	20	22	23	25	26	28	29
Age 45 to 54	19	21	24	26	28	30	33
Age 55 to 64	20	19	17	16	14	13	11
Age 65 & Over	21	18	15	12	9	6	3

Source: Georgia Department of Community Affairs, www.georgiaplanning.com, utilizing U.S. Bureau of the Census SF 1 data as original source, 2008.

TABLE P-19
PROJECTED POPULATION BY AGE
Rentz
2000-2030

	2000	2005	2010	2015	2020	2025	2030
Total	304	298	291	280	271	266	261
Age 0 to 4	11	11	11	10	10	10	10
Age 5 to 13	35	35	34	34	33	33	32
Age 14 to 17	12	11	10	8	7	6	5
Age 18 to 20	11	11	11	10	10	10	10
Age 21 to 24	10	8	6	3	1	0	0
Age 25 to 34	29	25	22	18	14	10	7
Age 35 to 44	45	48	51	53	56	59	62
Age 45 to 54	38	37	35	34	32	31	29
Age 55 to 64	35	33	32	30	28	26	25
Age 65 & Over	78	79	79	80	80	81	81

Source: Georgia Department of Community Affairs, www.georgiaplanning.com, utilizing U.S. Bureau of the Census SF 1 data as original source, 2008.

**TABLE P-20
PROJECTED POPULATION AGE DISTRIBUTION
Laurens County, Cadwell, Dexter, Dublin,
Dudley, East Dublin, Montrose, and Rentz
2000-2030**

Laurens County			
	2000	2030	% Change 2000-2030
Total	44,874	56,702	26.4
Less Than 25	16,116	16,893	4.8
Age 25-54	18,620	27,065	45.4
Age 55-64	4,172	4,754	14.0
Age 65 & Over	5,966	7,990	33.9
Cadwell			
	2000	2030	% Change 2000-2030
Total	329	299	-9.1
Less Than 25	108	102	-5.6
Age 25-54	136	162	19.1
Age 55-64	28	6	-78.6
Age 65 & Over	57	29	-47.5
Dexter			
	2000	2030	% Change 2000-2030
Total	509	486	-4.5
Less Than 25	173	130	-24.9
Age 25-54	191	213	11.5
Age 55-64	43	24	-44.2
Age 65 & Over	102	119	16.7

TABLE P-20 (Cont'd)
PROJECTED POPULATION AGE DISTRIBUTION
Laurens County, Cadwell, Dexter, Dublin, Dudley,
East Dublin, Montrose, and Rentz
2000-2030

Dublin			
	2000	2030	% Change 2000-2030
Total	15,187	15,619	2.8
Less Than 25	5,667	4,616	-18.5
Age 25-54	6,020	6,895	14.5
Age 55-64	1,440	849	-41.0
Age 65 & Over	2,730	3,279	20.1
Dudley			
	2000	2030	% Change 2000-2030
Total	447	498	11.4
Less Than 25	133	89	-33.1
Age 25-54	194	268	38.1
Age 55-64	52	46	-11.5
Age 65 & Over	68	95	39.7
East Dublin			
	2000	2030	% Change 2000-2030
Total	2,484	1,949	-21.5
Less Than 25	975	442	-54.7
Age 25-54	958	738	-23.0
Age 55-64	270	336	24.4
Age 65 & Over	281	433	54.1

TABLE P-20 (Cont'd)
PROJECTED POPULATION AGE DISTRIBUTION
Laurens County, Cadwell, Dexter, Dublin, Dudley,
East Dublin, Montrose, and Rentz
2000-2030

Montrose			
	2000	2030	% Change 2000-2030
Total	154	143	-7.1
Less Than 25	54	47	-13.0
Age 25-54	59	82	39.0
Age 55-64	20	11	-45.0
Age 65 & Over	21	3	-85.7
Rentz			
	2000	2030	% Change 2000-2030
Total	304	261	-14.1
Less Than 25	79	57	-27.8
Age 25-54	112	98	-12.5
Age 55-64	35	25	-28.6
Age 65 & Over	78	81	3.8

Source: Georgia Department of Community Affairs, www.georgiaplanning.com, utilizing U.S. Bureau of the Census SF 1 data as original source, 2008.

**TABLE P-21
POPULATION BY RACE
Laurens County, Cadwell, Dexter, Dublin, Dudley,
East Dublin, Montrose, Rentz, Georgia, and U.S.
1980**

Category	U.S.	Georgia	Laurens County	Cadwell
TOTAL Population	224,810,192	5,457,566	36,990	353
White	186,877,632	3,944,056	24,698	308
Black	26,338,700	1,462,670	12,190	44
American Indian or Alaska Native	1,378,993	7,400	11	1
Asian or Pacific Islander	3,429,179	22,911	74	0
Other	6,726,155	18,572	17	0
Hispanic Origin	14,538,182	61,223	321	0

Category	Dexter	Dublin	Dudley	East Dublin
TOTAL Population	527	16,083	425	2,916
White	377	9,334	313	2,086
Black	150	6,670	112	825
American Indian or Alaska Native	0	4	0	1
Asian or Pacific Islander	0	61	0	3
Other	0	14	0	1
Hispanic Origin	1	161	0	51

Category	Montrose	Rentz
TOTAL Population	170	337
White	101	327
Black	69	10
American Indian or Alaska Native	0	0
Asian or Pacific Islander	0	0
Other	0	0
Hispanic Origin	0	3

Source: Georgia Department of Community Affairs, www.georgiaplanning.com, utilizing U.S. Bureau of the Census SF 1 data as original source, 2008.

TABLE P-21 (Continued)
POPULATION BY RACE
Laurens County, Cadwell, Dexter, Dublin, Dudley,
East Dublin, Montrose, Rentz, Georgia, and U.S.
1990

Category	U.S.	Georgia	Laurens County	Cadwell
TOTAL Population	248,709,873	6,478,216	39,988	458
White	199,686,070	4,600,148	26,485	319
Black	29,986,060	1,746,565	13,304	138
American Indian or Alaska Native	1,959,234	13,348	37	1
Asian or Pacific Islander	7,273,662	75,781	137	0
Other	9,804,847	42,374	25	0
Hispanic Origin	22,354,059	108,922	180	0

Category	Dexter	Dublin	Dudley	East Dublin
TOTAL Population	475	16,312	430	2,524
White	350	8,639	361	1,651
Black	125	7,531	69	864
American Indian or Alaska Native	0	13	0	8
Asian or Pacific Islander	0	117	0	1
Other	0	12	0	0
Hispanic Origin	1	86	0	5

Category	Montrose	Rentz
TOTAL Population	117	364
White	83	351
Black	34	12
American Indian or Alaska Native	0	0
Asian or Pacific Islander	0	1
Other	0	0
Hispanic Origin	0	1

Source: Georgia Department of Community Affairs, www.georgiaplanning.com, utilizing U.S. Bureau of the Census SF 1 data as original source, 2008.

TABLE P-21 (Continued)
POPULATION BY RACE
Laurens County, Cadwell, Dexter, Dublin, Dudley,
East Dublin, Montrose, Rentz, Georgia, and U.S.
2000

Category	U.S.	Georgia	Laurens County	% Change 1980-2000 (U.S.)	% Change 1980-2000 (GA)	% Change 1980-2000 (Laurens)
TOTAL Population	281,421,906	8,186,453	44,874	25.2	50.0	21.3
White	211,460,626	5,327,281	28,469	13.2	35.1	15.3
Black	34,658,190	2,349,542	15,494	31.6	60.6	27.1
American Indian or Alaska Native	2,475,956	21,737	89	79.5	193.7	709.1
Asian or Pacific Islander	10,641,833	177,416	374	210.3	674.4	405.4
Other	15,359,073	196,289	448	128.3	956.9	2,535.3
Two or More Races	6,826,228	114,188	270	N/A	N/A	N/A

Category	Cadwell	Dexter	Dublin	Dudley	East Dublin	Montrose	Rentz
TOTAL Population	329	509	15,857	447	2,484	154	304
White	284	394	7,222	379	1,394	89	286
Black	43	115	8,154	61	1,049	63	10
American Indian or Alaska Native	0	0	31	0	4	1	3
Asian or Pacific Islander	1	0	284	0	6	0	2
Other	0	0	46	0	16	0	0
Two or More Races	1	0	120	7	15	1	3

Sources: US Bureau of the Census, www.census.gov, 2008.

**TABLE P-23
PROJECTED PERCENT OF POPULATION BY RACE
Laurens County, Georgia, and U.S.
2000-2030**

	United States						Georgia						Laurens County					
	2000	2005	2010	2015	2020	2030	2000	2005	2010	2015	2020	2030	2000	2005	2010	2015	2020	2030
Total	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
White Population	70.48	68.31	66.28	64.39	62.57	NA	63.49	62.02	60.50	59.00	57.45	NA	63.44	62.78	62.18	61.62	61.11	60.19
Black Population	12.31	12.38	12.48	12.56	12.60	NA	28.82	29.06	29.40	29.70	29.89	NA	34.53	34.84	35.12	35.39	35.63	36.07
Native American	0.76	0.77	0.78	0.78	0.78	NA	0.22	0.21	0.21	0.20	0.19	NA	0.20	0.23	0.26	0.29	0.32	0.36
Asian & Pacific Islander	3.90	4.42	4.97	5.50	6.03	NA	2.17	2.64	3.19	3.77	4.37	NA	0.83	0.96	1.07	1.18	1.28	1.45
Hispanic, any Race	12.56	14.12	15.49	16.76	18.02	NA	5.31	6.07	6.70	7.34	8.10	NA	1.18	1.24	1.30	1.35	1.40	1.48
Note: Percentages do not equal 100 because of races of two or more																		

Sources: U.S. Bureau of the Census, www.census.gov, 2008; www.georgiaplanning.com, 2008.

TABLE P-24
PROJECTED PERCENT CHANGE IN POPULATION BY RACE
Laurens County, Georgia, and U.S.
2000-2030

	United States % Change	Georgia % Change	Laurens County % Change
Total	30.2	50.0	26.4
White Population	NA	NA	19.9
Black Population	NA	NA	32.0
Native American	NA	NA	131.5
Asian & Pacific Islander	NA	NA	120.3
Hispanic, any Race	NA	NA	59.0

Sources: U.S. Bureau of the Census, www.census.gov, 2008; www.georgiaplanning.com, 2008.

**TABLE P-25
PROJECTED POPULATION BY RACE
Laurens County
2000-2030**

	2000	2005	2010	2015	2020	2025	2030	% Change 2000-2030
Total	44,874	46,846	48,817	50,787	52,758	54,730	56,701	26.4
White Population	28,469	29,412	30,355	31,297	32,240	33,183	34,126	19.9
Black Population	15,494	16,320	17,146	17,972	18,978	19,624	20,450	32.0
Native American	89	109	128	148	167	187	206	131.5
Asian & Pacific Islander	374	449	524	599	674	749	824	120.3
Other	448	556	664	771	879	987	1,095	144.4
Hispanic, any Race	529	581	633	685	737	789	841	59.0

Sources: U.S. Bureau of the Census, www.census.gov, 2008; www.georgiaplanning.com, 2008.

TABLE P-26
PROJECTED POPULATION BY RACE
Cadwell
2000-2030

	2000	2005	2010	2015	2020	2025	2030	% Change 2000-2030
Total	329	323	319	312	306	300	296	-10.0
White Population	284	278	272	266	260	254	248	-12.7
Black Population	43	43	43	42	42	42	42	-2.3
Native American	0	0	0	0	0	0	0	0.0
Asian & Pacific Islander	1	1	2	2	2	2	3	200.0
Other	1	1	2	2	2	2	3	200.0
Hispanic	3	4	5	5	6	7	8	166.7

Sources: U.S. Bureau of the Census, www.census.gov, 2008; www.georgiaplanning.com, 2008.

TABLE P-27
PROJECTED POPULATION BY RACE
Dexter
2000-2030

	2000	2005	2010	2015	2020	2025	2030	% Change 2000-2030
Total	509	504	501	496	491	486	483	-5.1
White Population	394	398	403	407	411	415	420	6.6
Black Population	115	106	98	89	0	71	63	-45.2
Native American	0	0	0	0	0	0	0	0.0
Asian & Pacific Islander	0	0	0	0	0	0	0	0.0
Other	0	0	0	0	0	0	0	0.0
Hispanic	1	1	1	1	1	1	1	0.0

Sources: U.S. Bureau of the Census, www.census.gov, 2008; www.georgiaplanning.com, 2008.

TABLE P-28
PROJECTED POPULATION BY RACE
Dublin
2000-2030

	2000	2005	2010	2015	2020	2025	2030	% Change 2000-2030
Total	15,857	15,801	15,745	15,687	15,631	15,575	15,519	-2.1
White Population	7,222	6,694	6,166	5,638	5,110	4,582	4,054	-43.9
Black Population	8,154	8,525	8,896	9,267	9,638	10,009	10,380	27.3
Native American	31	38	45	51	58	65	72	132.3
Asian & Pacific Islander	284	340	396	451	507	563	619	118.0
Other	166	204	242	280	318	356	394	137.3
Hispanic	181	186	191	196	201	206	211	16.6

Sources: U.S. Bureau of the Census, www.census.gov, 2008; www.georgiaplanning.com, 2008.

TABLE P-29
PROJECTED POPULATION BY RACE
Dudley
2000-2030

	2000	2005	2010	2015	2020	2025	2030	% Change 2000-2030
Total	447	453	459	464	469	478	496	11.0
White Population	379	396	412	429	445	462	478	26.1
Black Population	61	48	36	23	10	0	0	-100.0
Native American	0	0	0	0	0	0	0	0.0
Asian & Pacific Islander	0	0	0	0	0	0	0	0.0
Other	7	9	11	12	14	16	18	157.1
Hispanic	1	1	2	2	2	2	3	200.0

Sources: U.S. Bureau of the Census, www.census.gov, 2008 www.georgiaplanning.com, 2008.

TABLE P-30
PROJECTED POPULATION BY RACE
East Dublin
2000-2030

	2000	2005	2010	2015	2020	2025	2030	% Change 2000-2030
Total	2,484	2,377	2,269	2,160	2,052	1,945	1,837	-26.0
White Population	1,394	1,221	1,048	875	702	529	356	-74.5
Black Population	1,049	1,105	1,161	1,217	1,273	1,329	1,385	32.0
Native American	4	5	6	6	7	8	9	125
Asian & Pacific Islander	6	7	8	8	9	1	11	83.3
Other	31	39	46	54	61	69	76	145.2
Hispanic	47	46	45	44	43	42	41	-12.8

Sources: U.S. Bureau of the Census, www.census.gov, 2008; www.georgiaplanning.com, 2008.

TABLE P-31
PROJECTED POPULATION BY RACE
Montrose
2000-2030

	2000	2005	2010	2015	2020	2025	2030	% Change 2000-2030
Total	154	150	147	143	138	134	131	-14.9
White Population	89	86	83	80	77	74	71	-20.2
Black Population	63	62	60	59	57	56	54	-14.3
Native American	1	1	2	2	2	2	3	200.0
Asian & Pacific Islander	0	0	0	0	0	0	0	0.0
Other	1	1	2	2	2	2	3	200.0
Hispanic	1	1	2	2	2	2	3	200.0

Sources: U.S. Bureau of the Census, www.census.gov, 2008; www.georgiaplanning.com, 2008.

TABLE P-32
PROJECTED POPULATION BY RACE
Rentz
2000-2030

	2000	2005	2010	2015	2020	2025	2030	% Change 2000-2030
Total	304	297	289	279	271	264	256	-15.8
White Population	286	276	266	255	245	235	225	-21.3
Black Population	10	10	10	10	10	10	10	0.0
Native American	3	4	5	5	6	7	8	166.7
Asian & Pacific Islander	2	3	3	4	4	5	5	150.0
Other	3	4	5	5	6	7	8	166.7
Hispanic	3	3	3	3	3	3	3	0.0

Sources: U.S. Bureau of the Census, www.census.gov, 2008 www.georgiaplanning.com, 2008.

TABLE P-35
EDUCATIONAL GRADUATION STATISTICS
Laurens County, Surrounding Counties, and Georgia
2001-2007

Education Graduation Statistics	H.S. Graduation Rate	H.S. Dropout Rate	Percent of Grads Attending Georgia Public Colleges	Percent of Grads Attending Georgia Public Technical Colleges
Laurens County				
2001-2002	62.2%	5.4%	24.7%	15.9%
2002-2003	57.3%	5.8%	34.8%	15.5%
2003-2004	59.3%	3.4%	38.6%	12.5%
2004-2005	65.2%	5.8%	34.9%	14.4%
2005-2006	71.8%	5.4%	42.3%	10.8%
2006-2007	69.1%	4.3%	44.4%	21.8%
Dublin City				
2001-2002	50.9%	8.0%	36.9%	13.1%
2002-2003	49.7%	6.3%	45.3%	10.5%
2003-2004	51.8%	7.5%	47.1%	13.7%
2004-2005	55.8%	8.7%	43.8%	5.2%
2005-2006	56.9%	6.4%	44.8%	6.0%
2006-2007	59.8%	5.8%	47.4%	10.9%
Bleckley County				
2001-2002	61.0%	5.6%	38.2%	16.8%
2002-2003	67.4%	2.5%	35.0%	13.8%
2003-2004	68.2%	6.8%	35.0%	8.1%
2004-2005	76.8%	5.4%	41.5%	8.7%
2005-2006	76.8%	4.2%	44.8%	11.8%
2006-2007	72.1%	4.4%	44.9%	25.4%

TABLE P-35 (Cont'd)
EDUCATIONAL GRADUATION STATISTICS
Laurens County, Surrounding Counties, and Georgia
2001-2007

Education Graduation Statistics	H.S. Graduation Rate	H.S. Dropout Rate	Percent of Grads Attending Georgia Public Colleges	Percent of Grads Attending Georgia Public Technical Colleges
Dodge County				
2001-2002	59.9%	5.0%	37.0%	19.9%
2002-2003	63.7%	4.0%	42.5%	11.6%
2003-2004	60.1%	3.4%	36.1%	12.4%
2004-2005	71.4%	3.3%	34.7%	12.0%
2005-2006	74.8%	2.8%	34.3%	10.0%
2006-2007	79.9%	2.8%	42.3%	18.5%
Emanuel County				
2001-2002	57.8%	7.0%	34.8%	19.4%
2002-2003	56.4%	5.9%	32.9%	13.7%
2003-2004	46.1%	6.2%	34.6%	10.4%
2004-2005	52.9%	4.6%	22.9%	14.4%
2005-2006	57.1%	5.4%	40.8%	10.5%
2006-2007	67.2%	4.2%	33.8%	21.1%
Johnson County				
2001-2002	62.6%	4.0%	35.3%	32.4%
2002-2003	51.8%	4.8%	34.4%	14.1%
2003-2004	56.6%	4.7%	34.2%	11.8%
2004-2005	64.8%	7.0%	38.2%	30.4%
2005-2006	64.6%	6.3%	31.4%	20.3%
2006-2007	63.9%	5.1%	37.7%	21.9%

TABLE P-35 (Cont'd)
EDUCATIONAL GRADUATION STATISTICS
Laurens County, Surrounding Counties, and Georgia
2001-2007

Education Graduation Statistics	H.S. Graduation Rate	H.S. Dropout Rate	Percent of Grads Attending Georgia Public Colleges	Percent of Grads Attending Georgia Public Technical Colleges
Telfair County				
2001-2002	62.0%	6.2%	26.0%	25.0%
2002-2003	52.1%	4.6%	29.6%	17.3%
2003-2004	56.3%	3.9%	35.4%	12.2%
2004-2005	63.8%	6.1%	37.8%	11.3%
2005-2006	65.5%	6.9%	33.7%	21.6%
2006-2007	73.8%	4.8%	37.9%	17.5%
Treutlen County				
2001-2002	49.5%	4.3%	31.9%	11.1%
2002-2003	57.0%	6.9%	32.7%	10.9%
2003-2004	59.5%	2.6%	39.7%	7.9%
2004-2005	68.6%	5.2%	22.2%	14.9%
2005-2006	63.7%	3.0%	25.9%	8.3%
2006-2007	69.0%	7.6%	29.3%	20.7%
Twiggs County				
2001-2002	40.0%	5.3%	36.4%	6.1%
2002-2003	53.9%	6.5%	16.9%	14.1%
2003-2004	63.4%	5.0%	19.2%	15.4%
2004-2005	55.6%	6.6%	21.8%	15.5%
2005-2006	56.2%	4.6%	28.0%	22.9%
2006-2007	64.7%	2.4%	22.4%	22.0%

TABLE P-35 (Cont'd)
EDUCATIONAL GRADUATION STATISTICS
Laurens County, Surrounding Counties, and Georgia
2001-2007

Education Graduation Statistics	H.S. Graduation Rate	H.S. Dropout Rate	Percent of Grads Attending Georgia Public Colleges	Percent of Grads Attending Georgia Public Technical Colleges
Wheeler County				
2001-2002	69.2%	6.2%	17.5%	12.7%
2002-2003	51.4%	5.9%	28.8%	13.5%
2003-2004	56.5%	3.9%	23.3%	4.1%
2004-2005	70.4%	6.2%	21.9%	7.7%
2005-2006	65.1%	5.5%	24.2%	7.0%
2006-2007	62.3%	5.0%	28.6%	22.2%
Wilkinson County				
2001-2002	60.4%	5.2%	20.2%	10.1%
2002-2003	67.4%	6.9%	28.6%	11.6%
2003-2004	65.2%	6.4%	24.3%	10.7%
2004-2005	64.5%	4.8%	11.7%	14.4%
2005-2006	77.6%	1.5%	27.7%	7.9%
2006-2007	83.5%	3.9%	37.5%	9.3%
Georgia				
2001-2002	61.8%	5.3%	36.1%	9.7%
2002-2003	63.3%	5.5%	38.7%	8.3%
2003-2004	65.4%	5.1%	40.0%	7.7%
2004-2005	69.4%	5.0%	38.5%	7.7%
2005-2006	70.8%	4.7%	38.2%	6.5%
2006-2007	72.3%	4.1%	41.6%	10.1%

Source: Georgia Department of Education, Governor's Office of Student Achievement (2008). NA indicates that data was not available for that particular year.

TABLE P-38
MEDIAN HOUSEHOLD INCOME
Laurens County, Cadwell, Dexter, Dublin, Dudley,
East Dublin, Montrose, Rentz, Georgia, and the U.S.
1980-2000

Median Household Income (Actual \$)	1980	1990	2000
Laurens County	\$12,378	\$21,788	\$32,010
Cadwell	NA	\$17,083	\$32,727
Dexter	NA	\$17,778	\$33,036
Dublin	NA	\$20,374	\$28,532
Dudley	NA	\$32,321	\$41,442
East Dublin	NA	\$16,224	\$24,412
Montrose	NA	\$25,313	\$46,563
Rentz	NA	\$21,094	\$25,000
Georgia	\$15,033	\$29,021	\$42,433
United States	\$16,841	\$30,056	\$41,994

Source: U.S. Bureau of the Census, 1983, www.census.gov, 2008(STF 3 data was used to obtain 1990 figures. SF 4 data was used to obtain 2000 figures.).

TABLE P-39
HOUSEHOLD INCOME DISTRIBUTION
Laurens County, Cadwell, Dexter, Dublin,
Dudley, East Dublin, Montrose, and Rentz
1980-2000

Category	Laurens County			Cadwell		
	1980	1990	2000	1980	1990	2000
TOTAL Households	12,471	14,592	17,098	NA	132	146
Income less than \$5000	2,478	1,673	NA	NA	23	NA
Income \$5000 - \$9999	2,615	2,043	2,593	NA	26	22
Income \$10000 - \$14999	2,188	1,527	1,611	NA	12	22
Income \$15000 - \$19999	1,525			NA		
Income \$20000 - \$29999				NA		
Income \$30000 - \$34999	2,786 ^{1/}	5,198 ^{4/}	4,950 ^{4/}	NA	47 ^{4/}	39 ^{4/}
Income \$35000 - \$39999				NA		
Income \$40000 - \$49999	588 ^{2/}	2,078 ^{2/}	2,887 ^{2/}	NA	19 ^{2/}	20 ^{2/}
Income \$50000 - \$59999				NA		
Income \$60000 - \$74999		1,410 ^{5/}	2,739 ^{5/}	NA	2 ^{5/}	31 ^{5/}
Income \$75000 - \$99999		367	1,254	NA	0	9
Income \$100000 or more	291 ^{3/}	296	1,064	NA	3	3

TABLE P-39 (Cont'd)
HOUSEHOLD INCOME DISTRIBUTION
Laurens County, Cadwell, Dexter, Dublin,
Dudley, East Dublin, Montrose, and Rentz
1980-2000

Category	Dexter			Dublin		
	1980	1990	2000	1980	1990	2000
TOTAL Households	NA	204	203	NA	5,949	6,161
Income less than \$5000	NA	26	NA	NA	857	NA
Income \$5000 - \$9999	NA	33	39	NA	898	1,287
Income \$10000 - \$14999	NA	24	20	NA	544	559
Income \$15000 - \$19999	NA			NA		
Income \$20000 - \$29999	NA			NA		
Income \$30000 - \$34999	NA	78 ^{4/}	48 ^{4/}	NA	1,933 ^{4/}	1,680 ^{4/}
Income \$35000 - \$39999	NA			NA		
Income \$40000 - \$49999	NA	26 ^{2/}	41 ^{2/}	NA	746 ^{2/}	923 ^{2/}
Income \$50000 - \$59999	NA			NA		
Income \$60000 - \$74999	NA	11 ^{5/}	24 ^{5/}	NA	623 ^{5/}	893 ^{5/}
Income \$75000 - \$99999	NA	6	12	NA	146	416
Income \$100000 or more	NA	0	19	NA	202	403

TABLE P-39 (Cont'd)
HOUSEHOLD INCOME DISTRIBUTION
Laurens County, Cadwell, Dexter, Dublin, Dudley,
East Dublin, Montrose, and Rentz
1980-2000

Category	Dudley			East Dublin		
	1980	1990	2000	1980	1990	2000
TOTAL Households	NA	161	197	NA	908	918
Income less than \$5000	NA	11	NA	NA	112	NA
Income \$5000 - \$9999	NA	14	27	NA	222	196
Income \$10000 - \$14999	NA	24	9	NA	96	121
Income \$15000 - \$19999	NA			NA		
Income \$20000 - \$29999	NA			NA		
Income \$30000 - \$34999	NA	39 ^{4/}	44 ^{4/}	NA	290 ^{4/}	272 ^{4/}
Income \$35000 - \$39999	NA			NA		
Income \$40000 - \$49999	NA	38 ^{2/}	39 ^{2/}	NA	123 ^{2/}	193 ^{2/}
Income \$50000 - \$59999	NA			NA		
Income \$60000 - \$74999	NA	31 ^{5/}	41 ^{5/}	NA	43 ^{5/}	89 ^{5/}
Income \$75000 - \$99999	NA	4	19	NA	11	29
Income \$100000 or more	NA	0	18	NA	11	18

TABLE P-39 (Cont'd)
HOUSEHOLD INCOME DISTRIBUTION
Laurens County, Cadwell, Dexter, Dublin, Dudley,
East Dublin, Montrose, and Rentz
1980-2000

Category	Montrose			Rentz		
	1980	1990	2000	1980	1990	2000
TOTAL Households	NA	55	53	NA	160	132
Income less than \$5000	NA	9	NA	NA	19	NA
Income \$5000 - \$9999	NA	6	2	NA	26	22
Income \$10000 - \$14999	NA	4	3	NA	20	16
Income \$15000 - \$19999	NA			NA		
Income \$20000 - \$29999	NA			NA		
Income \$30000 - \$34999	NA	20 ^{4/}	13 ^{4/}	NA	54 ^{4/}	39 ^{4/}
Income \$35000 - \$39999	NA			NA		
Income \$40000 - \$49999	NA	6 ^{2/}	11 ^{2/}	NA	39 ^{2/}	15 ^{2/}
Income \$50000 - \$59999	NA			NA		
Income \$60000 - \$74999	NA	10 ^{5/}	17 ^{5/}	NA	1 ^{5/}	24 ^{5/}
Income \$75000 - \$99999	NA	0	7	NA	1	8
Income \$100000 or more	NA	0	0	NA	0	8

^{1/} Includes the \$20,000-\$29,999 and \$30,000-\$34,999 income categories.

^{2/} Includes the \$35,000-\$39,999 and \$40,000-\$49,999 income categories.

^{3/} Includes the \$50,000-\$59,999, \$60,000-\$74,999, \$75,000-\$99,999, and \$100,000 or more income categories.

^{4/} Includes the \$15,000-\$19,999, \$20,000-\$29,999, and \$30,000-\$34,999 income categories.

^{5/} Includes the \$50,000-\$59,999 and \$60,000-\$74,999 income categories.

Sources: U.S. Bureau of the Census, 1980; www.georgiaplanning.com, 2008.

ECONOMIC DEVELOPMENT

Introduction

This plan element addresses the state of economic development of the Laurens County community, including its seven municipalities of Cadwell, Dexter, Dublin, Dudley, East Dublin, Montrose, and Rentz. The economic base, labor force, local economic resources, and ongoing economic trends of the community are examined through a community assessment and the identification by the local community of issues and opportunities that require further attention. The inclusion of economic data, as required for ten years prior to the plan and for twenty years beyond plan preparation, has been satisfied to the best of the community's ability. Almost all economic data is presented at the county level, because such data for rural areas is generally only available at that level, and economic planning generally only makes sense at that level. Only limited data would be available for the municipalities. The county as a whole is truly an inseparable economic entity, most significant economic activity centers on the county seat of Dublin, and local economic resources and activities generally take place on a joint countywide basis. It has been accepted for a long time in Laurens County that the economic fate of all eight local governments is intertwined, and that the local economy could not be analyzed or developed except on a countywide basis.

It is necessary for a community to understand and address the factors driving its economic development to improve itself and make its desired future happen. Laurens County's past development is an obvious example of commerce's influence on growth and development. From the family farm to the development of the timber industry and the Oconee River, Laurens County's growth periods prior to World War II have been associated with commerce and economic development. Similarly the changing face of economic development can cause decline. Much of the late twentieth century saw the decline of the railroad as a principle means of transportation and the advent of the automobile that allowed people greater mobility to search for better employment and higher wages. Further changes in technology led to the development of more mechanized farming that requires a lesser number of people needed to work the farm than in times past.

The Minimum Standards require the inclusion of a multitude of numbers and data forecasts, all of which can be found in this Appendix to the comprehensive plan. Certain individual tables and charts necessary to illustrate key points are included. Many of these numbers are provided from data obtained through national econometric models that are based on past occurrences, and known trends and influences. It should be remembered that data are numbers with inherent accuracy problems, no matter the source. Application of models which display accurate national results become less accurate when applied to smaller areas because of sheer size. The purpose for these numbers is to provide a snapshot of the community and to help understand ongoing trends. Those citizens and leaders involved in plan preparation often have intuitive knowledge and insight on both the conditions of the local economy and the reality behind the numbers. The recognition and acknowledgement of strengths and weaknesses revealed in such analysis provides the foundation to determine means, goals, and policies appropriate for local community economic development strategies.

Economic Base

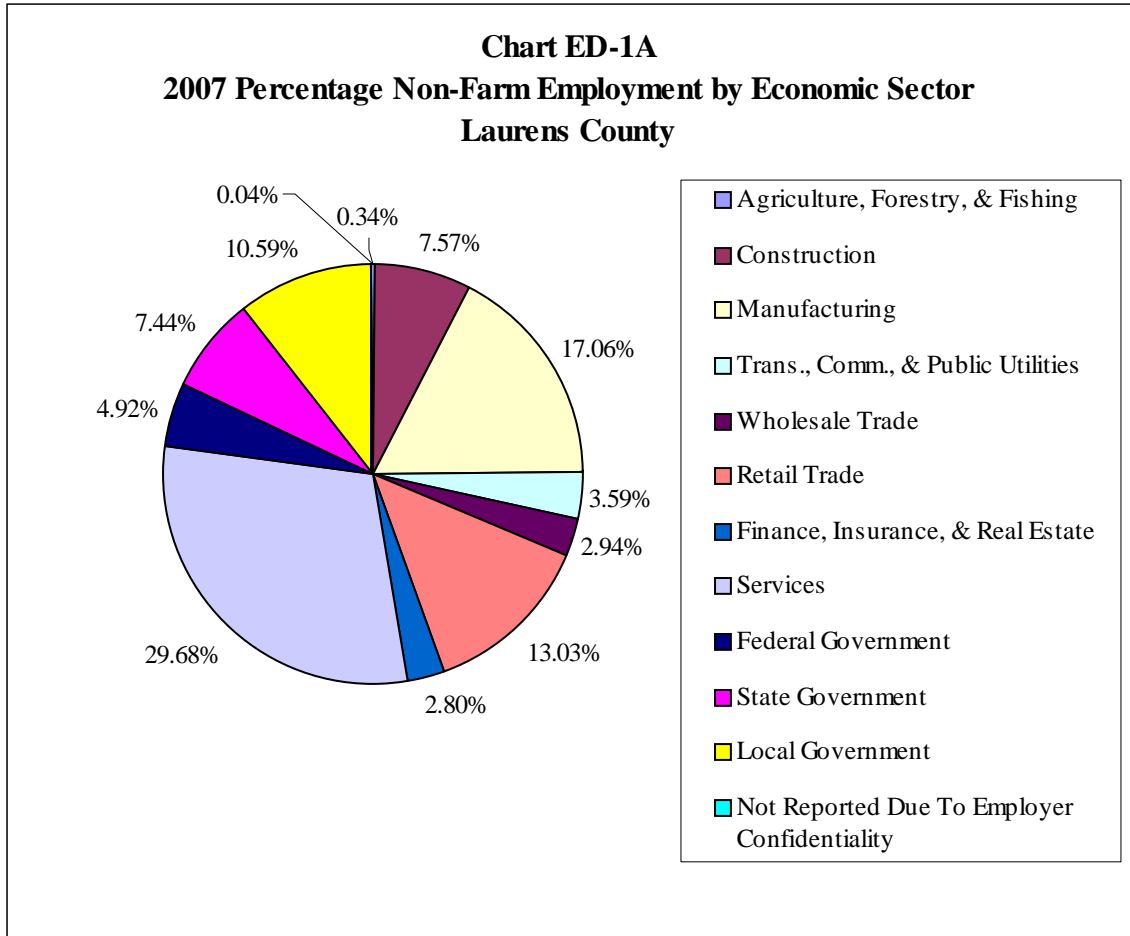
Overall Description/Trends. Laurens County is a rural county in central Georgia with a past and present intricately tied to transportation and agriculture, whose population is approaching 50,000. Over 76 percent of its land area remains in timberlands, despite its many jobs and services. With the changes in agricultural technology over the last fifty years, only a small portion of the county's employment is still in agriculture or related activities. The county's early development can be traced to its access to the Oconee River, its pine forests and abundant land for farming, and later development to railroads, U.S. 441 and U.S. 80, and Interstate 16. Laurens County's future economic development may similarly be tied to these features. Its biggest assets include the existing size of the community and its services, its agricultural and forestry land base and other natural resources, and its transportation access. The county has shown steady and solid growth, at a rate somewhat slower than that of the state but comparing more favorably to the U.S as a whole. It is a rural economic growth center with many jobs and services available.

In isolation, the Laurens County economy has exhibited generally steady growth in the last decade or two. Employment has grown from 20,802 workers in 1990 to 27,459 in 2006. This is about one-third of the jobs in its recognized labor market area. Total earnings have increased (in actual dollars) from \$428.1 million in 1990 to \$807.8 million in 2006. While this growth has remained positive (which may not be said of all rural areas), it pales in comparison to state or national growth. From 1990 to 2006, Laurens County's total employment grew approximately 32 percent, while total earnings increased by 89.7 percent. This county

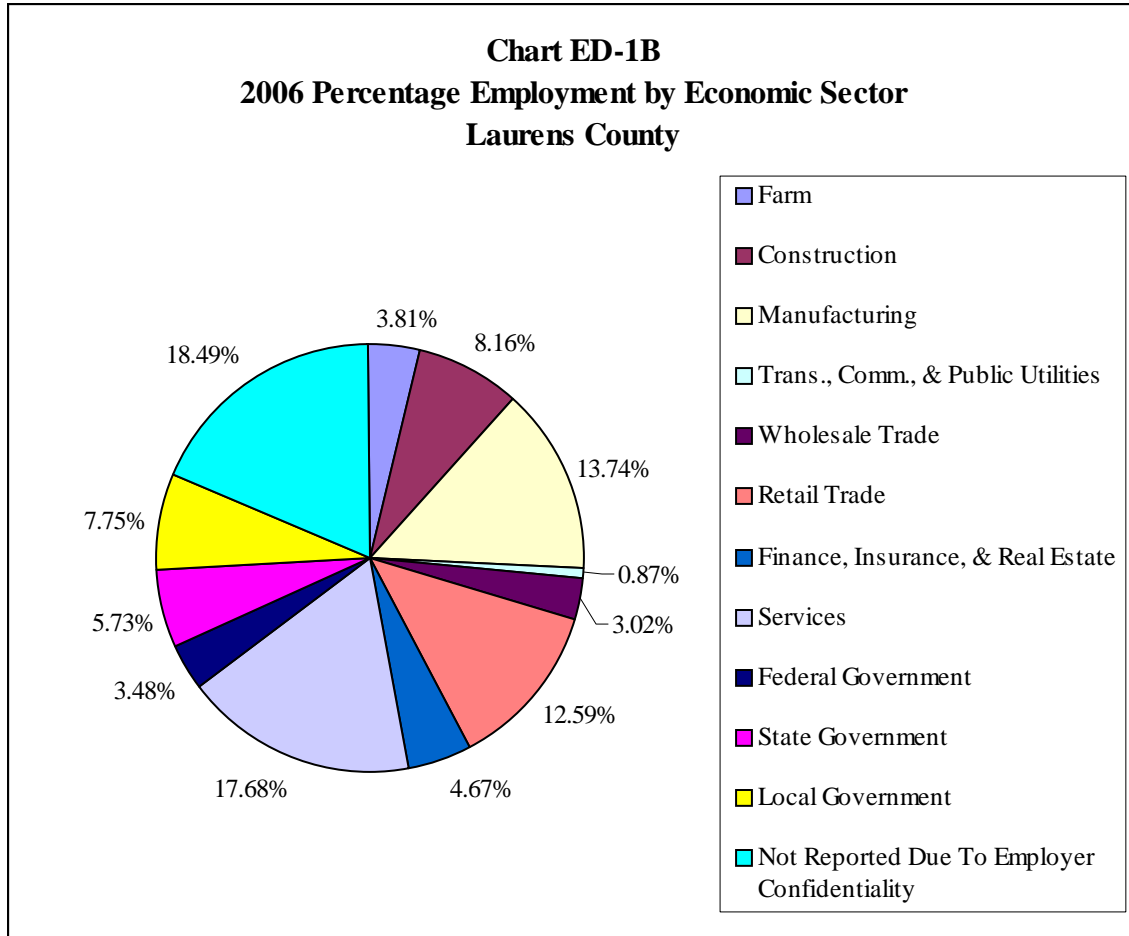
employment growth was somewhat greater than that of the U.S. (22.7 percent) and just slightly under Georgia's (33.5 percent). County total earnings increase for the period was about 85 percent that of the U.S. (105.3 percent) and about two-thirds that of Georgia's (136.1 percent). This is certainly evidence that while the county economy was not completely stagnant, it fell slightly behind that of the state and nation in terms of both employment and earnings.

Employment By Sector. The detail of employment by sector, both in terms of non-farm employment and including farming, shown for Laurens County in Charts ED-1A and ED-1B, respectively, and its comparison with Georgia in Charts ED-2A and ED-2B reveal major differences in the two economies. The top four sectors of employment in Laurens County in 2007 were, in descending order: Services, Manufacturing, Retail Trade, and Local Government. As of 2007, some 70 percent of the local economy's total employment can be found in just those four sectors. Georgia's top four 2006 employment sectors were the same as those for the U.S. These were Services, Retail Trade, Finance, Insurance, and Real Estate, and Manufacturing. Prior to 2005, Manufacturing had been the top employment sector in Laurens County while Retail Trade had been second. Services was third in both 1990 and 2000, while Local Government has remained fourth. Between 1990 and 2007, employment in the Services sector doubled (14.77% to 29.68%), as was almost the case with State Government (3.90% vs. 7.44%). On the other hand, substantial declines were found in the Manufacturing (27.89% vs. 17.06%) sector, indicating a decreasing reliance on a historically important component of the local economy, and Retail Trade sector (20.33% to 13.03%). In 1990, Georgia began the switch from an economy that was led in employment by the manufacturing sector to an economy where the services sector employed the greatest number of people. Simultaneously, Laurens County was beginning to slowly transition away from an economy with manufacturing as the sole primary employer. In the state as a whole, this change had occurred some decades ago.

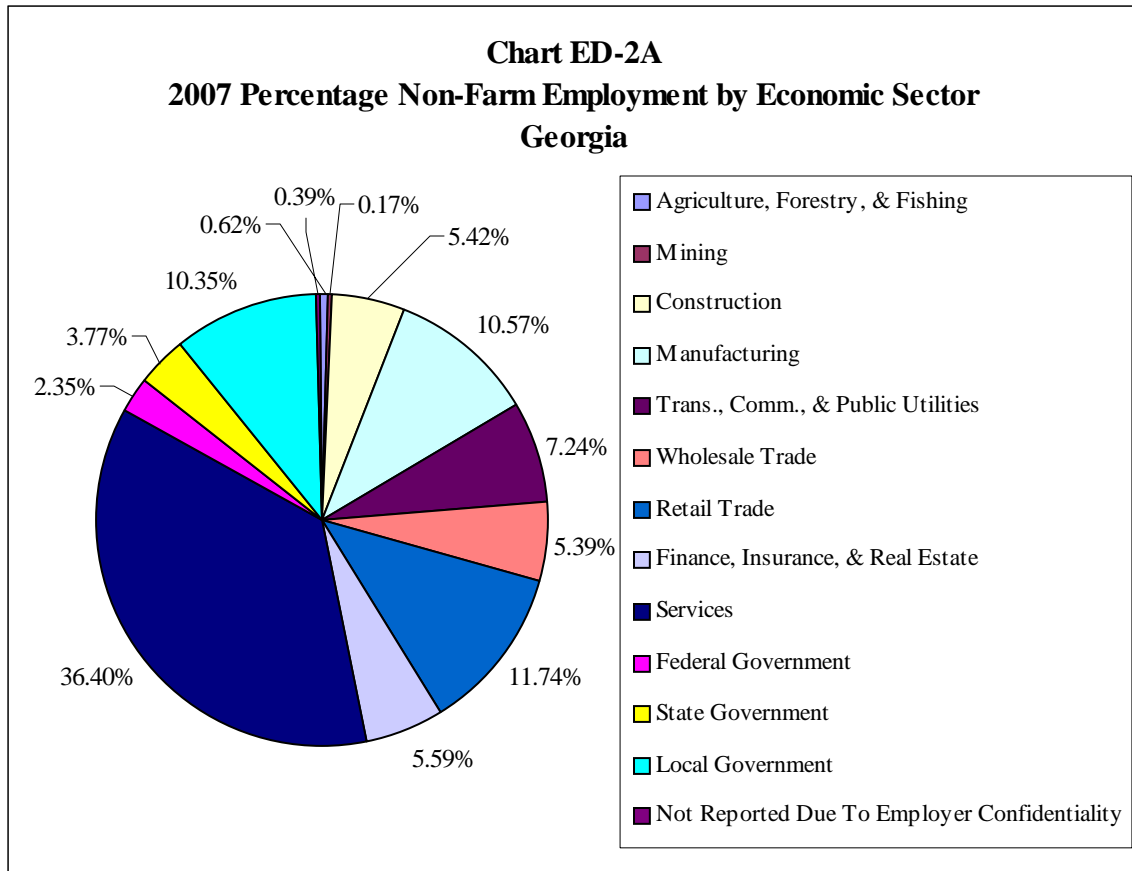
In terms of percentages, manufacturing jobs were more than one-half as prevalent in Laurens County in 2006 as Georgia and the U.S. Other sectors with a larger presence in Laurens County in 2006 than in Georgia were Farming (some three times above Georgia's percentage), Federal Government (double the state's percentage), State Government (some 85 percent greater than Georgia's percentage), Construction (some 20 percent greater than that of Georgia as a percentage), and Retail Trade (just slightly higher than that of Georgia). On the other hand, the Wholesale Trade sector in Laurens County in 2006 was about one-half that of Georgia, and the local Finance/Insurance/Real Estate sector was twice as high as a percentage statewide as locally.



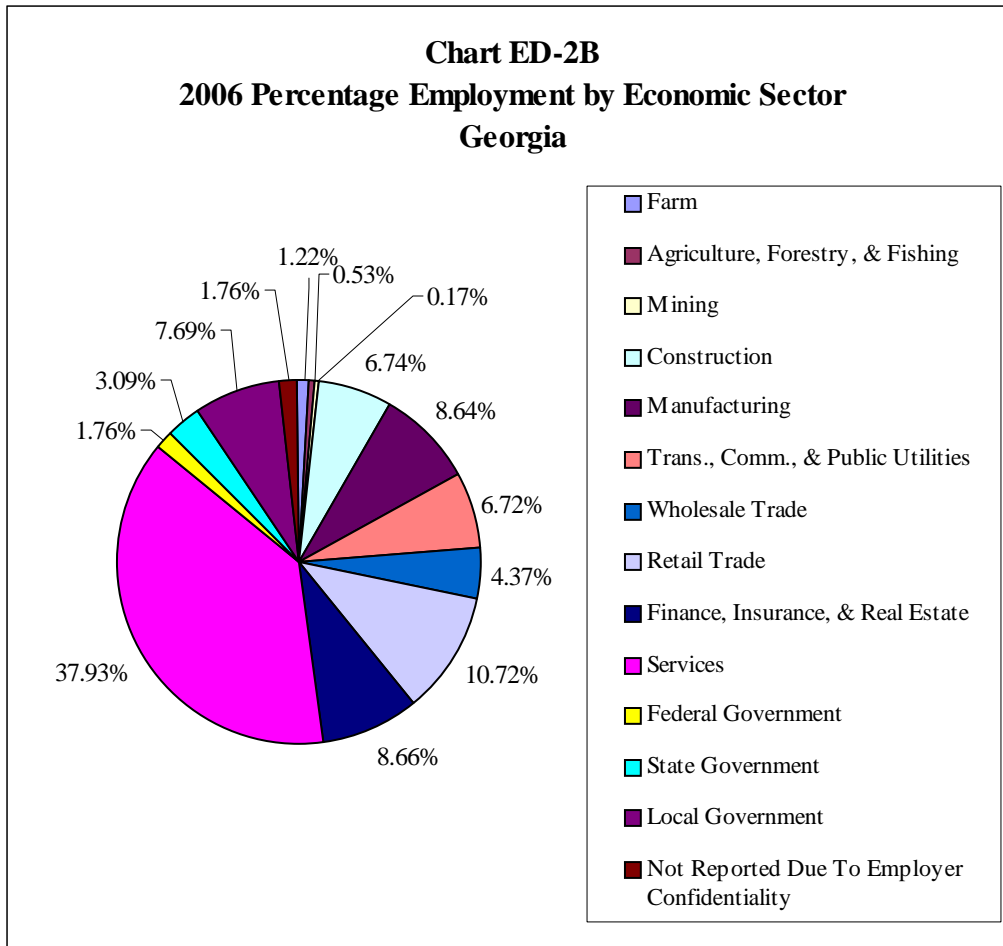
Source: Georgia Department of Labor, 2008.



Source: U.S. Bureau of Economic Analysis, 2008.



Source: Georgia Department of Labor, 2008.



Source: U.S. Bureau of Economic Analysis, 2008.

At the same time, both the state and national economies have experienced fundamental shifts as well. The largest increase in Georgia’s employment between 1990 and 2007 was in the Services sector (19.97% vs. 36.40%), while the steepest decline was found in the Manufacturing sector (19.0% vs. 10.57%). This mirrors the change in the national economy over the same time period, as the economy at both the state and federal level shifts away from a manufacturing-based economy to one that is more service-based. Between 1990 and 2006 the Services sector increased in terms of total employment in the U.S. from 27.74 percent to 40.01 percent. Simultaneously, the Manufacturing sector’s share of total U.S. employment dropped from 14.13 percent to 8.28 percent, as that sector has experienced hard times over the last two decades due to technological changes and an increasingly competitive global economy.

Although no projections are available at the present time, the current data seems to indicate that the ongoing trends taking place at the local, state, and national level should continue. Total employment in Laurens County should continue its steady increase from recent years, barring the closure in the county of any large-scale establishments. The largest sectors of employment in Laurens County will likely continue to be found in the Services, Manufacturing, Retail Trade, and Local Government sectors. These four sectors combined presently comprise some 70 percent of Laurens County's total employment, and this will likely remain the case for the foreseeable future. The Services sector is the fastest growing sector both in terms of actual numbers and its share of total employment in the county, mirroring the current trend at the state and national levels of a more service-based economy. The upward movement of this sector locally does provide opportunity and room for further growth and expansion. Professional services are limited. The continued growth of Fairview Park Hospital coupled with an aging population offers potential markets for additional medical and support services. There are already identified needs for more physicians. There are several personal care homes and assisted living facilities available locally to help serve the county's elderly population, and there is room for additional facilities in the future. The increase in technology and computer use provides a need for new types of services. The availability of Heart of Georgia Technical College provides a source for training in specific service areas that may be identified by the community.

The Manufacturing sector is expected to continue a marked and steady decline in terms of its share of total employment. Many of the county's manufacturers specialize in the production of metals and related products. This segment of the county's manufacturing provides over 800 jobs locally and includes some of the county's larger employers such as Advanced Metal Components, American Steel Products, Electrolux, and Handi-House. Several industries take advantage of the area's vast timber resources, including Rayonier, which employs approximately 100 persons.

The Farm sector is expected to continue its slow decline from previous years as the economy continues to become less dependent on agriculture. By 2002 there were 709 farms in Laurens County valued at \$1,359 per acre. Many small, family-owned farms have had to give way to larger, more corporate-owned operations due to higher production costs resulting from the changes in technology and increased competition from other countries. The forests and natural resources of the county do offer opportunities for the development of value-added enterprises and recreation-based hunting and fishing enterprises. Agriculture will never provide the employment opportunities necessary to support large population numbers, but will remain a very important economic impact in the county, especially if nurtured and properly supported.

According to a Georgia Department of Labor Area Labor Profile for Laurens County that was conducted in 2007, 79 separate government offices with over 4,600 employees were operational in Laurens County. This is over one-fifth of local non-farm employment. Of these 79 separate offices, 40 percent are state government offices with another 40 percent being local government offices. This sector provides much stability to the local economy. Although no projections are available, recent trends would likely indicate that growth for this sector would look to continue to be small but steady as reflected in the Labor Department data, as there is positive potential for growth through population expansion, expansion of service, and the securing of new governmental functions.

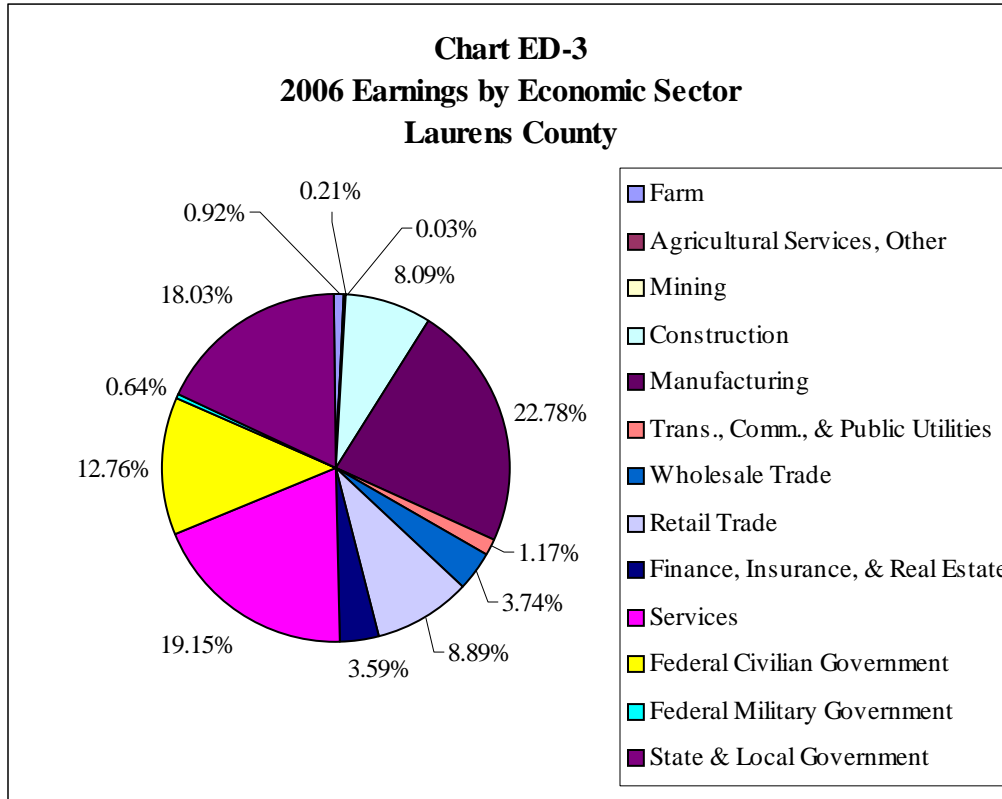
Laurens County is a major retail area for an approximately 10 county area in central Georgia. Additional retail opportunities abound in the relatively nearby major city of Macon. The major sources of local retail trade are Laurens, Bleckley, Johnson, Telfair, and Treutlen counties with Dodge, Emanuel, Twiggs, Wheeler, and Wilkinson providing lesser trade activity. Laurens County has four (4) major shopping centers, five counting a revitalized downtown Dublin, all located in Dublin. Despite a noticeable drop in retail trade employment in the last five years, the general retail trade climate in Dublin has been on the upswing recently, particularly with the recent opening of a Wal-Mart Supercenter on the western edge of Dublin along the U.S. 80 West corridor to replace the smaller, earlier Wal-Mart. Another major growth area for commercial/retail development is along the I-16/U.S. 441 South interchange on the south side of Dublin, particularly in terms of restaurant and hotel/motel development. This sector's further development will likely be dependent on the continued development around and nearby Wal-Mart as well as I-16 to continue attracting outside shoppers, or expansion of other sectors generating population growth. A good quantity of land is available for continued commercial/retail development both in Dublin and adjacent to the city with the ongoing construction of the U.S. 441 By-Pass, particularly at its several intersections.

The state of Georgia's economy could reasonably be expected to head in much the same direction as it has been. The largest sectors of employment in Georgia are expected to likely continue to be in the Services, Retail Trade, Local Government, and Manufacturing sectors; currently comprising some two-thirds of Georgia's total employment. The Services sector is expected to continue to see the biggest increase statewide in the near future, as it becomes an even more dominant player in the state's economy than even at present. This trend mirrors that currently ongoing at the national level as well. Manufacturing is expected to continue a slow and steady decline in terms of its share of total employment, remaining only a shadow of what it used to be in terms of being a major player in the state's employment picture. The same is ongoing at the federal level. Some of the void is being filled through local government and retail

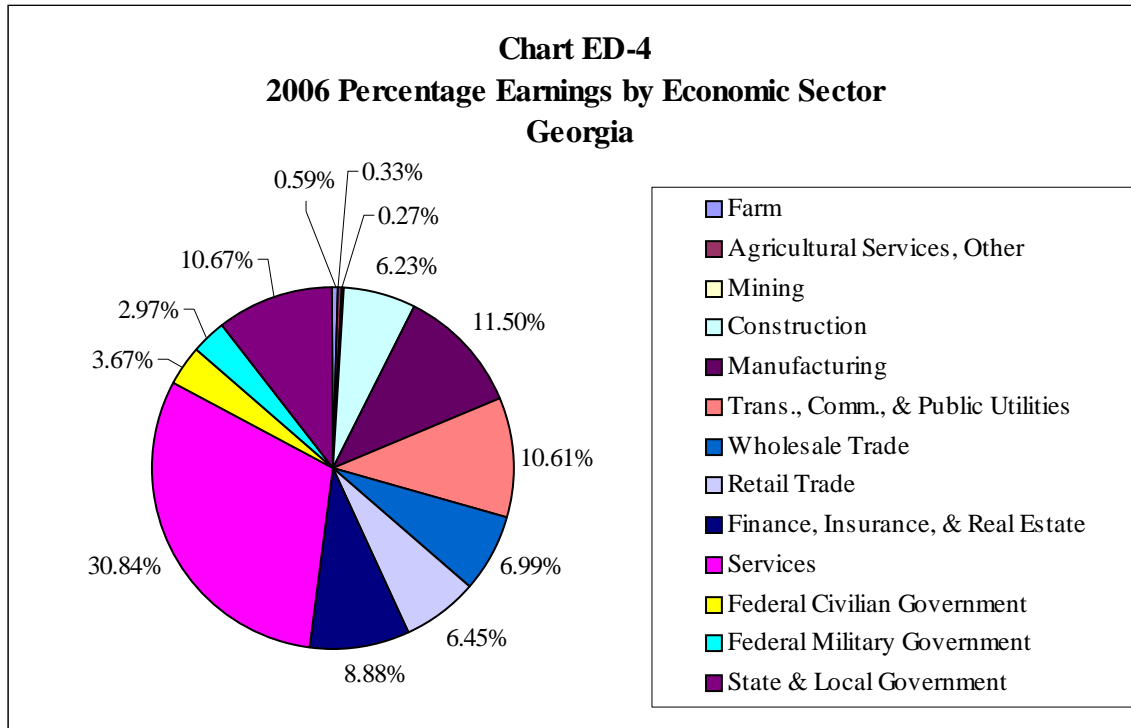
trade jobs, although the percentage of total employment in these sectors is only slightly higher than manufacturing at the present time.

Earnings By Sector. In terms of 2006 earnings, the three highest employment sectors in Laurens County were Manufacturing, Services, and State & Local Government. While first in total employment, the Services sector earnings are somewhat behind those of Manufacturing despite recent declines in the number of manufacturing jobs, attributable to the lower wage jobs that are commonly found in service jobs. The same can be said for Retail Trade, which is fourth in total employment but fifth in total earnings. Symptomatic of its decline, agriculture is now only a small factor in terms of total earnings as well as total employment in the local economy. It is significant to note the top three sectors provided about 60 percent of Laurens County 2006 earnings. Manufacturing, Services, and State and Local Government each provided nearly one-fifth of total earnings (22.78 percent, 19.15 percent, and 18.03 percent, respectively). Chart ED-3 illustrates the state of total earnings in Laurens County as of 2006. Between 1990 and 2006, earnings in the Manufacturing sector declined by one-seventh as a percent of total earnings in Laurens County (26.53% vs. 22.78%), despite a greater percentage decline in total employment. Farming declined as a percentage by two-thirds over the last decade (2.83% in 1990 vs. 0.92% in 2006). On the other hand, State & Local Government earnings increased by roughly one-third as a percentage of total earnings (12.87% vs. 18.03%). Other significant gains in terms of percentages were found in Services (16.44% in 1990 to 19.15% in 2006).

Georgia's 2006 top four sectors in terms of earnings were Services, Manufacturing, State & Local Government, and Transportation/Communications/Public Utilities. Those four sectors provided nearly two-thirds of total earnings, and Services alone accounted for almost one-third (30.84 percent) of total earnings, as shown in Chart ED-4. Between 1990 and 2006, earnings in the Manufacturing sector declined by nearly one-third at the state level in terms of its share of total earnings. The Services sector's share increased by nearly 40 percent over that same time. In 2006, the top four sectors in terms of earnings at the national level were Services, Manufacturing, State & Local Government, and Finance, Insurance, and Real Estate. These four sectors combined to make up some 67 percent of total earnings nationwide. Interestingly, while Retail Trade was one of the top employers in the U.S., it only made up just 6.6 percent of total earnings.



Source: U.S. Bureau of Economic Analysis, 2008.



Source: U.S. Bureau of Economic Analysis, 2008.

This is a reflection of the low-paying jobs that are often found in this particular sector. The changes in total earnings at the national level mirror closely those found in Georgia, with Manufacturing steeply declining in terms of its share of the total and Services sharply rising.

Although no projections are again available at the present time, the current data seems to indicate that the ongoing trends taking place at the local, state, and national level should continue. Currently, more than 6 in 10 of Laurens County’s total earnings can be found in just three sectors: Manufacturing, Services, and State & Local Government. This somewhat mirrors the trends ongoing for total employment, minus the lower paying Retail Trade sector and with Services and Manufacturing swapping positions. While government jobs should still be a stable source of employment, they are not likely to produce great numbers of new jobs unless expansions or new openings occur sometime in the future. Manufacturing jobs are also not in the numbers locally that they once were, although those that remain seem to be well paying. The county’s manufacturing base does appear to still be strong at least to some extent. While the county’s economy is expected to continue to become more service-oriented, it is interesting to note that earnings in that sector were only about one-fifth of the county’s total earnings as of

2006 as compared to about one-third of total county employment. This is reflective of the lower wages that are common in many services industries. Although still quite important to the local economy, earnings in Farm jobs are expected to continue to slowly decline as employment numbers level off.

Ongoing trends for Georgia's total earnings could reasonably be expected to continue for some time to come. Almost one-third of Georgia's total earnings in 2006 were in the Services sector, and, with service-oriented industries on the rise statewide, this sector should become an even more dominant part of the state's economy. This seems to indicate that Services will continue to increase its stronghold on the state's economy for the next couple of decades. Another sector that is on the rise, albeit not to the same extent as services, is the Transportation, Communications, and Public Utilities sector. As of 2006, it had become some one-tenth of total earnings statewide, some one-fifth higher as a percentage of total earnings than in 1990. Manufacturing earnings are still another one-eighth of total earnings, slightly higher than this sector's percentage of total statewide employment as large numbers of people remain employed in manufacturing jobs despite steady declines in this sector.

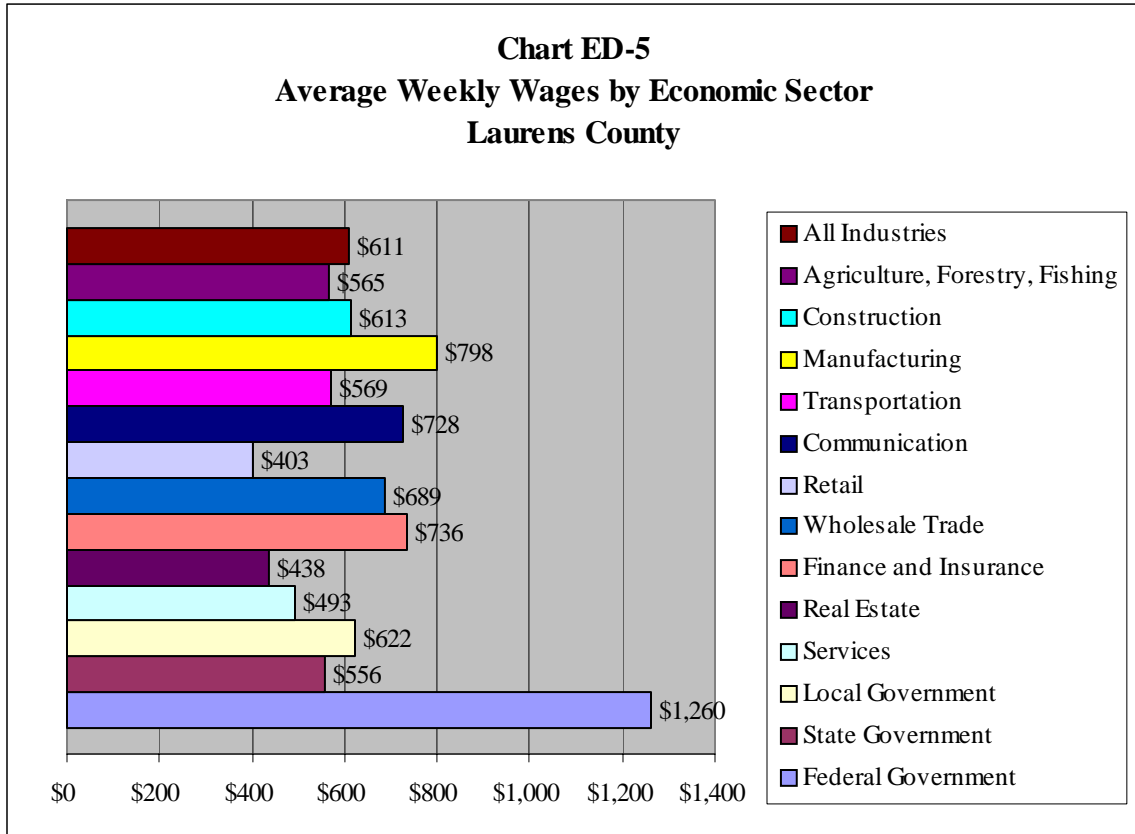
National trends closely resemble those indicated for Georgia. As in Georgia, almost one-half (some 45 percent) of the U.S. total earnings in 2006 were in the Services and Manufacturing sectors. Services jobs alone were responsible for one-third of total U.S. earnings. Earnings trends for state and local government jobs are very similar to those seen in Georgia. Finance, Insurance, and Real Estate earnings, on the other hand, are slightly higher nationally than in the state, and this trend is likely to continue for the next few years.

Labor Force

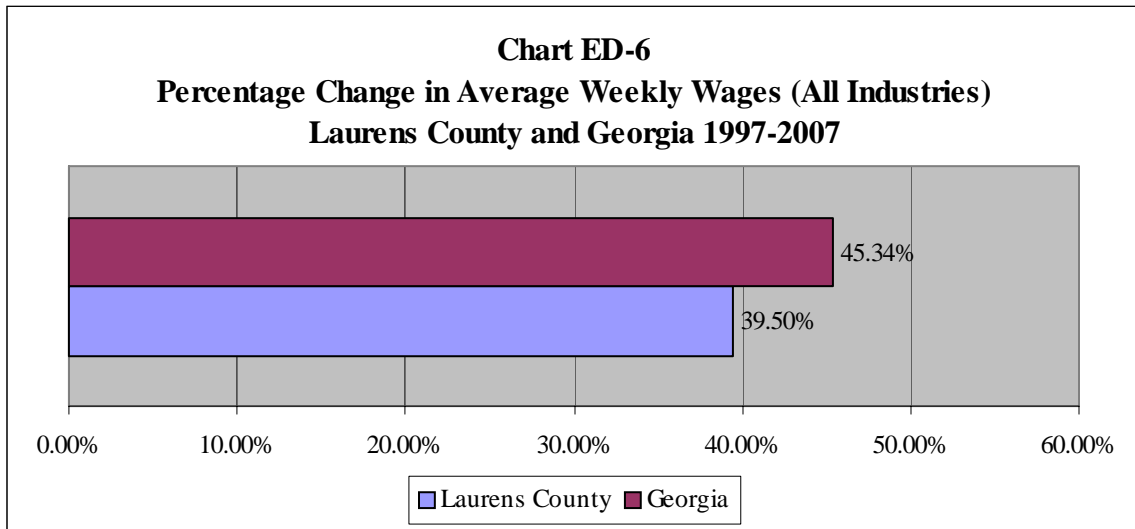
Average Weekly Wages

Average weekly wages for all economic sectors in Laurens County with comparisons to Georgia are illustrated in Charts ED-5 and ED-6. This data is shown for the years 1997 through 2007. These figures confirm an economy not keeping pace with that of the state. Averages for all sectors show overall wages in Laurens County that were on average \$120 per week behind the state in 1997, falling to \$200 per week behind by 2007. Growth in overall average weekly wages was slightly higher in Georgia (45.34 percent) than in Laurens County (39.50 percent) between 1997 and 2007. Average overall wages in 2007 in Laurens County were approximately

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Sources: Georgia Department of Labor, Covered Employment and Wages Series, 2006; U.S. Bureau of Labor Statistics, 2008.



Sources: Georgia Department of Labor, Covered Employment and Wages Series, 2006; U.S. Bureau of Labor Statistics, 2008.

percent of Georgia's, with only the Federal Government and Agriculture, Forestry, and Fishing sectors in Laurens County being higher than the state's total for that respective sector. In 2007, the highest wages in Laurens County were in the Federal Government (\$1,260), Manufacturing (\$798), and Finance and Insurance (\$736) sectors. Georgia's highest average weekly wages in 2007 were in the following sectors: Communications (\$1,416), Utilities (\$1,410), Finance and Insurance (\$1,331), and Federal Government (\$1,223).

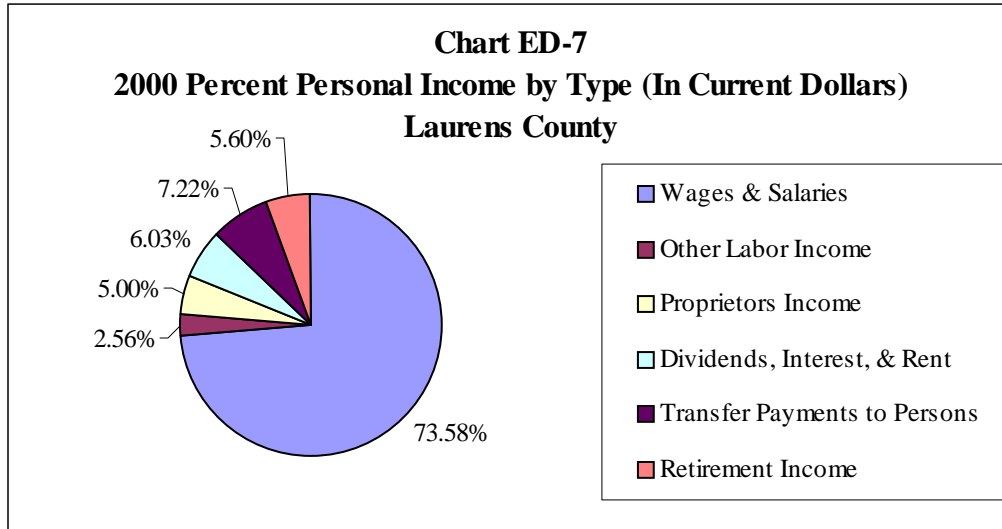
Federal Government and Agriculture, Forestry, and Fishing wages are the only ones in Laurens County that are on the same level with the state, with wages in these sectors being over 103 and 110 percent, respectively, of the state's average. This is likely the influence of more demand for forestry jobs in the county than most other sectors, as well as the presence of the Carl Vinson VA Medical Center. Local Government wages in the county are about 75 percent that of the state. This is reflective of lower overall wages and less skilled jobs of a rural government. State and Local Government wages locally are about 80-90 percent that of the state. It is interesting to note that these areas with higher local wages are all sectors with greater local presence than in the state, thus they are function in part, of supply and demand.

The remaining sectors of the local economy have significantly lower (most 40-50 or more percent less) wages than the state. Most of these same sectors had much lower employment and earnings presence locally than in the state as a whole. Thus, there are few jobs locally and supply of workers exceeds demand providing no pressure for higher wages. General economic development and the creation of more job opportunities will lessen this situation and tend to put higher pressure on wages through efforts to attract workers.

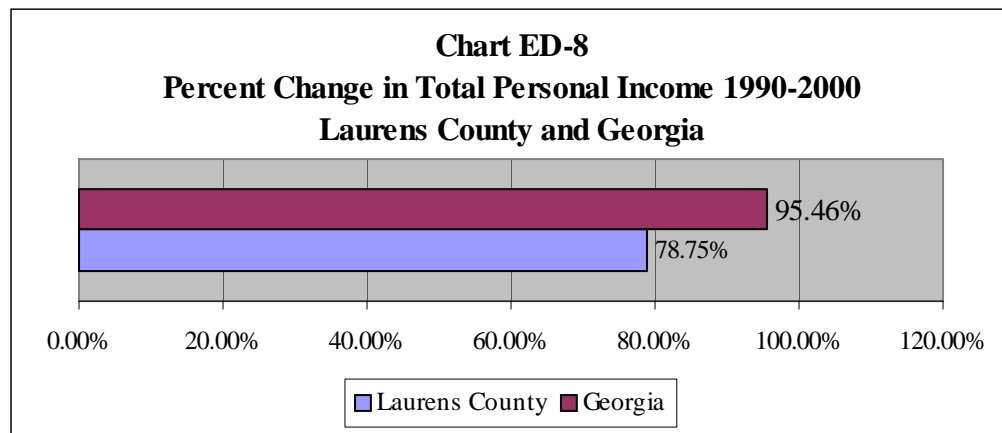
Sources of Personal Income

Chart ED-7 shows the current personal income by type for Laurens County as of 2000, as supplied by the U.S. Census Bureau. Chart ED-8 provides the percentage change of total personal income from 1990 through 2000 for Laurens County and Georgia. Current data for total personal income shows a significant increase for the county over the last decade. The two sources of personal income with major differences between the county and state are wage and salary income and transfer payments. There is somewhat more "Other Labor" and "Retirement" income in the county than in the state.

Wage and salary county income are currently more than five (5) percentage points less than that of the state in terms of percentages, with a slight decrease from 76.16 percent of the



Source: U.S. Bureau of the Census, 2008.



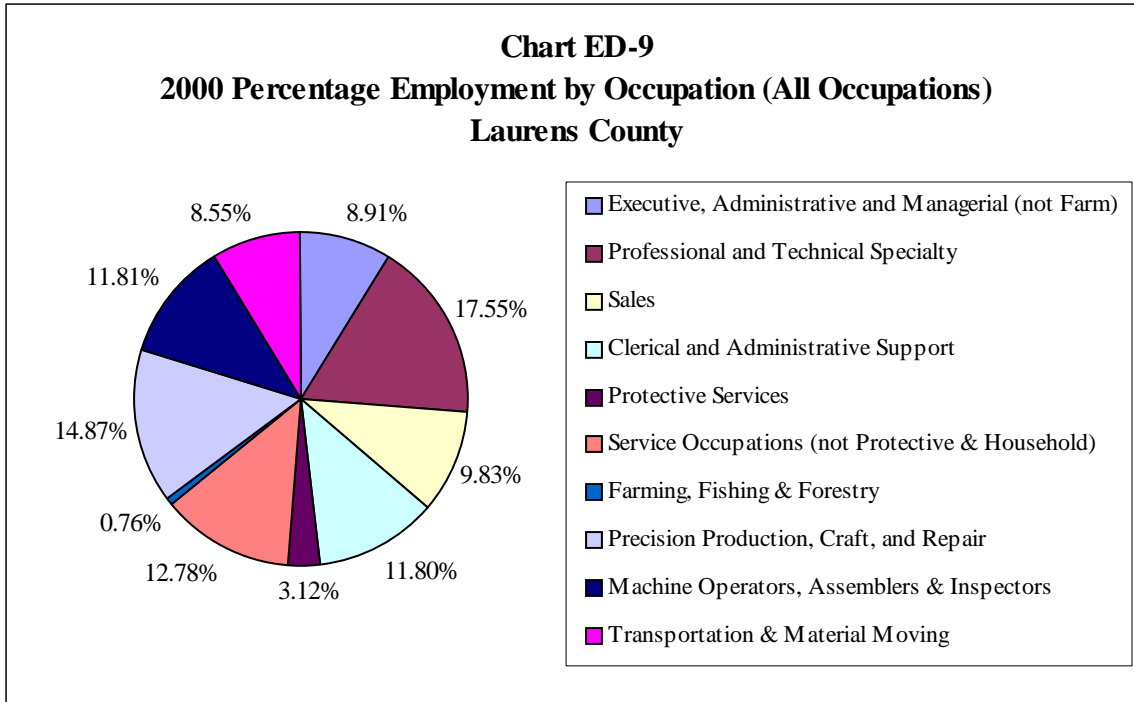
Source: U.S. Bureau of the Census, 2008.

county’s total personal income in 1990 to 73.57 percent in 2000. Without a growth in the demand for jobs, there is no pressure being placed on wages and salaries to significantly increase. Between 1990 and 2000, meanwhile, Georgia’s total personal income nearly doubled (95.46%) as Laurens County’s increased by 78.75 percent. Transfer payments to households were the source of 1 out of every 14 dollars of county personal income in 2000, compared to only about 1 out of every 25 dollars of personal income in the state in 2000. This indicates greater county reliance on Social Security, unemployment insurance, food stamps, and other sources of governmental assistance as might be expected in a low wage, generally poor economy. While this is a stable source of income, it is not the type conducive to produce substantive economic growth and job creation.

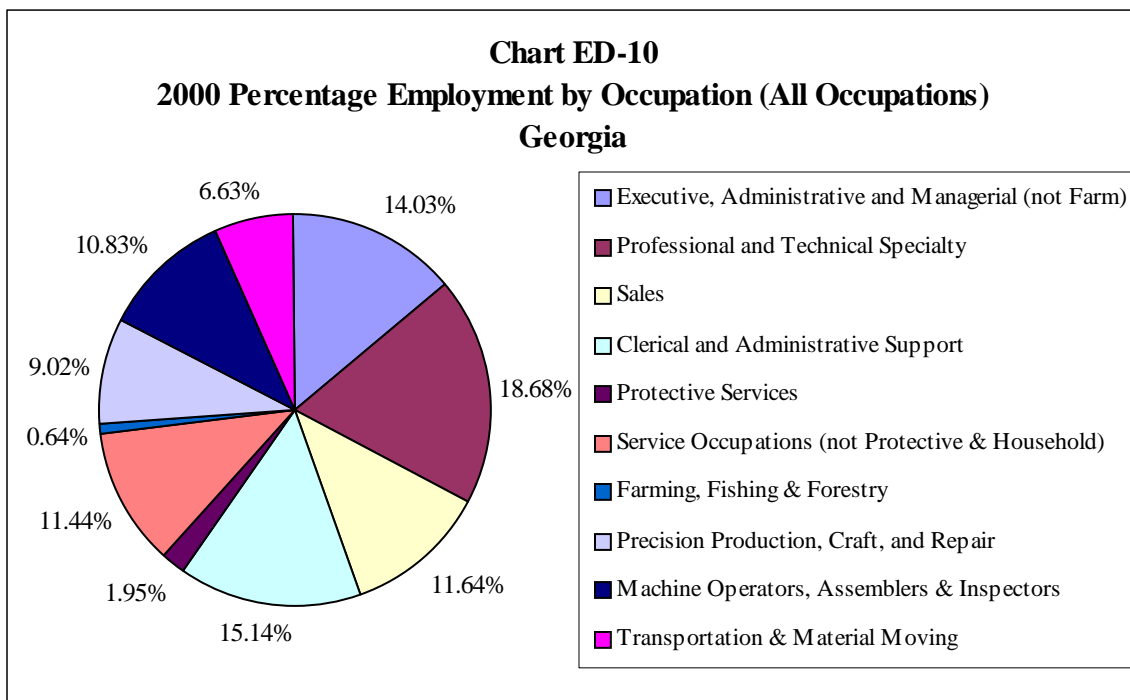
Employment by Occupation

Current employment of the local labor force by occupation (or types of job held) is shown in Chart ED-9, with information at the state level provided in Chart ED-10, and the percentage change over the last decade for Laurens County, its municipalities, and Georgia shown in Chart ED-11. The minimal growth in the employment of the local workforce is seen here once again. From 1990 to 2000, total employment by occupation increased only slightly in Laurens County (9.78 percent, an increase of 1,715 jobs), while growing statewide at a rate of 24.18 percent. Each of the municipalities experienced a decrease, however, with the exception of Cadwell and Montrose, both of which experienced just a slight increase. The City of Dublin experienced a loss of 151 jobs over the last decade (-2.39 percent). As of 2000, the top four occupations of Laurens Countians are: Professional and Technical; Precision Production, Craft, and Repair; Service (not Protective and Household); and Machine Operators, Assemblers, and Inspectors. These differ significantly from Georgia where the top four 2000 occupations are: Professional and Technical; Clerical and Administrative; Executive and Managerial; and Sales. The top U.S. occupations of 2000 were similar to Georgia except that Service occupations replaced Sales as fourth. This finding confirms that workers in Laurens County are somewhat more "blue collar" oriented than other more "white collar" workers in Georgia and the U.S., although the presence of "white collar" jobs is slowly on the rise locally. This again is a reflection of the influence of manufacturing and the agribusiness industry in the local economy, and the local economy's less developed state. It also is an indicator of less educated, though not necessarily less skilled, local workers. However, local work force skills are not the technological skills of an information age either.

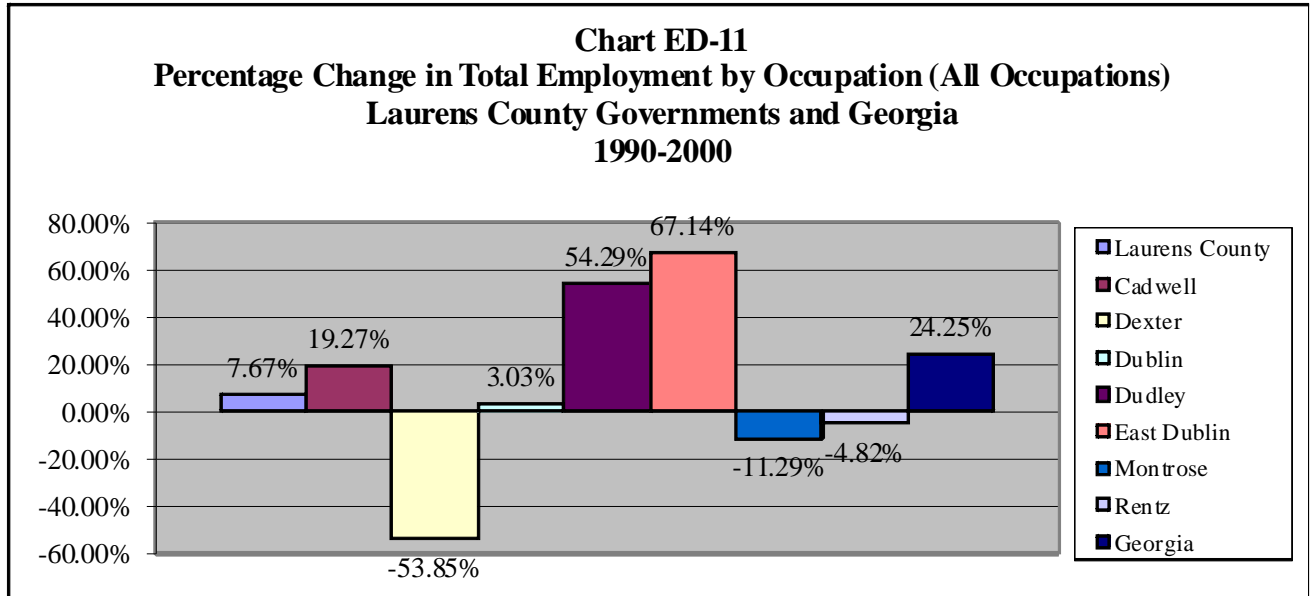
This assessment of a growth in local "white-collar" workers is also seen in analysis of 1990 to 2000 change. While "farming, forestry, and fishing" and "machine operators, assemblers, and inspectors" experienced substantial declines locally in real numbers, professional and technical jobs increased by about one-half as a percentage locally, while increasing at somewhat slower rates at both the state and national levels. The third leading state and national occupation (executive, administrative, and managerial) increased at roughly the same percentage locally



Source: U.S. Census Bureau, www.census.gov; 2008.



Source: U.S. Bureau of the Census, www.census.gov; 2008.



Source: U.S. Bureau of the Census, www.census.gov; 2008.

as it did at either the state or national level. On the other hand "precision production, craft, and repair," a standard "blue collar" occupation and the county's second leading occupation, increased on a percentage basis locally, and remained nearly double that of Georgia and U.S. percentages.

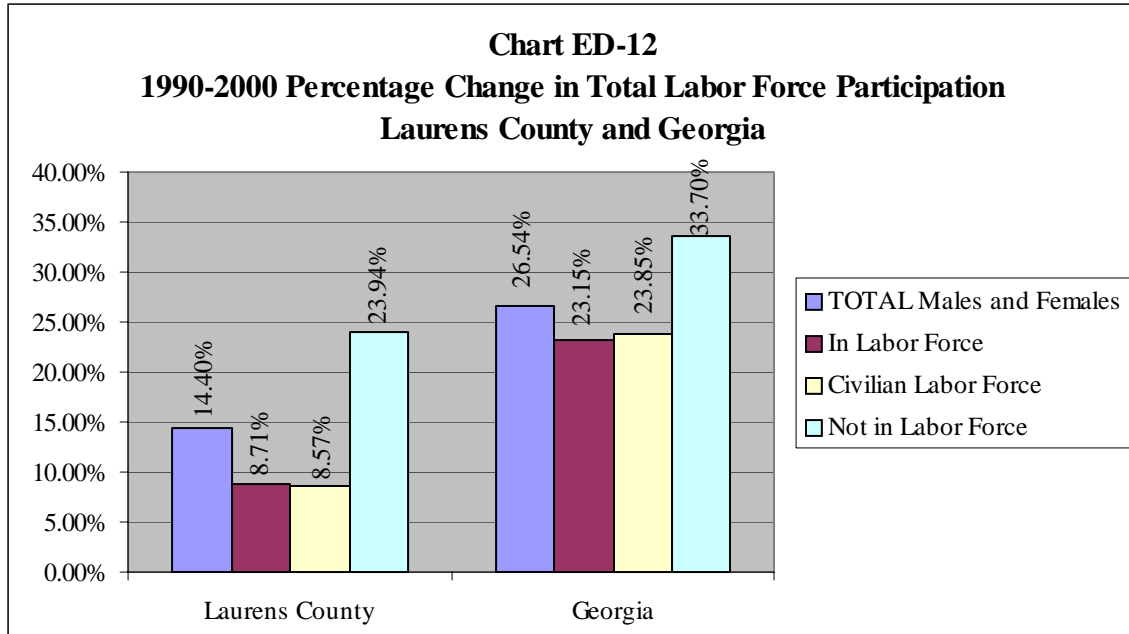
While the technical, "blue collar" skills of the local work force serve the current manufacturing economic base of the county well, it points to a need for more education and retraining of the labor force to attract information age jobs. Technology is pervasively invading even traditional manufacturing arenas. Greater educational efforts are currently ongoing thanks to the availability of both Middle Georgia College's Dublin Center and Heart of Georgia Technical College as well as other nearby post-secondary facilities. While these efforts are helping Laurens County to develop a greater presence of "white-collar" jobs, more still needs to be done to allow Laurens County to catch up to the information age that has propelled the economies of the state and the nation.

Employment Status and Labor Force Characteristics

Current and historic data on employment status and labor force characteristics are shown in Chart ED-12 in a comparison of the percentage change over the last decade for Laurens County and Georgia. The total labor force in Laurens County grew by 4,307 workers in the ten years from 1990 to 2000, an increase of over 14 percent. During the same period the state labor force grew by more than 26.5 percent, while the U.S. labor force expanded at a rate just below that of Laurens County at 13.5 percent. Those not in the labor force increased in total numbers by more than one-half the rate of the labor force as a whole (11,173 persons in 1990 vs. 13,848 persons in 2000, a gain of 2,675 persons, or 23.94 percent).

County employment in the civilian labor force fell well short of Georgia growth but did fare somewhat better when compared to the U.S. as a whole during the 1990s. County civilian employment increased by 1,715 persons during the 1990s, or 9.78 percent, compared to 11.8 percent for the U.S. and 23.8 percent for the state. A lesser factor affecting those in the labor force is the significant portion of the county's population that is elderly. As of 2000, some 13.3 percent of the county's population is age 65 and older. This percentage is more than one-third higher than the state (9.6 percent) and slightly higher than the nation (12.4 percent). As more young people leave the area in search of good paying jobs elsewhere, the remaining population is aging and, thus, slowly leaving the labor force.

Of the 4,307 new workers added to Laurens County's total labor force between 1990 and 2000, 2,255, or 52.36 percent, were males. This compares to Georgia where 28.6 percent of new workers were males and the U.S. where about 14.3 percent of new workers were males. However, in 2000 males constituted 47.33 percent of the local labor force compared to 48.5 percent in Georgia and 48 percent in the U.S. Despite this similar percentage of local male workers, the male participation rate in the county labor force in 2000 was only 65 percent, down somewhat from 70 percent in 1990 but slightly less than Georgia's 73 percent male participation rate and the U.S. rate of almost 71 percent. The number of males not in the labor force locally increased by almost 35 percent over the last decade. The female participation rate in the local labor force is also well below that of the state and nation (just over 54 percent in Laurens County, over 59 percent in Georgia, and 57.5 percent in the U.S.). Overall, the county had only 59.54 percent of persons aged 16 or older in the work force in 2000 compared to Georgia's 66 percent and the U.S.'s 64 percent.

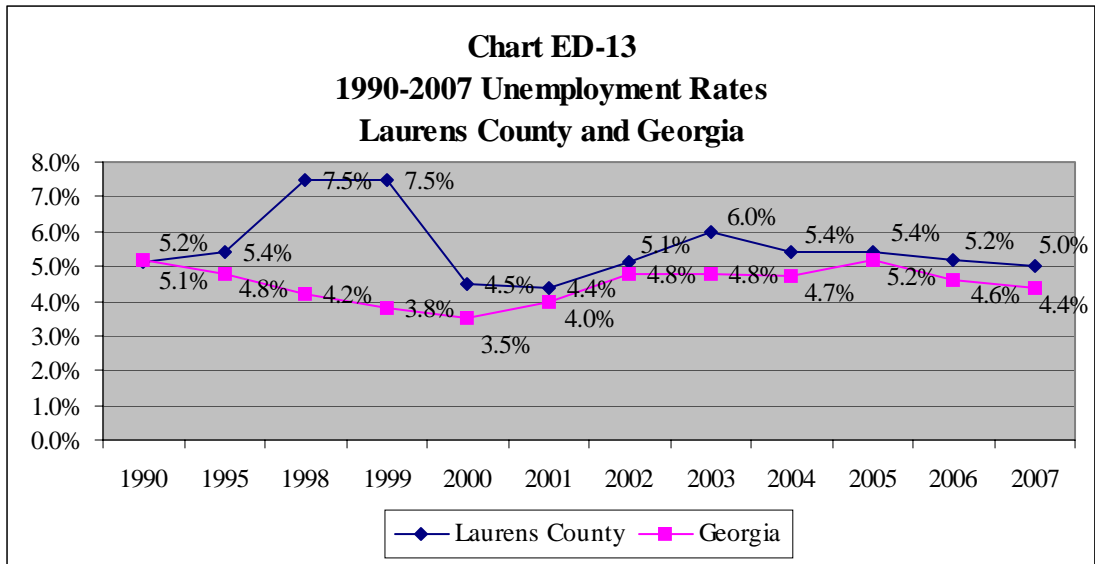


Source: U.S. Bureau of the Census, www.census.gov; 2008.

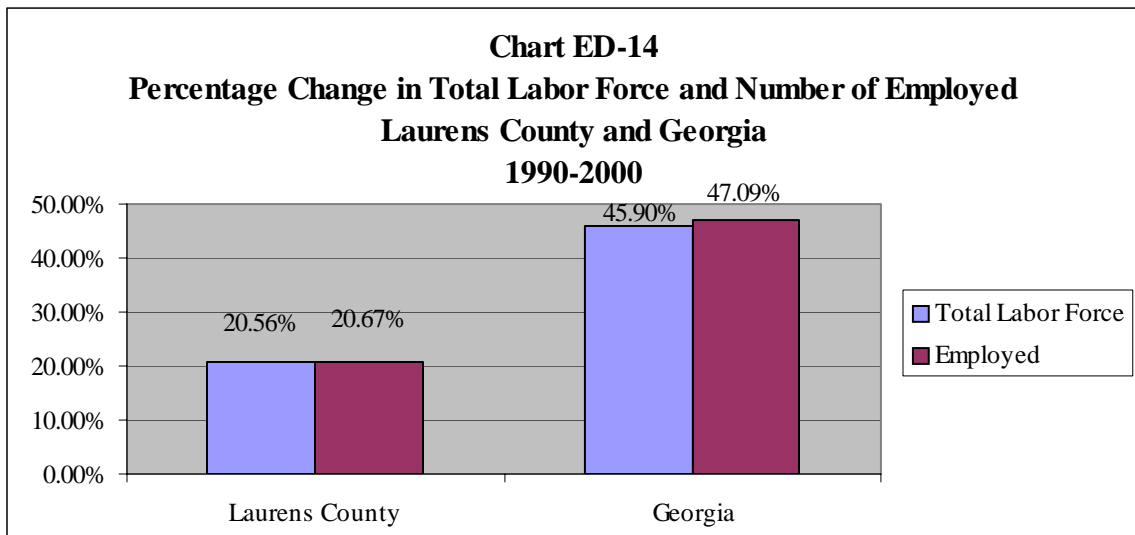
These statistics indicate less than healthy growth in the local labor force, especially when compared to Georgia but mainly slightly less growth when compared to the U.S. However, it also means that there are likely other available workers in the population not currently counted in the labor force. The county population may have larger numbers of elderly and those with transfer payments, but the gap between the local labor force and that of the state and nation is somewhat larger than might be expected. There may be some indication that welfare and benefits programs are still more attractive than current low wage jobs, in spite of the welfare reforms that have transpired at the state and national levels. This is more evidence of an increased need for labor force education and training to increase participation rates, and greater diversification of the economy.

Unemployment Rates

Chart ED-13 details annual average unemployment rates in Laurens County from 1990 through 2007, while Chart ED-14 highlights the percentage change in the total labor force and the number of employed persons during the 1990s both on a countywide and statewide level. Unemployment in the Laurens County labor force has been consistently above that of Georgia and the U.S. since 1990 as the economic boom seen throughout much of Georgia and the U.S. during the latter half of the 1990s failed to have quite as much positive impact at the local level. Laurens County could still not keep pace with the rapid growth throughout Georgia but was able to grow at nearly the rate of the U.S. as a whole despite steady population growth, as evidenced by an increase of 3,815 persons from the local labor force between 1990 and 2007 (20.56 percent compared to the state's growth rate of 45.9 percent and the national growth rate of 21.68 percent). Unemployment rates in Laurens County were normally in the middle of the surrounding counties, with Bleckley, Dodge, Twiggs, and Wilkinson counties typically having lower unemployment rates throughout the period. Since 2002, however, Emanuel County's unemployment rate, while still slightly higher than Georgia and the U.S., has joined that group as well. In recent years, Laurens County unemployment has usually been 0 to 1 percentage point below these counties, despite being the area's regional growth center, and usually about 0 to 1 percentage point above the Georgia rate while fluctuating from 0 to 0.5 percentage points below the U.S. rate. This is indication of an economy whose job additions are not entirely keeping pace with its labor force growth, but not falling drastically behind it either. It likely reflects the change in the local economy from manufacturing to more government and service jobs. The community's status as a regional economic center is reflected, providing new jobs at a pace nearly that of the U.S. as a whole despite more limited population growth.



Source: Georgia Department of Labor, 2008.

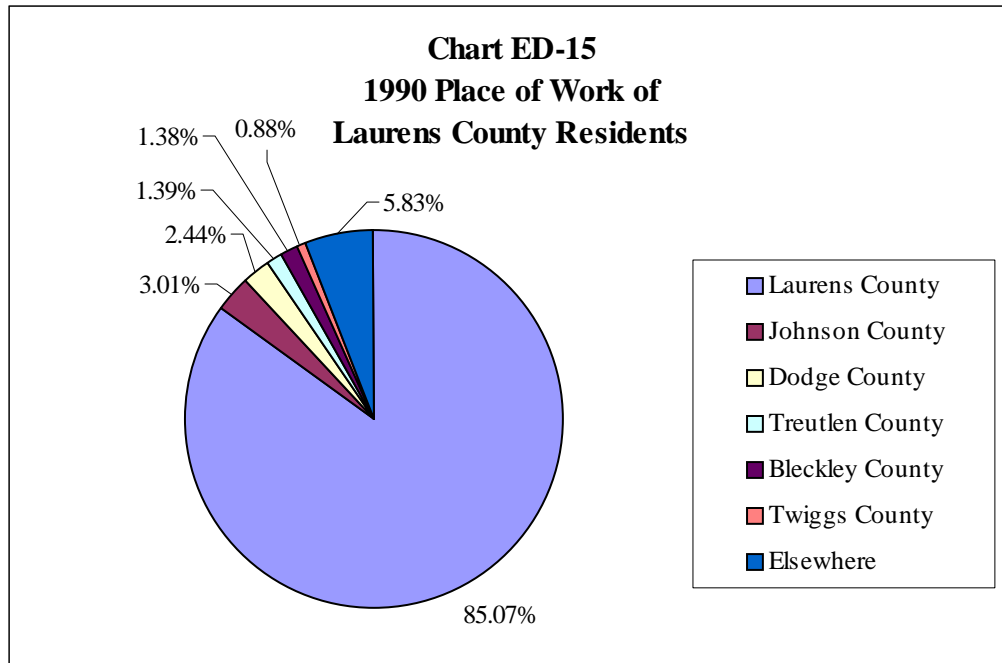


Source: Georgia Department of Labor, 2008.

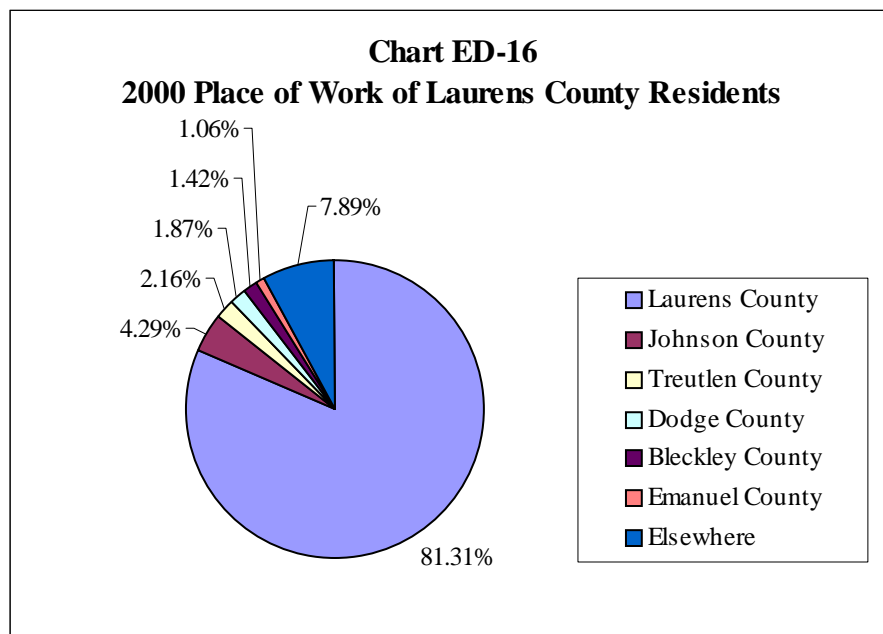
Commuting Patterns

Charts ED-15 through ED-18 depict commuting patterns and trends of the local labor force and details by county where the local resident labor force is working, and where the people working in Laurens County live. The charts document that an increasing number of residents have to commute outside the county to find work, albeit slightly so. However, as discussed previously, the county's labor force is also growing only slowly at the same time. Almost 19 percent of the local resident labor force traveled elsewhere for jobs in 2000 compared to 14 percent in 1990. 927 more residents were working in the county in 2000 than 1990, while 1,035 more residents had to go outside the county. Another way of saying it is that the local economy gained 1,625 jobs in the 1990s, but there were also 1,962 fewer people in the local workforce. As discussed previously, the minimal growth of the labor force in the county is not leading to a high demand for job creation. Hence, those in the labor force are increasingly more likely to pursue employment outside of the county partly since additional job opportunities being created at home are different than the current occupations of the workforce, and partly as higher-paying opportunities are pursued elsewhere.

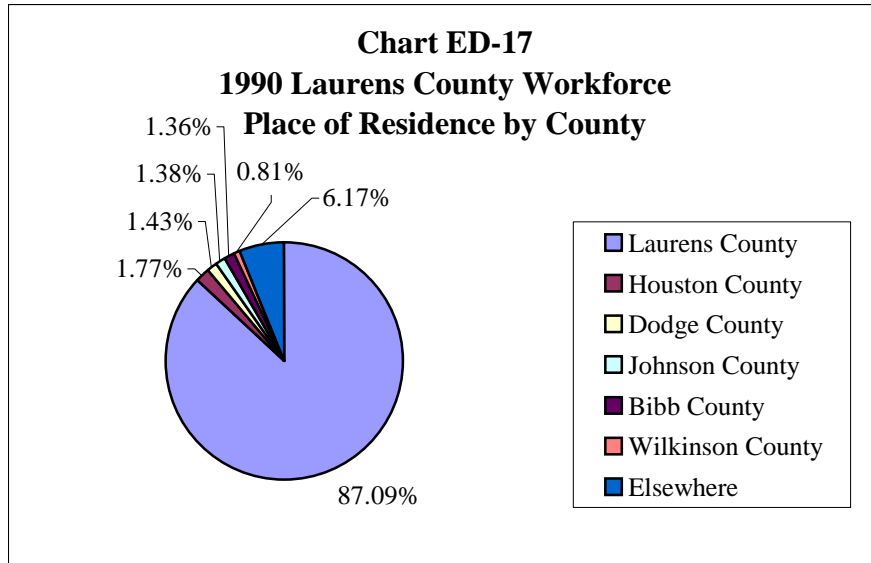
The detailed tables showing what counties worked in and what counties local workers lived in document that while 3,689 Laurens Countians traveled outside the county for work in 2000, 2,940 workers from outside the county had jobs in Laurens County, more than likely with the county's major employers (Mohawk, YKK AP America, Carl Vinson VA Medical Center, and Fairview Park Hospital). Laurens Countians not working in their home county usually work predominantly in Johnson County (Wrightsville), Treutlen County (Soperton), and Dodge County (Eastman), with Bleckley County (Cochran) and Emanuel County (Swainsboro) being secondary destinations. The numbers commuting to Johnson and Treutlen counties increased by more than one-half between 1990 and 2000, while those commuting to Dodge County declined slightly. Most of those Laurens Countians commuting to these counties are most likely finding employment with the manufacturing base in these areas. People commuting from outside the county to jobs in Laurens County are more likely to come from Bibb County (Macon), Dodge County (Eastman), or Washington County (Sandersville). Laurens County workers increasingly have to look elsewhere for a source of appropriate employment.



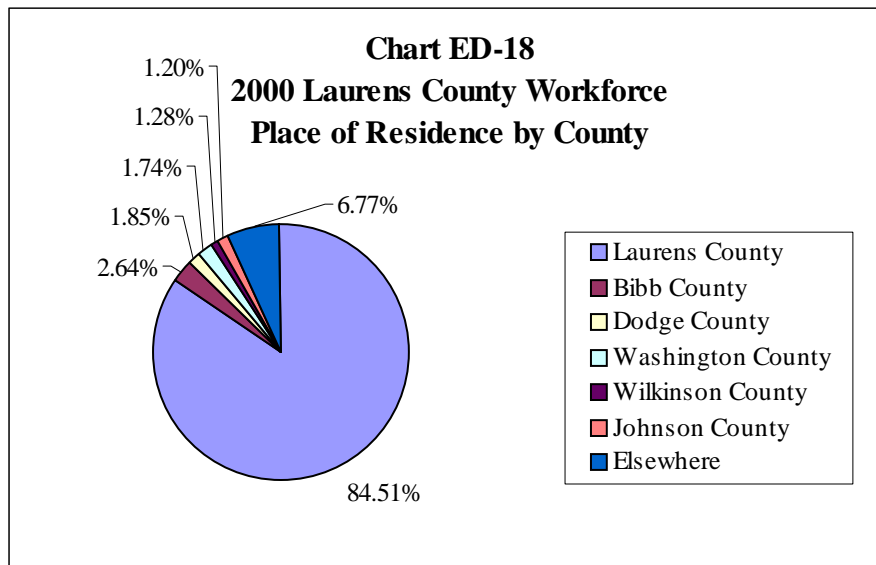
Source: U.S. Bureau of the Census, www.census.gov; 2008.



Source: U.S. Bureau of the Census, www.census.gov; 2008.



Source: U.S. Bureau of the Census, www.census.gov; 2008.



Source: U.S. Bureau of the Census, www.census.gov; 2008.

Local Economic Development Resources

Economic Development Agencies

Dublin-Laurens County Chamber of Commerce The Dublin-Laurens County Chamber of Commerce is the first contact for newcomers, both labor and industry, to the community, providing assistance and information of all types related to the area. The Chamber has a long and distinguished history, and is led by local citizens who are experienced in all fields of community activities. The Chamber has a segment devoted to industry, both old and new, and provides help in areas of labor education, business retention and industry recruitment. The Chamber is funded by dues paid by the local members and receives no public funds. Because of its lengthy history, the Dublin-Laurens Chamber has built a strong reputation of being an active and effective force for business development in the area. It is a rallying point, and should take a lead role, when the community needs to band together. It was instrumental in the community locating new distribution centers for Fred's and Best Buy to Laurens County and other recent economic development activities.

Dublin-Laurens County Development Authority The Dublin-Laurens County Development Authority, created by a local constitutional amendment in 1963 and reconstituted in 1982 by general statute, is a public authority founded by Georgia public law. This act set up an authority with nine board members, one-half appointed by the Laurens County Commissioners and the other half by the City of Dublin, who serve staggered four-year terms. Officers are elected from the members of the board. The Authority is funded by a 1/2 mill of property tax per year. This funding is to finance Authority activities, recruit new industry, and assist present industry. The Authority, along with the Chamber, has a strong reputation as being an active player in local economic development efforts and is striving to continue to be even more effective. Among the recent developments in which the Authority has played an instrumental role include the establishment and development of the Airport Industrial Park and the location of a new distribution facilities for major retailers Best Buy and Fred's. The Authority is also a charter member of a newly formed I-16 Corridor Alliance, which consists of 12 counties located along I-16. The Alliance's mission is "To grow, promote and enhance the economic development opportunities along Georgia's I-16 corridor through the synergies of joint innovation, information exchange, marketing, and partnerships." By pooling their resources together, the counties involved in the Alliance are seeking to work with the Georgia Ports Authority for the purposes of attracting more warehouse, distribution, and transportation centers along the corridor.

Laurens-Treutlen Joint Development Authority The Laurens-Treutlen Joint Development Authority is a public authority founded by Georgia public law in 1995. This act set up a multi-county authority so that Laurens County might be able to pool its limited resources with a neighboring county for the purposes of coordinating and enhancing local economic development recruitment activities. The "Authority" is funded jointly by both counties to finance "Authority" activities, recruit new industry, and assist present industry in both areas. The Authority is headed by the Executive Secretary/Director of the Dublin-Laurens County Development Authority, and serves as a de facto full-time economic developer for both counties.

Main Street Dublin/The Downtown Development Authority Main Street Dublin/The Downtown Development Authority is a public authority formed by the City of Dublin in 1982 to promote development of the central business district. Members serving on the Authority are appointed by the City, and funding is received through annual appropriations from the City's general fund budget. The funds are used for operation of the Authority and to assist and promote downtown development. Main Street Dublin is very active in promoting business retention and building improvements through grants and loans to qualifying individual businesses, and has been involved in community beautification efforts.

Heart of Georgia Technical College Heart of Georgia Technical College's main campus is located on Pinehill Road, just off of U.S. 441 South, in Dublin. HGTC is a state funded school and guarantees the ongoing availability of state-of-the-art trained employees whose skills match those required in today's competitive work place. Georgia's Quick Start Training program is offered at Heart of Georgia Tech. This program enables new industry to train their work force while their facility is under construction or allow an expanding existing industry to train additional workers in new technologies. The Quick Start Program also offers an Existing Industries Program to aid retention and expansion efforts. Individual referrals which match client needs for specific training are available through Heart of Georgia Tech. All graduates of Heart of Georgia Tech are covered by the Department of Technical and Adult Education "Technical Education Guarantee" which assures industry that graduates can either perform as advertised in their trained field, or the graduate will be retrained at the school's expense. Further discussion about HGTC's programs is included under the Training Opportunities section.

HGTC is also home to the DuBose Porter Business and Industry Training Center. Constructed nearly a decade ago, the Porter Center contains over 30,000 square feet of conference and meeting space for hosting small-scale meetings to statewide conferences and trade shows. Eight different training rooms are available with movable partition walls to adjust

the size of each room to cater to a particular event, and each room is built with a concrete floor to handle vehicle traffic and heavy equipment such as tractors and forklifts. The Porter Center is designed to handle a wide range of activities from specific business or industry training seminars and workshops to trade shows to graduation ceremonies to dinners and luncheons, making it not only an important asset for local businesses and industries but one for the entire community.

The Dublin Center The Dublin Center, located between Veterans Boulevard (U.S. 80 West) and Bellevue Avenue in Dublin, is a two-year unit of The University System of Georgia. Established in 1984, the Dublin Center is operated by the University System of Georgia through Georgia Southern University, but also houses satellite course offerings by East Georgia College and Middle Georgia College. This campus provides students with various associates degrees to prepare them for further education in a four-year college or university, or students can take course offerings through Georgia Southern in pursuit of a four-year degree. Many students throughout Middle Georgia have found that attending the Dublin Center is the best option for them since the campus is close enough to commute back and forth, and it is less costly than many other colleges. Further discussion about the Dublin Center's educational programs is included under the Training Opportunities section.

Programs

The Dublin-Laurens County Development Authority has among its economic development assets three current industrial parks. The Dublin-Laurens County Industrial Park is located along Industrial Boulevard from U.S. 441 South to GA 257 South on Dublin's southwestern side. Currently, it has 75 acres of buildable land remaining within its total land area of approximately 1,300 acres. Among its current occupants are YKK, Rockwell Automation-Allen Bradley, Flexsteel, the headquarters for Farmers Furniture, and distribution centers for Best Buy and Fred's. The industrial park has full access to water, sewer, and natural gas service from the City of Dublin, and is located near the Central of Georgia Railroad. The Airport Industrial Park, located just north of U.S. 80 West on Airport Road adjacent to the W.H. "Bud" Barron Airport just west of Dublin, is the county's newest industrial park, having recently been completed, and consists of approximately 190 available acres. The park has full access to water, sewer, and natural gas service from the City of Dublin, as well as close proximity to the airport's 6,000 foot runway. Electrical power is provided through Georgia Power as well as two electric cooperatives. The Airport Industrial Park is also located within five miles or less of the area's major transportation arteries (I-16, U.S. 80, U.S. 319, and U.S. 441). The I-16/GA 257 Industrial Site, located at the intersection of I-16 and GA 257 just southwest of Dublin, includes two separate and adjoining lots. Lot I consists of approximately 149 available acres. Lot II

consists of approximately 106 available acres. Both lots have access to water, sewer, and natural gas service from the City of Dublin, as well as electrical service from Georgia Power and three electric cooperatives. Local citizens realize the importance of being able to provide jobs and a stable economic base that will allow its citizens to work and keep their wages at home, and there does appear to be continued efforts to make it possible for the area to be increasingly more marketable to potential businesses and industries in the future. At the present time, there is ample room in the county for future industrial growth. The City of Dublin has a 15-year long range water study in place, with 5, 10, and 15-year plan increments for planned future extensions of service, to prepare for and assist with any additional planned and expected growth. The City is also currently developing a similar plan to address future sewer extensions.

The Town of Rentz has a few small industries, including two cabinet shops and communication facilities for both Alltel and the Progressive Rural Telephone Company. The Town also has a 64-acre tract set aside for use as an industrial site, allowing some space to possibly attract further small industrial employers in the future. The City of East Dublin has a 100-acre industrial park, located on Nathaniel Drive. Much of the park is currently available for development, and several warehouse buildings are currently on-site. The park is fully served with water, and sewer is available in certain areas of the park but does not cover the entire acreage at this time. It is possible that as the park becomes more fully developed that sewer service could be extended to cover the entire 100 acres. As it stands currently, there is ample room for East Dublin to attract greater industrial development.

The Development Authority has recently completed the development of a new strategic marketing plan in order to further move industrial recruitment and development in the county forward in the years ahead. Among the goals of the plan is to periodically obtain a total of 50 names of companies that can be targeted for such areas as aerospace manufacturing, biofuels, light manufacturing, transportation and logistics, life sciences, back office, and natural resource-based production. These were areas identified in the plan as those that would be a perfect fit for the county. Indeed, the county already has some established industries in many of these particular areas, such as Parker Aerospace and Rockwell Automation-Allen Bradley (aerospace manufacturing), Mohawk and Flexsteel (light manufacturing), Fred's and Best Buy (logistics), Fairview Park Hospital and the Carl Vinson VA Medical Center (life sciences), and Farmers Furniture's headquarters (back office). The County is well-positioned for continued growth in these and other areas.

Laurens County and its seven municipalities assist with industrial development with "Freeport" exemption on industrial inventories. An exemption of 100 percent was established

countywide and serves those industries located in Laurens County or any one of its seven municipalities. Laurens County is also classified as a Tier Two county by the OneGeorgia Authority, making qualifying industries locating to Laurens County eligible to receive up to \$2,500 per job created. The Development Authority and Chamber also are seeking to continue their ongoing efforts to work closely together to assist existing industry. While the programs and resources of these agencies have had a fair amount of effectiveness, they are not remaining static. There are ongoing plans for improvement.

Training Opportunities

Heart of Georgia Technical College Through its educational programs and services, Heart of Georgia Technical College seeks to assist students in the development of their individual potential and meet identified needs of local businesses. Heart of Georgia Tech also holds high standards for their students, not only in academic performance, but also in the area of work ethics. It is accredited by the Accrediting Commission of the Council on Occupational Education. The presence of HGTC is an excellent economic development attractor and provides a flexible means to meet needed educational improvement skills level training of the local labor force, particularly on a local level through its main campus in Dublin. Heart of Georgia Tech's programs can be easily coordinated and adapted to meet newly identified, special, or changing training needs. Associate in Applied Technology degrees are offered in such areas as accounting, applied business technology, radiologic technology, criminal justice technology, early childhood care and education, and electronics technology, in addition to such diploma and certificate programs such as computer support specialist, machine tool technology, industrial systems technology, and health care (medical assistant and practical nursing). Continuing education programs are currently offered in computers, personal development, technical development, business and professional development, and allied health care, as well as Quick Start training to new and expanding industries. Adult education classes for basic literacy for those not able to read and write through the General Equivalency Degree are offered at HGTC. Special classes have been set up at local companies.

The Dublin Center The Dublin Center, with course offerings provided mainly through Georgia Southern University, but with some satellite course offerings provided by East Georgia College and Middle Georgia College, is a unit of The University System of Georgia. In addition to its main campus in Cochran and its Aviation Campus in Eastman, Middle Georgia College also offers course offerings through its Dublin campus. MGC provides students with various associates degrees to prepare them for further education in a four-year college or university. Many students in the Middle Georgia area have found that attending Middle Georgia

College/The Dublin Center is the best option for them since it is close enough to home to commute back and forth, and it is less costly than many other colleges. After obtaining an Associates Degree through MGC, many Laurens County students then go on to pursue a Bachelor's Degree through a four-year college or university. As a rapidly growing educational and economic development resource, the Dublin Center's role in the local economy cannot be overstated. Local officials now recognize that the future economic health of the county is tied in part directly to the continued growth and vitality of the college.

Several other institutions of higher learning are within a short driving distance of Dublin/Laurens County. Georgia Southern University is the main college of choice for students who want to attend a university located nearby. It is located in Statesboro, Georgia, which is approximately 75 miles east of Dublin. Brewton-Parker College, located in Mount Vernon, Georgia, is approximately 40 miles southeast of Dublin. Georgia College & State University, located in Milledgeville, Georgia, is approximately 45 miles north of Dublin. Mercer University, located in Macon, Georgia, is approximately 45 miles west of Dublin. Having these institutions of higher learning in close proximity allows Laurens County students the opportunity to pursue a four-year college education or higher without having to travel far from home.

In addition to these training resources, job-training programs through the Workforce Investment Act Program are also available in Laurens County. The program for Service Delivery Region Nine, administered through the Heart of Georgia Altamaha Regional Development Center and provided by Job Training Unlimited, Inc., based in Claxton, provides assistance to adults, youths, welfare recipients, and displaced workers through its local One-Stop Center in Dublin. The One-Stop Center serves as a single access point for Laurens County residents in need of work-related services. Workers who have been laid off from their present job can receive individual training accounts to obtain training at a local technical college or four-year college and receive assistance in paying for tuition, books, and support services such as child care and transportation. Services for youth are available such as after school programs, tutoring, mentoring, and work experience to help prepare them for life after graduation. Those currently on public assistance programs can receive help in making the transition from welfare to the workforce. The WIA Program and the local One-Stop Center have been a tremendous resource in helping many local residents either get back on their feet or find their niche in the workplace.

Economic Trends

Recent Major Economic Activities

Among the changes to the county's industrial base in the last few years, perhaps the development with the biggest potential impact in future years is the establishment of distribution centers for Best Buy and Fred's. Both facilities are located along GA 257 South in the southwestern corner of the Dublin-Laurens County Industrial Park. A leading national retailer in computers and other electronics goods, Best Buy was the first of the two to locate to Laurens County, constructing a distribution center of approximately 748,000 square feet in 1999 to help serve its stores in the Southeastern U.S. Some 200 jobs were created as a result of the facility's location to the area. In 2003, construction was completed on a \$25 million, 600,000 square foot facility to house a Southeastern U.S. distribution facility for Fred's, a major retail discount chain. Some 150-250 jobs were created initially, with some approximately 300 employees currently once the facility became fully operational. The establishment of these facilities is significant in that they allow the county to take advantage of its location along I-16 as an area conducive to the development of increased warehouse/distribution type facilities. Ample room exists for continued development in this area. The County's participation in the newly created I-16 Corridor Alliance could serve as an ideal vehicle in the future to help bring future warehouse/distribution development about. Also in 2003, Farmers Furniture, a Dublin-based furniture retailer, underwent a \$4 million expansion of its facilities in Dublin, increasing its space by an additional 50,000 square feet and creating 15 new jobs. Another important industrial development occurred in 2006 as YKK AP, a manufacturer of architectural aluminum building products, initiated an \$80 million dollar expansion. The first phase of the expansion began in 2006 with a new 45,000 square foot cast house, increased office space, and increased capacity in its down-stream manufacturing processes. The second phase, underway in 2008, involves the addition of a third aluminum extrusion line, a new paint system, and additional shipping, receiving, and fabrication space. Future plans for 2009 are to develop a brick medal forming operation, and add an anodizing finishing system in 2010. Once all phases are complete, the company plans to have added some 330,000 square feet to its facility, bringing the size of the facility to some 1 million square feet. It is projected that some 200 new jobs will be created altogether, coupled with a doubling of the facility's operational capacity.

On the other hand, one unfortunate closing in recent years is the loss of what once was the county's largest employer, Victor Forstmann, Inc. in East Dublin. The textile plant, which once employed 1,500 people at its apex, suffered the same fate as many other textile and garment manufacturers across the country. After laying off 159 people in 2005, just 124 were employed

at the time of the plant's closing. The garment industry had been a very important component of the local economy, although its influence has waned considerably in recent years as it has been decimated by foreign competition. The garment industry as a whole in the U.S. is very unhealthy and is suffering greatly due to foreign competition with cheap labor costs. This particular manufacturing sector has virtually vacated the county at this time, with the prospects for luring any major employers in this sector back to the county almost non-existent.

In addition, other important developments have occurred within the county in recent years. Both The Dublin Center and Heart of Georgia Technical College have undergone facility expansions in the last decade, with both institutions constructing new classroom buildings, and the construction of a new Allied Health Sciences building and the DuBose Porter Business and Industry Training Center at HGTC. The Dublin Center is also in the process of pursuing the establishment of student housing, which will help attract more students to both live and attend school in the area. As mentioned earlier, the opening of the new Wal-Mart SuperCenter in Dublin has helped to expand new retail development along the city's west side, with the potential for more developments in the future. Along Dublin's south side, new commercial and retail growth continues to expand along and near the I-16/U.S. 441 South interchange. Among new establishments within the corridor in recent years are a new 68-room LaQuinta Inn, Longhorn's Steakhouse, Zaxby's, Cracker Barrel, Taco Bell, and Buffalo's Southwestern Café. Further retail/commercial development can be expected once the ongoing construction of the U.S. 441 Bypass is completed, particularly at major intersections (U.S. 441/I-16, U.S. 80 West, Hillcrest Parkway, U.S. 441 North). The W.H. "Bud" Barron Airport witnessed its most extensive expansion in its history in 2002, including the construction of a new terminal building, the relocation of the taxiway, and the extension of the runway to 6,000 feet. New specialty physicians and physician office complexes continue to expand in the areas adjacent to Fairview Park Hospital to serve the growing health care needs of the general area, enabling Dublin to become a regional health care hub in Middle Georgia for those who prefer the convenience of not having to travel to Macon or points beyond for their primary health care destination.

Special Economic Activities

The most unique or special economic activity in Laurens County is tourism. While still a fledgling activity to some extent, its current impact is beginning to be realized, and there is plenty of room for continued growth. Tourism is often misunderstood because of recent developments and narrowly construed as amusement attractions. Laurens County will likely never be a major tourist destination, and should not be, given its unique rural character and

important natural resources. But defining tourism as simply visitor attraction, Laurens County does now enjoy limited tourism benefits, and has some potential.

The month-long St. Patrick's Festival is the area's major festival. The festival began in 1966 as a project of the local newspaper and a local radio station to celebrate and promote the area's Irish heritage, and the festival was incorporated in 1970. Today the festival attracts thousands of visitors to Dublin each year during the month of March, and includes such events and activities ranging from a parade to a BalloonFest to arts and crafts in addition to food and entertainment. The highlight of the festival is Super Saturday, which occurs on or around St. Patrick's Day, and includes such events as a parade, arts and crafts festival, gospel sing, quilt show, and leprechaun road race.

Another major annual local event is the Summer Redneck Games, which are held each July in East Dublin's Buckeye Park. Created in 1996 as a radio station promotion spoofing the ongoing Atlanta Olympic Games of that year, this annual event has developed from a satirical weekend gathering of fun and celebration of Southern culture for some 5,000 spectators to a national phenomenon. Among the more popular events each year are the Hubcap Hurl, Bobbin' for Pig's Feet, and Redneck Horseshoes to name a few. All proceeds from each year's Games are donated to local charities. Since its inception, it is estimated that some 100,000 people have attended the Redneck Games, serving as a major one-day tourist draw for the local area each summer.

Other community-wide festivals taking place in the other municipalities include the annual Possum Hollow County Fair in Dexter, which is held annually in September. The creation of additional such festivals or other daylong gatherings on an annual basis or otherwise would help to draw greater numbers of people to the area, particularly those from surrounding communities. This would be a ready source of increased tourism expenditures locally.

Hunting and fishing recreation in the county will likely grow, especially with declining opportunities in Florida because of population and development. Over 76 percent of Laurens County's total land area consisted of forestland as of 2004, offering an abundant area for hunting opportunities. In addition, the Beaverdam and River Bend Wildlife Management Areas offer some good hunting opportunities, although vehicle access is restricted. Excellent fishing opportunities abound in the Oconee River near Dublin, as well as the Hugh M. Gillis Public Fishing Area in eastern Laurens County. Alternative hunting and fishing enterprises could flourish, and could provide secondary income for farmers and landowners. The county has the potential to develop into a local agri-tourism hub, given the natural resources available. With the

success of the local farming industry, farm tours could be developed providing another secondary source of income for farmers. In fact, there is an active Farmers Market in Downtown Dublin that serves as an important draw for locals and visitors alike. Enough farming is available to use the local agri-tourism industry as a sort of “niche” market to attract nature enthusiasts to the area. The development of the Oconee River Greenway will likely also draw additional nature-based tourism.

As development of these venues continues, Dublin could see an increase in the number of visitors to the area. The City is well positioned as a logical overnight lodging point, with numerous lodging and restaurant facilities already established, particularly near I-16, and with more likely to come as traffic along the interstate continues to increase. If agri-tourism and other natural resource venues are more fully developed, this could help provide the impetus needed in the private sector to help the City to develop additional accommodations. In the interim, small natural and historic resource attractors currently are available and can continue to be developed and nurtured.

Summary of Needs Assessment

The Laurens County economy was developed relying on transportation and its vast forests, and its future to a large extent will depend on these same avenues. The local economy, while continuing to grow at a steady pace, is not adding jobs at the rate its labor force is growing, even though the population and labor force itself is steadily growing. The economy overall is somewhat less developed and diverse than the state. There is an unhealthy reliance on a volatile manufacturing sector and the relatively low wage service and retail trade industries, although recent manufacturing developments may help provide some future stability at least for the time being. The labor force is in need of modern skills improvement, and higher paying jobs to increase participation rates. Improved infrastructure is still needed in order to attract future business and industrial growth. Within the municipalities, the downtown areas are in need of continued revitalization and improvements to bring needed retail and other businesses back to the heart of the cities, in addition to serving as another draw for travelers coming off of I-16. Likewise, improvements to the gateway corridors in the municipalities would serve to entice visitors as well. Continued upgrades to both the county’s and Dublin’s school facilities is another important area that needs to be addressed, as is ongoing with the construction of the new West Laurens and Dublin high schools. Quality of life issues, such as the continued development of medical services and improvements to the county’s recreation facilities, are also important items that will enhance the area’s livability. Continuing to improve ongoing local

cooperation is a key avenue to increase the involvement of all facets of the community to work together for the betterment of both the County and the municipalities.

Despite some structural economic problems, Laurens County has a number of important assets and opportunities for growth. Laurens County's location on a planned developmental highway (U.S. 441) as well as I-16 continues to offer many opportunities for economic growth including transportation, tourism, and agriculture. The natural resources of the county, particularly the Oconee River, the planned Oconee River Greenway, two wildlife management areas, and a public fishing area, offer enormous potential for tourism and other economic growth. The abundant groundwater supply will help. Another important advantage is that the County has the presence of abundant, available, and affordable land for industrial development. The new Airport Industrial Park along with available land along the I-16/GA 257 Industrial Site is illustrative of this particular opportunity. Good educational facilities in the form of the Dublin Center and Heart of Georgia Technical College are key assets in continuing to raise the educational attainment levels of the community, as well as serving to attract young people from surrounding communities. The community is also considered a rural leader in health care facilities and programs, technological access, and in its airport facilities. The St. Patrick's Festival remains the area's major tourist drawing card, and it will continue to play a vital role in attracting visitors. It is very likely that the same areas that spurred development in the county in the 19th and 20th centuries will again stimulate development in the 21st Century. Transportation and natural resources, the fields and forests of the county, still offer the most potential for growth albeit in new variation. There is much work to be done to prepare for and stimulate this growth, but the unity of the community and its local economic development and training resources already in place can accomplish much.

Table ED-1A
Employment By Economic Sector (Non-Farm)
Laurens County
1990-2007

Category	1990	1995	2000	2005	2007
Total	16,404	19,579	20,035	20,129	20,089
Agriculture, Forestry, & Fishing	NA	108	117	97	68
Mining	NA	NA	NA	NA	NA
Construction	1,019	998	884	1,466	1,521
Manufacturing	4,575	6,028	5,011	3,659	3,428
Trans., Comm., & Public Utilities	329*	384*	376*	829	721**
Wholesale Trade	620	611	573	556	590
Retail Trade	3,335	4,168	4,348	2,636	2,617
Finance, Insurance, & Real Estate	446	536	541	587	562
Services	2,423	2,818	3,732	5,885	5,962
Federal Government	1,002	1,004	884	918	989
State Government	640	781	1,198	1,508	1,495
Local Government	1,738	1,955	2,139	1,979	2,127
Not Reported Due To Employer Confidentiality	277	188	232	9	9

Source: Georgia Department of Labor, 2008.

* - Total shown does not include the number employed in Communications, which was withheld from public disclosure.

** - Total shown does not include the number employed in Public Utilities, which was withheld from public disclosure.

Table ED-1B
Employment By Economic Sector
Laurens County
1990-2006

Category	1990	1995	2000	2006
Total	20,802	24,309	25,600	27,459
Farm	971	1,005	1,075	1,047
Agriculture, Forestry, & Fishing	112	NA	NA	NA
Mining	11	NA	NA	NA
Construction	1,396	1,387	1,356	2,242
Manufacturing	4,766	6,103	5,151	3,774
Trans., Comm., & Public Utilities	471*	579*	694*	238**
Wholesale Trade	718	703	698	830
Retail Trade	3,914	4,820	4,985	3,456
Finance, Insurance, & Real Estate	791	917	1,024	1,283
Services	4,043	4,511	5,756	4,854***
Federal Government	1,014	997	878	956
State Government	657	798	1,219	1,574
Local Government	1,762	1,969	2,167	2,127
Not Reported Due To Employer Confidentiality	176	520	597	5,078

* - The total shown does not include Communications employment due to those figures being withheld from public disclosure.

** - Employment numbers for Transportation and Public Utilities were not disclosed publicly. Therefore, the total shown includes only Communications employment.

*** - The totals for several service categories were withheld from public disclosure.

Source: U.S. Bureau of Economic Analysis, 2008.

Table ED-2A
Percentage Employment By Economic Sector (Non-Farm)
Laurens County
1990-2007

Category	1990	1995	2000	2005	2007
Total	100.00%	100.00%	100.00%	100.00%	100.00%
Agriculture, Forestry, & Fishing	NA	0.55%	0.58%	0.48%	0.34%
Mining	NA	NA	NA	NA	NA
Construction	6.21%	5.10%	4.41%	7.28%	7.57%
Manufacturing	27.89%	30.79%	25.01%	18.18%	17.06%
Trans., Comm., & Public Utilities	2.01%*	1.96%*	1.88%*	4.12%	3.59%**
Wholesale Trade	3.78%	3.12%	2.86%	2.76%	2.94%
Retail Trade	20.33%	21.29%	21.70%	13.10%	13.03%
Finance, Insurance, & Real Estate	2.72%	2.74%	2.70%	2.92%	2.80%
Services	14.77%	14.39%	18.63%	29.24%	29.68%
Federal Government	6.11%	5.13%	4.41%	4.56%	4.92%
State Government	3.90%	3.99%	5.98%	7.49%	7.44%
Local Government	10.59%	9.99%	10.68%	9.83%	10.59%
Not Reported Due To Employer Confidentiality	1.69%	0.96%	1.16%	0.04%	0.04%

* - Total shown does not include the number employed in Communications, which was withheld from public disclosure.

** - Total shown does not include the number employed in Public Utilities, which was withheld from public disclosure.

Source: Georgia Department of Labor, 2008.

Table ED-2B
Percentage Employment By Economic Sector
Laurens County
1990-2006

Category	1990	1995	2000	2006
Total	100.00%	100.00%	100.00%	100.00%
Farm	4.67%	4.13%	4.20%	3.81%
Agriculture, Forestry, & Fishing	0.54%	NA	NA	NA
Mining	0.05%	NA	NA	NA
Construction	6.71%	5.71%	5.30%	8.16%
Manufacturing	22.91%	25.11%	20.12%	13.74%
Trans., Comm., & Public Utilities	2.26%*	2.38%*	2.71%*	0.87%**
Wholesale Trade	3.45%	2.89%	2.73%	3.02%
Retail Trade	18.82%	19.83%	19.47%	12.59%
Finance, Insurance, & Real Estate	3.80%	3.77%	4.00%	4.67%
Services	19.44%	18.56%	22.48%	17.68%***
Federal Government	4.87%	4.10%	3.43%	3.48%
State Government	3.16%	3.28%	4.76%	5.73%
Local Government	8.47%	8.10%	8.46%	7.75%
Not Reported Due To Employer Confidentiality	0.85%	2.14%	2.33%	18.49%

* - The total shown does not include Communications employment due to those figures being withheld from public disclosure.

** - Employment numbers for Transportation and Public Utilities were not disclosed publicly. Therefore, the total shown includes only Communications employment.

*** - The totals for several service categories were withheld from public disclosure.

Source: U.S. Bureau of Economic Analysis, 2008.

Table ED-3A
Percentage Employment By Economic Sector (Non-Farm)
Georgia
1990-2007

Category	1990	1995	2000	2005	2007
Total	100.00%	100.00%	100.00%	100.00%	100.00%
Agriculture, Forestry, & Fishing	0.93%	1.07%	1.16%	0.65%	0.62%
Mining	0.30%	0.23%	0.20%	0.18%	0.17%
Construction	4.96%	4.50%	5.22%	5.33%	5.42%
Manufacturing	19.00%	17.50%	14.95%	11.46%	10.57%
Trans., Comm., & Public Utilities	6.40%	6.23%	6.65%	7.36%	7.24%
Wholesale Trade	7.27%	6.78%	6.64%	5.40%	5.39%
Retail Trade	17.92%	18.73%	18.38%	11.70%	11.74%
Finance, Insurance, & Real Estate	5.48%	5.13%	5.13%	5.64%	5.59%
Services	19.97%	23.00%	25.62%	35.75%	36.40%
Federal Government	3.52%	2.96%	2.51%	2.39%	2.35%
State Government	3.94%	4.06%	3.65%	3.83%	3.77%
Local Government	10.15%	9.72%	9.05%	10.15%	10.35%
Not Reported Due To Employer Confidentiality	0.16%	0.09%	0.84%	0.16%	0.39%

Source: Georgia Department of Labor, 2008.

Table ED-3B
Percentage Employment By Economic Sector
Georgia
1990-2006

Category	1990	1995	2000	2006
Total	100.00%	100.00%	100.00%	100.00%
Farm	2.01%	1.63%	1.37%	1.22%
Agriculture, Forestry, & Fishing	0.85%	1.06%	1.14%	0.53%
Mining	0.29%	0.22%	0.20%	0.17%
Construction	5.76%	5.59%	6.16%	6.74%
Manufacturing	15.51%	14.32%	12.29%	8.64%
Trans., Comm., & Public Utilities	5.85%*	5.73%*	6.19%*	6.72%
Wholesale Trade	6.19%	5.75%	5.62%	4.37%
Retail Trade	16.42%	17.09%	16.69%	10.72%
Finance, Insurance, & Real Estate	6.64%	6.39%	7.11%	8.66%
Services	23.76%	26.51%	29.01%	37.93%
Federal Government	2.79%	2.32%	1.98%	1.76%
State Government	3.22%	3.32%	3.04%	3.09%
Local Government	8.24%	7.82%	7.26%	7.69%
Not Reported Due To Employer Confidentiality	2.47%	2.25%	1.94%	1.76%

* - The total shown does not include Communications employment due to those figures being withheld from public disclosure.

Source: U.S. Bureau of Economic Analysis, 2008.

Table ED-4
Percentage Employment By Economic Sector
United States
1990-2006

Category	1990	1995	2000	2006
Total	100.00%	100.00%	100.00%	100.00%
Farm	2.26%	2.08%	1.87%	1.61%
Agricultural Services, Other	1.04%	1.19%	1.27%	0.57%
Mining	0.75%	0.59%	0.47%	0.50%
Construction	5.21%	5.18%	5.66%	6.49%
Manufacturing	14.13%	12.88%	11.46%	8.28%
Trans., Comm., & Public Utilities	4.70%*	4.75%*	4.94%*	5.58%
Wholesale Trade	4.82%	4.65%	4.55%	3.67%
Retail Trade	16.42%	16.81%	16.32%	10.77%
Finance, Insurance, & Real Estate	7.69%	7.41%	7.91%	9.07%
Services	27.74%	29.85%	31.78%	40.01%
Federal Government	2.32%	1.97%	1.73%	1.56%
State Government	3.16%	3.20%	2.97%	2.89%
Local Government	7.80%	7.89%	7.81%	7.87%
Not Reported Due To Employer Confidentiality	1.96%	1.55%	1.26%	1.13%

* - The total shown does not include Communications employment due to those figures being withheld from public disclosure.

Source: U.S. Bureau of Economic Analysis, 2008.

Table ED-5
Earnings By Economic Sector
Laurens County
1990-2006

Category	1990	1995	2000	2006
Total	\$428,125,000	\$579,951,000	\$700,300,000	\$807,848,000
Farm	\$12,119,000	\$12,077,000	\$10,710,000	\$7,413,000
Agricultural Services, Other	\$1,371,000	\$442,000 ^{1/}	\$2,184,000 ^{3/}	\$1,726,000 ^{3/}
Mining	\$223,000	\$81,000 ^{2/}	\$175,000 ^{2/}	\$251,000 ^{2/}
Construction	\$30,965,000	\$36,023,000	\$37,686,000	\$65,359,000
Manufacturing	\$113,588,000	\$167,122,000	\$183,372,000	\$184,014,000
Trans., Comm., & Public Utilities	\$16,577,000	\$28,835,000	\$32,829,000	\$9,423,000 ^{4/}
Wholesale Trade	\$16,109,000	\$21,059,000	\$21,411,000	\$30,227,000
Retail Trade	\$50,800,000	\$71,164,000	\$88,147,000	\$71,849,000
Finance, Insurance, & Real Estate	\$12,033,000	\$17,064,000	\$21,838,000	\$28,985,000
Services	\$70,366,000	\$92,565,000	\$132,554,000	\$154,672,000 ^{5/}
Federal Civilian Government	\$47,124,000	\$60,616,000	\$65,070,000	\$103,089,000
Federal Military Government	\$1,761,000	\$2,069,000	\$2,220,000	\$5,176,000
State & Local Government	\$55,089,000	\$70,834,000	\$102,104,000	\$145,664,000

^{1/} - The amount shown includes only the total disclosed for Forestry. The totals for Agricultural Services and Fishing were withheld from public disclosure.

^{2/} - The totals for several mining categories were withheld from public disclosure.

^{3/} - Includes only the total for Agricultural Services. Other categories were withheld from public disclosure.

^{4/} - The amount shown includes only the total disclosed for Communication. The totals for Transportation and Public Utilities were not disclosed.

^{5/} - The amount shown for Services is only a partial amount as the earnings of some services were not disclosed.

Source: U.S. Bureau of Economic Analysis, 2008.

Table ED-6
Percentage Earnings By Economic Sector
Laurens County
1990-2006

Category	1990	1995	2000	2006
Total	100.00%	100.00%	100.00%	100.00%
Farm	2.83%	2.08%	1.53%	0.92%
Agricultural Services, Other	0.32%	0.08% ^{1/}	0.31% ^{3/}	0.21% ^{3/}
Mining	0.05%	0.01% ^{2/}	0.02% ^{2/}	0.03% ^{2/}
Construction	7.23%	6.21%	5.38%	8.09%
Manufacturing	26.53%	28.82%	26.18%	22.78%
Trans., Comm., & Public Utilities	3.87%	4.97%	4.69%	1.17% ^{4/}
Wholesale Trade	3.76%	3.63%	3.06%	3.74%
Retail Trade	11.87%	12.27%	12.59%	8.89%
Finance, Insurance, & Real Estate	2.81%	2.94%	3.12%	3.59%
Services	16.44%	15.96%	18.93%	19.15% ^{5/}
Federal Civilian Government	11.01%	10.45%	9.29%	12.76%
Federal Military Government	0.41%	0.36%	0.32%	0.64%
State & Local Government	12.87%	12.21%	14.58%	18.03%

^{1/} - The amount shown includes only the total disclosed for Forestry. The totals for Agricultural Services and Fishing were withheld from public disclosure.

^{2/} - The totals for several mining categories were withheld from public disclosure.

^{3/} - Includes only the total for Agricultural Services. Other categories were withheld from public disclosure.

^{4/} - The amount shown includes only the total disclosed for Communication. The totals for Transportation and Public Utilities were not disclosed.

^{5/} - The amount shown for Services is only a partial amount as the earnings of some services were not disclosed.

Source: U.S. Bureau of Economic Analysis, 2008.

Table ED-7
Percentage Earnings By Economic Sector
Georgia
1990-2006

Category	1990	1995	2000	2006
Total	100.00%	100.00%	100.00%	100.00%
Farm	1.37%	1.41%	0.88%	0.59%
Agricultural Services, Other	0.47%	0.55%	0.59%	0.33%
Mining	0.37%	0.30%	0.26%	0.27%
Construction	5.80%	5.27%	5.84%	6.23%
Manufacturing	17.65%	17.07%	14.78%	11.50%
Trans., Comm., & Public Utilities	8.83%	9.61%	9.99%	10.61%
Wholesale Trade	8.96%	8.22%	8.67%	6.99%
Retail Trade	9.20%	9.05%	8.77%	6.45%
Finance, Insurance, & Real Estate	6.23%	6.83%	7.75%	8.88%
Services	21.80%	24.02%	27.23%	30.84%
Federal Civilian Government	4.64%	4.14%	3.41%	3.67%
Federal Military Government	2.73%	2.51%	2.07%	2.97%
State & Local Government	11.94%	11.03%	9.77%	10.67%

Source: U.S. Bureau of Economic Analysis, 2008.

Table ED-8
Percentage Earnings By Economic Sector
United States
1990-2006

Category	1990	1995	2000	2006
Total	100.00%	100.00%	100.00%	100.00%
Farm	1.26%	0.85%	0.68%	0.46%
Agricultural Services, Other	0.65%	0.63%	0.68%	0.32%
Mining	1.09%	0.85%	0.95%	1.27%
Construction	5.91%	5.31%	5.87%	6.51%
Manufacturing	19.11%	18.19%	16.46%	12.42%
Trans., Comm., & Public Utilities	6.54%	6.88%	6.79%	7.91%
Wholesale Trade	6.35%	6.16%	6.24%	5.25%
Retail Trade	9.20%	8.96%	8.58%	6.31%
Finance, Insurance, & Real Estate	6.84%	8.02%	9.89%	10.17%
Services	25.21%	26.67%	28.54%	32.88%
Federal Civilian Government	3.86%	3.68%	3.06%	3.13%
Federal Military Government	1.96%	1.55%	1.22%	1.65%
State & Local Government	12.03%	12.26%	11.02%	11.70%

Source: U.S. Bureau of Economic Analysis, 2008.

Table ED-9
Average Weekly Wages
Laurens County
1997-2007

Category	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007
All Industries	\$438	\$450	\$458	\$479	\$488	\$519	\$539	\$555	\$571	\$594	\$611
Agriculture, Forestry, Fishing	\$357	\$387	\$379	\$354	\$409	\$363	NA	\$404	\$479	\$531	\$565
Mining	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Construction	\$474	\$495	\$498	\$517	\$530	\$560	\$584	\$569	\$574	\$571	\$613
Manufacturing	\$504	\$515	\$531	\$576	\$578	\$639	\$675	\$728	\$734	\$757	\$798
Transportation, Comm., Utilities	\$554	\$551	\$569	\$611							
Transportation					\$481	\$515	\$635*	\$496	\$523	\$565	\$569*
Communication					\$563	\$589	\$600*	\$628	\$650	\$728	\$728*
Utilities					\$891	\$923		\$950	\$997	\$1,035	
Wholesale	\$497	\$519	\$488	\$509	\$548	\$528	\$600	\$625	\$625	\$620	\$689
Retail	\$258	\$276	\$292	\$302	\$330	\$355	\$361	\$375	\$384	\$386	\$403
Financial, Insurance, Real Estate	\$476	\$514	\$552	\$554							
Finance and Insurance					\$599**	\$621**	\$626**	\$642**	\$667**	\$677**	\$736**
Real Estate					\$379**	\$355**	\$397**	\$390**	\$385**	\$427**	\$438**
Services	\$408	\$404	\$409	\$423	\$401	\$421	\$440	\$452	\$466	\$480	\$493
Federal Government	\$879	\$904	\$924	\$964	\$959	\$1,074	\$1,089	\$1,163	\$1,210	\$1,381	\$1,260
State Government	\$438	\$453	\$433	\$448	\$466	\$512	\$519	\$512	\$519	\$532	\$556
Local Government	\$401	\$413	\$444	\$460	\$468	\$496	\$546	\$567	\$578	\$593	\$622

*- Beginning in 2001, the Average Weekly Wages for Transportation, Communications, and Utilities were reported separately. In 2003 and 2007 only those wages for Transportation and Communications were reported.

** - Beginning in 2001, Average Weekly Wages were reported separately for the sectors of Financial and Insurance and Real Estate.

Sources: Georgia Department of Labor, Covered Employment and Wages Series, 2006; U.S. Bureau of Labor Statistics, 2008.

Table ED-10
Average Weekly Wages
Georgia
1997-2007

Category	1997	1998	1999	2000	2001	2002
All Industries	\$558	\$592	\$622	\$658	\$676	\$687
Agriculture, Forestry, Fishing	\$348	\$372	\$390	\$403	\$417	\$410
Mining	\$781	\$831	\$866	\$879	\$876	\$915
Construction	\$556	\$590	\$623	\$655	\$687	\$693
Manufacturing	\$617	\$653	\$684	\$721	\$711	\$728
Transportation, Comm., Utilities	\$805	\$834	\$896	\$949		
Transportation					\$808*	\$828*
Communication					\$1,102*	\$1,098*
Utilities					\$1,235*	\$1,292*
Wholesale	\$809	\$870	\$933	\$988	\$1,022	\$1,018
Retail	\$299	\$318	\$335	\$350	\$433	\$440
Financial, Insurance, Real Estate	\$801	\$867	\$901	\$967		
Financial and Insurance					\$1,051**	\$1,082**
Real Estate					\$670**	\$697**
Services	\$550	\$582	\$612	\$657	\$680	\$688
Federal Government	\$772	\$797	\$807	\$847	\$893	\$969
State Government	\$532	\$561	\$579	\$588	\$605	\$631
Local Government	\$480	\$507	\$523	\$549	\$571	\$593

Table ED-10 (Cont'd)
Average Weekly Wages
Georgia
1997-2007

Category	2003	2004	2005	2006	2007
All Industries	\$704	\$728	\$752	\$776	\$811
Agriculture, Forestry, Fishing	\$421	\$432	\$472	\$491	\$513
Mining	\$952	\$993	\$1,026	\$1,048	\$1,110
Construction	\$710	\$739	\$768	\$804	\$837
Manufacturing	\$761	\$797	\$811	\$849	\$875
Transportation, Comm., Utilities					
Transportation	\$838*	\$870*	\$816*	\$805*	\$997*
Communication	\$1,148*	\$1,181*	\$1,264*	\$1,322*	\$1,416*
Utilities	\$1,312*	\$1,315*	\$1,390*	\$1,404*	\$1,410*
Wholesale	\$1,032	\$1,085	\$1,128	\$1,183	\$1,224
Retail	\$454	\$464	\$473	\$486	\$491
Financial, Insurance, Real Estate					
Financial and Insurance	\$1,117**	\$1,174**	\$1,205**	\$1,268**	\$1,331**
Real Estate	\$715**	\$770**	\$811**	\$883**	\$908**
Services	\$702	\$727	\$752	\$774	\$813
Federal Government	\$1,036	\$1,071	\$1,134	\$1,164	\$1,223
State Government	\$640	\$641	\$656	\$672	\$700
Local Government	\$610	\$620	\$632	\$654	\$676

* - Beginning in 2001, the Average Weekly Wages for the Transportation, Communications, and Utilities sectors were reported separately. Prior to 2001, the Average Weekly Wages for these sectors were combined.

** - Beginning in 2001, the Average Weekly Wages for the Financial, Insurance, and Real Estate sectors were reported separately. Prior to 2001, the Average Weekly Wages for these sectors were combined.

Sources: Georgia Department of Labor, Covered Employment and Wages Series, 2006; U.S. Bureau of Labor Statistics, 2008.

Table ED-11
Laurens County Average Weekly Wages
As a Percentage of Georgia Average Weekly Wages
1997-2007

Category	1997	1998	1999	2000	2001	2002
All Industries	78.49%	76.01%	73.63%	72.80%	72.19%	75.55%
Agriculture, Forestry, Fishing	102.59%	104.03%	97.18%	87.84%	98.08%	88.54%
Mining	NA	NA	NA	NA	NA	NA
Construction	85.25%	83.90%	79.94%	78.93%	77.15%	80.81%
Manufacturing	81.69%	78.87%	77.63%	79.89%	81.29%	87.77%
Transportation, Comm., Utilities	68.82%	66.07%	63.50%	64.38%		
Transportation					59.53%*	62.20%*
Communication					51.09%*	53.64%*
Utilities					72.15%*	71.44%*
Wholesale	61.43%	59.66%	52.30%	51.52%	53.62%	51.87%
Retail	86.29%	86.79%	87.16%	86.29%	76.21%	80.68%
Financial, Insurance, Real Estate	59.43%	59.28%	61.27%	57.29%		
Finance and Insurance					56.99%**	57.39%**
Real Estate					56.57%**	50.93%**
Services	74.18%	69.42%	66.83%	64.38%	58.97%	61.19%
Federal Government	113.86%	113.43%	114.50%	113.81%	107.39%	110.84%
State Government	82.33%	80.75%	74.78%	76.19%	77.02%	81.14%
Local Government	83.54%	81.46%	84.89%	83.79%	81.96%	83.64%

Table ED-11 (Cont'd)
Laurens County Average Weekly Wages
As a Percentage of Georgia Average Weekly Wages
1997-2007

Category	2003	2004	2005	2006	2007
All Industries	76.56%	76.24%	75.93%	76.55%	75.34%
Agriculture, Forestry, Fishing	NA	93.52%	101.48%	108.15%	110.14%
Mining	NA	NA	NA	NA	NA
Construction	82.25%	77.00%	74.74%	71.02%	73.24%
Manufacturing	88.70%	91.34%	90.51%	89.16%	91.20%
Transportation, Comm., Utilities					
Transportation	75.78%*	57.01%*	64.09%*	70.19%*	57.08%*
Communication	52.26%*	53.18%*	51.42%*	55.07%*	51.41%*
Utilities	NA	72.24%*	71.73%*	73.72%*	NA
Wholesale	58.14%	57.60%	55.41%	52.41%	56.29%
Retail	79.52%	80.82%	81.18%	79.42%	82.08%
Financial, Insurance, Real Estate					
Finance and Insurance	56.04%**	54.68%**	55.35%**	53.39%**	55.30%**
Real Estate	55.52%**	50.65%**	47.47%**	48.36%**	48.24%**
Services	62.68%	62.17%	61.97%	62.02%	60.64%
Federal Government	105.12%	108.59%	106.70%	118.64%	103.03%
State Government	81.09%	79.88%	79.12%	79.17%	79.43%
Local Government	89.51%	91.45%	91.46%	90.67%	92.01%

*- Beginning in 2001, the Average Weekly Wages for Transportation, Communications, and Utilities were reported separately. In 2003 and 2007 only those wages for Transportation and Communications were reported locally.

** - Beginning in 2001, Average Weekly Wages were reported separately for the sectors of Financial and Insurance and Real Estate.

Sources: Georgia Department of Labor, Covered Employment and Wages Series, 2006; U.S. Bureau of Labor Statistics, 2008.

Table ED-12
Personal Income By Type (In Actual Dollars)
Laurens County
1990-2000

Category	1990	2000
Total	\$411,497,285	\$735,555,500
Wages & Salaries	\$313,378,344	\$541,173,000
Other Labor Income	\$4,843,945	\$18,859,200
Proprietors Income	\$23,809,575	\$36,792,700
Dividends, Interest, & Rent	\$20,641,295	\$44,374,300
Transfer Payments to Households	\$31,306,933	\$53,141,700
Retirement Income	\$17,517,193	\$41,214,600

Source: georgiaplanning.com, utilizing U.S. Bureau of the Census data as original source, 2008.

Table ED-13
Percent Personal Income By Type (In Actual Dollars)
Laurens County
1990-2000

Category	1990	2000
Total	100.00%	100.00%
Wages & Salaries	76.16%	73.57%
Other Labor Income	1.18%	2.56%
Proprietors Income	5.79%	5.00%
Dividends, Interest, & Rent	5.02%	6.03%
Transfer Payments to Persons	7.61%	7.22%
Retirement Income	4.26%	5.60%

Source: georgiaplanning.com, utilizing U.S. Bureau of the Census data as original source, 2008.

Table ED-14
Percent Personal Income By Type (In 1996 Dollars)
Georgia
1990-2000

Category	1990	2000
Total	100.00%	100.00%
Wages & Salaries	78.51%	78.24%
Other Labor Income	1.13%	1.70%
Proprietors Income	6.26%	5.60%
Dividends, Interest, & Rent	5.62%	5.27%
Transfer Payments to Households	5.05%	4.04%
Retirement Income	3.43%	4.57%

Source: georgiaplanning.com, utilizing U.S. Bureau of the Census data as original source, 2008.

Table ED-15
Employment By Occupation
Laurens County, Cadwell, Dexter, Dublin,
Dudley, East Dublin, Montrose, and Rentz
1990 and 2000

1990				
Category	Laurens County	Cadwell	Dexter	Dublin
TOTAL All Occupations	17,535	140	225	6,307
Executive, Administrative and Managerial (not Farm)	1,356	4	16	616
Professional and Technical Specialty	1,964	15	32	1,039
Technicians & Related Support	540	4	9	206
Sales	1,864	19	28	684
Clerical and Administrative Support	2,249	24	33	884
Private Household Services	143	0	0	93
Protective Services	372	10	11	101
Service Occupations (not Protective & Household)	1,724	12	23	752
Farming, Fishing and Forestry	584	4	3	79
Precision Production, Craft, and Repair	2,386	14	25	684
Machine Operators, Assemblers & Inspectors	2,578	17	30	730
Transportation & Material Moving	992	14	9	195
Handlers, Equipment Cleaners, Helpers & Laborers	783	3	6	244

Table ED-15 (Cont'd)
Employment By Occupation
Laurens County, Cadwell, Dexter, Dublin, Dudley,
East Dublin, Montrose, and Rentz
1990 and 2000

Category	1990			
	Dudley	East Dublin	Montrose	Rentz
TOTAL All Occupations	234	1,110	58	179
Executive, Administrative and Managerial (not Farm)	34	30	5	9
Professional and Technical Specialty	33	63	0	12
Technicians & Related Support	5	37	6	17
Sales	39	166	7	13
Clerical and Administrative Support	28	128	8	27
Private Household Services	0	6	0	0
Protective Services	4	41	0	10
Service Occupations (not Protective & Household)	17	119	2	12
Farming, Fishing and Forestry	12	22	6	5
Precision Production, Craft, and Repair	18	186	2	17
Machine Operators, Assemblers & Inspectors	16	211	16	44
Transportation & Material Moving	15	59	6	19
Handlers, Equipment Cleaners, Helpers & Laborers	13	42	0	4

Table ED-15 (Cont'd)
Employment By Occupation
Laurens County, Cadwell, Dexter, Dublin, Dudley,
East Dublin, Montrose, and Rentz
1990 and 2000

2000				
Category	Laurens County	Cadwell	Dexter	Dublin
TOTAL All Occupations	19,250	153	214	6,156
Executive, Administrative and Managerial (not Farm)	1,715	15	16	646
Professional and Technical Specialty	3,379	33	31	1,448
Technicians & Related Support	NA	NA	NA	NA
Sales	1,893	21	20	633
Clerical and Administrative Support	2,272	20	35	589
Private Household Services	NA	NA	NA	NA
Protective Services	601	2	12	226
Service Occupations (not Protective & Household)	2,461	14	16	869
Farming, Fishing and Forestry	147	3	3	47
Precision Production, Craft, and Repair	2,863	16	32	777
Machine Operators, Assemblers & Inspectors	2,274	15	32	492
Transportation & Material Moving	1,645	14	17	429
Handlers, Equipment Cleaners, Helpers & Laborers	NA	NA	NA	NA

Table ED-15 (Cont'd)
Employment By Occupation
Laurens County, Cadwell, Dexter, Dublin, Dudley,
East Dublin, Montrose, and Rentz
1990 and 2000

Category	2000			
	Dudley	East Dublin	Montrose	Rentz
TOTAL All Occupations	221	1,041	78	132
Executive, Administrative and Managerial (not Farm)	26	58	1	21
Professional and Technical Specialty	43	108	9	24
Technicians & Related Support	NA	NA	NA	NA
Sales	10	77	13	3
Clerical and Administrative Support	40	118	17	20
Private Household Services	NA	NA	NA	NA
Protective Services	18	25	0	12
Service Occupations (not Protective & Household)	17	172	8	7
Farming, Fishing and Forestry	0	5	1	0
Precision Production, Craft, and Repair	38	224	17	23
Machine Operators, Assemblers & Inspectors	24	147	8	17
Transportation & Material Moving	3	107	4	5
Handlers, Equipment Cleaners, Helpers & Laborers	NA	NA	NA	NA

Source: U.S. Bureau of the Census, www.census.gov, 2008.

Table ED-16
Percentage Employment By Occupation
Laurens County, Cadwell, Dexter, Dublin, Dudley,
East Dublin, Montrose, and Rentz
1990 and 2000

1990				
Category	Laurens County	Cadwell	Dexter	Dublin
TOTAL All Occupations	100.00%	100.00%	100.00%	100.00%
Executive, Administrative and Managerial (not Farm)	7.73%	2.86%	7.11%	9.77%
Professional and Technical Specialty	11.20%	10.71%	14.22%	16.47%
Technicians & Related Support	3.08%	2.86%	4.00%	3.27%
Sales	10.63%	13.57%	12.44%	10.85%
Clerical and Administrative Support	12.83%	17.14%	14.67%	14.02%
Private Household Services	0.82%	0.00%	0.00%	1.47%
Protective Services	2.12%	7.14%	4.89%	1.60%
Service Occupations (not Protective & Household)	9.83%	8.57%	10.22%	11.92%
Farming, Fishing and Forestry	3.33%	2.86%	1.33%	1.25%
Precision Production, Craft, and Repair	13.61%	10.00%	11.11%	10.85%
Machine Operators, Assemblers & Inspectors	14.70%	12.14%	13.33%	11.57%
Transportation & Material Moving	5.66%	10.00%	4.00%	3.09%
Handlers, Equipment Cleaners, Helpers & Laborers	4.47%	2.14%	2.67%	3.87%

Table ED-16 (Cont'd)
Percentage Employment By Occupation
Laurens County, Cadwell, Dexter, Dublin,
Dudley, East Dublin, Montrose, and Rentz
1990 and 2000

1990				
Category	Dudley	East Dublin	Montrose	Rentz
TOTAL All Occupations	100.00%	100.00%	100.00%	100.00%
Executive, Administrative and Managerial (not Farm)	14.53%	2.70%	8.62%	5.03%
Professional and Technical Specialty	14.10%	5.68%	0.00%	6.70%
Technicians & Related Support	2.14%	3.33%	10.34%	9.50%
Sales	16.67%	14.95%	12.07%	7.26%
Clerical and Administrative Support	11.97%	11.53%	13.79%	15.08%
Private Household Services	0.00%	0.54%	0.00%	0.00%
Protective Services	1.71%	3.69%	0.00%	5.59%
Service Occupations (not Protective & Household)	7.26%	10.72%	3.45%	6.70%
Farming, Fishing and Forestry	5.13%	1.98%	10.34%	2.79%
Precision Production, Craft, and Repair	7.69%	16.76%	3.45%	9.50%
Machine Operators, Assemblers & Inspectors	6.84%	19.01%	27.59%	24.58%
Transportation & Material Moving	6.41%	5.32%	10.34%	10.61%
Handlers, Equipment Cleaners, Helpers & Laborers	5.56%	3.78%	0.00%	2.23%

Table ED-16 (Cont'd)
Percentage Employment By Occupation
Laurens County, Cadwell, Dexter, Dublin, Dudley,
East Dublin, Montrose, and Rentz
1990 and 2000

2000				
Category	Laurens County	Cadwell	Dexter	Dublin
TOTAL All Occupations	100.00%	100.00%	100.00%	100.00%
Executive, Administrative and Managerial (not Farm)	8.91%	9.80%	7.48%	10.49%
Professional and Technical Specialty	17.55%	21.57%	14.49%	23.52%
Technicians & Related Support	NA	NA	NA	NA
Sales	9.83%	13.73%	9.35%	1.02%
Clerical and Administrative Support	11.80%	13.07%	16.36%	9.57%
Private Household Services	NA	NA	NA	NA
Protective Services	3.12%	1.31%	5.61%	3.67%
Service Occupations (not Protective & Household)	12.78%	9.15%	7.48%	14.12%
Farming, Fishing and Forestry	0.76%	1.96%	1.40%	0.76%
Precision Production, Craft, and Repair	14.87%	10.46%	14.95%	12.62%
Machine Operators, Assemblers & Inspectors	11.81%	9.80%	14.95%	7.99%
Transportation & Material Moving	8.55%	9.15%	7.94%	6.97%
Handlers, Equipment Cleaners, Helpers & Laborers	NA	NA	NA	NA

Table ED-16 (Cont'd)
Percentage Employment By Occupation
Laurens County, Cadwell, Dexter, Dublin, Dudley,
East Dublin, Montrose, and Rentz
1990 and 2000

2000				
Category	Dudley	East Dublin	Montrose	Rentz
TOTAL All Occupations	100.00%	100.00%	100.00%	100.00%
Executive, Administrative and Managerial (not Farm)	11.76%	5.57%	1.28%	15.91%
Professional and Technical Specialty	19.46%	10.37%	11.54%	18.18%
Technicians & Related Support	NA	NA	NA	NA
Sales	4.52%	7.40%	16.67%	2.27%
Clerical and Administrative Support	18.10%	11.34%	21.79%	15.15%
Private Household Services	NA	NA	NA	NA
Protective Services	8.14%	2.40%	0.00%	9.09%
Service Occupations (not Protective & Household)	7.69%	16.52%	10.26%	5.30%
Farming, Fishing and Forestry	0.00%	0.48%	1.28%	0.00%
Precision Production, Craft, and Repair	17.19%	21.52%	21.79%	17.42%
Machine Operators, Assemblers & Inspectors	10.86%	14.12%	10.26%	12.88%
Transportation & Material Moving	1.36%	10.28%	5.13%	3.79%
Handlers, Equipment Cleaners, Helpers & Laborers	NA	NA	NA	NA

Source: U.S. Bureau of the Census, www.census.gov, 2008.

Table ED-17
Percentage Employment By Occupation
Georgia
1990 and 2000

Category	1990	2000
TOTAL All Occupations	100.00%	100.00%
Executive, Administrative and Managerial (not Farm)	12.26%	14.03%
Professional and Technical Specialty	12.39%	18.68%
Technicians & Related Support	3.58%	NA
Sales	12.28%	11.64%
Clerical and Administrative Support	16.00%	15.14%
Private Household Services	0.51%	NA
Protective Services	1.70%	1.95%
Service Occupations (not Protective & Household)	9.77%	11.44%
Farming, Fishing and Forestry	2.20%	0.64%
Precision Production, Craft, and Repair	11.86%	9.02%
Machine Operators, Assemblers & Inspectors	8.50%	10.83%
Transportation & Material Moving	4.60%	6.63%
Handlers, Equipment Cleaners, Helpers & Laborers	4.34%	NA

Source: U.S. Bureau of the Census, www.census.gov, 1991, 2008.

Table ED-18
Percentage Employment By Occupation
United States
1990 and 2000

Category	1990	2000
TOTAL All Occupations	100.00%	100.00%
Executive, Administrative and Managerial (not Farm)	12.32%	13.45%
Professional and Technical Specialty	14.11%	20.20%
Technicians & Related Support	3.68%	NA
Sales	11.79%	11.25%
Clerical and Administrative Support	16.26%	15.44%
Private Household Services	0.45%	NA
Protective Services	1.72%	1.97%
Service Occupations (not Protective & Household)	11.04%	12.89%
Farming, Fishing and Forestry	2.46%	0.73%
Precision Production, Craft, and Repair	11.33%	8.49%
Machine Operators, Assemblers & Inspectors	6.83%	9.45%
Transportation & Material Moving	4.08%	6.14%
Handlers, Equipment Cleaners, Helpers & Laborers	3.94%	NA

Source: U.S. Bureau of the Census, www.census.gov, 1991, 2008.

Table ED-19
Labor Force Participation
Laurens County, Cadwell, Dexter, Dublin, Dudley, East Dublin, Montrose, and Rentz
1990 and 2000

1990

Category	Laurens County	Cadwell	Dexter	Dublin
TOTAL Males and Females	29,919	390	392	12,206
In Labor Force	18,746	151	229	6,893
Civilian Labor Force	18,695	150	229	6,884
Civilian Employed	17,535	140	225	6,307
Civilian Unemployed	1,160	10	4	577
In Armed Forces	51	1	0	9
Not in Labor Force	11,173	239	163	5,313
TOTAL Males	13,944	248	183	5,486
Male in Labor Force	9,777	74	127	3,395
Male Civilian Labor Force	9,730	73	127	3,390
Male Civilian Employed	9,147	69	123	3,136
Male Civilian Unemployed	583	4	4	254
Male in Armed Forces	47	1	0	5
Male Not in Labor Force	4,167	174	56	2,091
TOTAL Females	15,975	142	209	6,720
Female in Labor Force	8,969	77	102	3,498
Female Civilian Labor Force	8,965	77	102	3,494
Female Civilian Employed	8,388	71	102	3,171
Female Civilian Unemployed	577	6	0	323
Female in Armed Forces	4	0	0	4
Female Not in Labor Force	7,006	65	107	3,222

Table ED-19 (Cont'd)
Labor Force Participation
Laurens County, Cadwell, Dexter, Dublin, Dudley, East Dublin, Montrose, and Rentz
1990 and 2000
1990

Category	Dudley	East Dublin	Montrose	Rentz
TOTAL Males and Females	340	1,797	104	301
In Labor Force	235	1,192	64	179
Civilian Labor Force	235	1,182	64	179
Civilian Employed	234	1,110	58	179
Civilian Unemployed	1	72	6	0
In Armed Forces	0	10	0	0
Not in Labor Force	105	605	40	122
TOTAL Males	159	765	48	128
Male in Labor Force	124	569	34	93
Male Civilian Labor Force	124	559	34	93
Male Civilian Employed	124	542	32	93
Male Civilian Unemployed	0	17	2	0
Male in Armed Forces	0	10	0	0
Male Not in Labor Force	35	196	14	35
TOTAL Females	181	1,032	56	173
Female in Labor Force	111	623	30	86
Female Civilian Labor Force	111	623	30	86
Female Civilian Employed	110	568	26	86
Female Civilian Unemployed	1	55	4	0
Female in Armed Forces	0	0	0	0
Female Not in Labor Force	70	409	26	87

Table ED-19 (Cont'd)
Labor Force Participation
Laurens County, Cadwell, Dexter, Dublin, Dudley, East Dublin, Montrose, and Rentz
1990 and 2000
2000

Category	Laurens County	Cadwell	Dexter	Dublin
TOTAL Males and Females	34,226	253	376	12,145
In Labor Force	20,378	162	223	6,708
Civilian Labor Force	20,298	162	221	6,679
Civilian Employed	19,250	153	214	6,156
Civilian Unemployed	1,048	9	7	523
In Armed Forces	80	0	2	29
Not in Labor Force	13,848	91	153	5,437
TOTAL Males	16,199	114	161	5,511
Male in Labor Force	10,586	85	117	3,298
Male Civilian Labor Force	10,511	85	115	3,269
Male Civilian Employed	9,986	83	113	2,999
Male Civilian Unemployed	525	2	2	270
Male in Armed Forces	75	0	2	29
Male Not in Labor Force	5,613	29	44	2,213
TOTAL Females	18,027	139	215	6,634
Female in Labor Force	9,792	77	106	3,410
Female Civilian Labor Force	9,787	77	106	3,410
Female Civilian Employed	9,264	70	101	3,157
Female Civilian Unemployed	523	7	5	253
Female in Armed Forces	5	0	0	0
Female Not in Labor Force	8,235	62	109	3,224

Table ED-19 (Cont'd)
Labor Force Participation
Laurens County, Cadwell, Dexter, Dublin, Dudley, East Dublin, Montrose, and Rentz
1990 and 2000
2000

Category	Dudley	East Dublin	Montrose	Rentz
TOTAL Males and Females	361	1,829	131	259
In Labor Force	228	1,107	82	140
Civilian Labor Force	228	1,107	82	134
Civilian Employed	221	1,041	78	132
Civilian Unemployed	7	66	4	2
In Armed Forces	0	0	0	6
Not in Labor Force	133	722	49	119
TOTAL Males	155	797	53	121
Male in Labor Force	116	522	40	78
Male Civilian Labor Force	116	522	40	72
Male Civilian Employed	114	498	36	70
Male Civilian Unemployed	2	24	4	2
Male in Armed Forces	0	0	0	6
Male Not in Labor Force	39	275	13	43
TOTAL Females	206	1,032	78	138
Female in Labor Force	112	585	42	62
Female Civilian Labor Force	112	585	42	62
Female Civilian Employed	107	543	42	62
Female Civilian Unemployed	5	42	0	0
Female in Armed Forces	0	0	0	0
Female Not in Labor Force	94	447	36	76

Source: U.S. Bureau of the Census, www.census.gov, 2008.

Table ED-20
Labor Force Participation (By Percentage)
Laurens County, Cadwell, Dexter, Dublin, Dudley, East Dublin, Montrose, and Rentz
1990 and 2000

1990

Category	Laurens County	Cadwell	Dexter	Dublin
TOTAL Males and Females	100.00%	100.00%	100.00%	100.00%
In Labor Force	62.66%	38.72%	58.42%	56.47%
Civilian Labor Force	62.49%	38.46%	58.42%	56.40%
Civilian Employed	58.61%	35.90%	57.40%	51.67%
Civilian Unemployed	3.88%	2.56%	1.02%	4.73%
In Armed Forces	0.17%	0.26%	0.00%	0.07%
Not in Labor Force	37.34%	61.28%	41.58%	43.53%
TOTAL Males	100.00%	100.00%	100.00%	100.00%
Male in Labor Force	70.12%	29.84%	69.40%	61.88%
Male Civilian Labor Force	69.78%	29.44%	69.40%	61.79%
Male Civilian Employed	65.60%	27.82%	67.21%	57.16%
Male Civilian Unemployed	4.18%	1.61%	2.19%	4.63%
Male in Armed Forces	0.34%	0.40%	0.00%	0.09%
Male Not in Labor Force	29.88%	70.16%	30.60%	38.12%
TOTAL Females	100.00%	100.00%	100.00%	100.00%
Female in Labor Force	56.14%	54.23%	48.80%	52.05%
Female Civilian Labor Force	56.12%	54.23%	48.80%	51.99%
Female Civilian Employed	52.51%	50.00%	48.80%	47.19%
Female Civilian Unemployed	3.61%	4.23%	0.00%	4.81%
Female in Armed Forces	0.03%	0.00%	0.00%	0.06%
Female Not in Labor Force	43.86%	45.77%	51.20%	47.95%

Table ED-20 (Cont'd)
Labor Force Participation (By Percentage)
Laurens County, Cadwell, Dexter, Dublin, Dudley, East Dublin, Montrose, and Rentz
1990 and 2000

1990

Category	Dudley	East Dublin	Montrose	Rentz
TOTAL Males and Females	100.00%	100.00%	100.00%	100.00%
In Labor Force	69.12%	66.33%	61.54%	59.47%
Civilian Labor Force	69.12%	65.78%	61.54%	59.47%
Civilian Employed	68.82%	61.77%	55.77%	59.47%
Civilian Unemployed	0.29%	4.01%	5.77%	0.00%
In Armed Forces	0.00%	0.56%	0.00%	0.00%
Not in Labor Force	30.88%	33.67%	38.46%	40.53%
TOTAL Males	100.00%	100.00%	100.00%	100.00%
Male in Labor Force	77.99%	74.38%	70.83%	72.66%
Male Civilian Labor Force	77.99%	73.07%	70.83%	72.66%
Male Civilian Employed	77.99%	70.85%	66.67%	72.66%
Male Civilian Unemployed	0.00%	2.22%	4.17%	0.00%
Male in Armed Forces	0.00%	1.31%	0.00%	0.00%
Male Not in Labor Force	22.01%	25.62%	29.17%	27.34%
TOTAL Females	100.00%	100.00%	100.00%	100.00%
Female in Labor Force	61.33%	60.37%	53.57%	49.71%
Female Civilian Labor Force	61.33%	60.37%	53.57%	49.71%
Female Civilian Employed	60.77%	55.04%	46.43%	49.71%
Female Civilian Unemployed	0.55%	5.33%	7.14%	0.00%
Female in Armed Forces	0.00%	0.00%	0.00%	0.00%
Female Not in Labor Force	38.67%	39.63%	46.43%	50.29%

Table ED-20 (Cont'd)
Labor Force Participation (By Percentage)
Laurens County, Cadwell, Dexter, Dublin, Dudley, East Dublin, Montrose, and Rentz
1990 and 2000

2000				
Category	Laurens County	Cadwell	Dexter	Dublin
TOTAL Males and Females	100.00%	100.00%	100.00%	100.00%
In Labor Force	59.54%	64.03%	59.31%	55.23%
Civilian Labor Force	59.31%	64.03%	58.78%	54.99%
Civilian Employed	56.24%	60.47%	56.91%	50.69%
Civilian Unemployed	3.06%	3.56%	1.86%	4.31%
In Armed Forces	0.23%	0.00%	0.53%	0.24%
Not in Labor Force	40.46%	35.97%	40.69%	44.77%
TOTAL Males	100.00%	100.00%	100.00%	100.00%
Male in Labor Force	65.35%	74.56%	72.67%	59.84%
Male Civilian Labor Force	64.89%	74.56%	71.43%	59.32%
Male Civilian Employed	61.65%	72.81%	70.19%	54.42%
Male Civilian Unemployed	3.24%	1.75%	1.24%	4.90%
Male in Armed Forces	0.46%	0.00%	1.24%	0.53%
Male Not in Labor Force	34.65%	25.44%	27.33%	40.16%
TOTAL Females	100.00%	100.00%	100.00%	100.00%
Female in Labor Force	54.32%	55.40%	49.30%	51.40%
Female Civilian Labor Force	54.29%	55.40%	49.30%	51.40%
Female Civilian Employed	51.39%	50.36%	46.98%	47.59%
Female Civilian Unemployed	2.90%	5.04%	2.33%	3.81%
Female in Armed Forces	0.03%	0.00%	0.00%	0.00%
Female Not in Labor Force	45.68%	44.60%	50.70%	48.60%

Table ED-20 (Cont'd)
Labor Force Participation (By Percentage)
Laurens County, Cadwell, Dexter, Dublin, Dudley, East Dublin, Montrose, and Rentz
1990 and 2000

	2000			
Category	Dudley	East Dublin	Montrose	Rentz
TOTAL Males and Females	100.00%	100.00%	100.00%	100.00%
In Labor Force	63.16%	60.52%	62.60%	54.05%
Civilian Labor Force	63.16%	60.52%	62.60%	51.74%
Civilian Employed	61.22%	56.92%	59.54%	50.97%
Civilian Unemployed	1.94%	3.61%	3.05%	0.77%
In Armed Forces	0.00%	0.00%	0.00%	2.32%
Not in Labor Force	36.84%	39.48%	37.40%	45.95%
TOTAL Males	100.00%	100.00%	100.00%	100.00%
Male in Labor Force	74.84%	65.50%	75.47%	64.46%
Male Civilian Labor Force	74.84%	65.50%	75.47%	59.50%
Male Civilian Employed	73.55%	62.48%	67.92%	57.85%
Male Civilian Unemployed	1.29%	3.01%	7.55%	1.65%
Male in Armed Forces	0.00%	0.00%	0.00%	4.96%
Male Not in Labor Force	25.16%	34.50%	24.53%	35.54%
TOTAL Females	100.00%	100.00%	100.00%	100.00%
Female in Labor Force	54.37%	56.69%	53.85%	44.93%
Female Civilian Labor Force	54.37%	56.69%	53.85%	44.93%
Female Civilian Employed	51.94%	52.62%	53.85%	44.93%
Female Civilian Unemployed	2.43%	4.07%	0.00%	0.00%
Female in Armed Forces	0.00%	0.00%	0.00%	0.00%
Female Not in Labor Force	45.63%	43.31%	46.15%	55.07%

Source: U.S. Bureau of the Census, www.census.gov, 2008.

Table ED-21
Georgia Labor Force Participation (By Percentage)
1990 and 2000

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

Source: U.S. Bureau of the Census, www.census.gov, 2008.

Table ED-22
U.S. Labor Force Participation (By Percentage)
1990 and 2000

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

Source: U.S. Bureau of the Census, www.census.gov, 2008.

Table ED-23
Laurens County Labor Statistics
1990-2007

Category	1990	1995	1998	1999	2000	2001
Labor Force	18,559	21,736	22,769	22,805	21,498	21,448
Employed	17,606	20,562	21,060	21,099	20,535	20,506
Unemployed	953	1,174	1,709	1,706	963	942
Unemployment Rate	5.1%	5.4%	7.5%	7.5%	4.5%	4.4%

Category	2002	2003	2004	2005	2006	2007
Labor Force	21,450	21,472	21,978	22,224	22,704	22,374
Employed	20,348	20,192	20,782	21,019	21,534	21,245
Unemployed	1,102	1,280	1,196	1,205	1,170	1,129
Unemployment Rate	5.1%	6.0%	5.4%	5.4%	5.2%	5.0%

Source: Georgia Department of Labor, 2008.

Table ED-24
Unemployment Rates
Laurens County, Surrounding Counties, Georgia, and the U.S.
1990-2007

	1990	1995	1998	1999	2000	2001
Laurens County	5.1%	5.4%	7.5%	7.5%	4.5%	4.4%
Bleckley County	5.5%	4.2%	4.9%	4.2%	4.1%	5.1%
Dodge County	5.6%	5.3%	6.0%	4.9%	4.7%	5.3%
Emanuel County	8.7%	10.5%	9.7%	10.3%	8.8%	10.1%
Johnson County	6.4%	10.5%	9.3%	8.0%	12.5%	8.3%
Telfair County	8.1%	10.1%	9.3%	11.5%	7.6%	11.4%
Treutlen County	7.2%	11.3%	8.4%	9.2%	8.7%	12.2%
Twiggs County	5.7%	5.5%	7.1%	6.5%	4.4%	5.3%
Wheeler County	7.0%	9.6%	9.6%	11.0%	6.1%	7.2%
Wilkinson County	3.8%	4.7%	7.9%	8.7%	4.2%	4.6%
Georgia	5.2%	4.8%	4.2%	3.8%	3.5%	4.0%
U.S.	5.6%	5.6%	4.5%	4.2%	4.0%	4.7%

	2002	2003	2004	2005	2006	2007
Laurens County	5.1%	6.0%	5.4%	5.4%	5.2%	5.0%
Bleckley County	5.5%	4.9%	5.9%	7.8%	5.9%	5.3%
Dodge County	5.5%	5.3%	5.0%	5.6%	4.8%	4.8%
Emanuel County	5.6%	5.9%	5.4%	5.0%	5.0%	5.8%
Johnson County	6.2%	6.0%	6.2%	6.8%	5.2%	5.7%
Telfair County	10.0%	8.4%	7.4%	7.6%	7.6%	7.5%
Treutlen County	7.7%	6.5%	7.2%	6.8%	6.0%	9.0%
Twiggs County	6.1%	5.4%	5.3%	6.8%	5.7%	5.6%
Wheeler County	6.4%	6.6%	5.9%	6.4%	5.5%	5.2%
Wilkinson County	5.4%	5.6%	5.1%	5.7%	5.6%	5.2%
Georgia	4.8%	4.8%	4.7%	5.2%	4.6%	4.4%
U.S.	5.8%	6.0%	5.5%	5.1%	4.6%	4.6%

Source: Georgia Department of Labor, 2008; U.S. Bureau of Labor Statistics, 2008 (U.S. data).

Table ED-25
Georgia Labor Statistics
1990-2007

Category	1990	1995	1998	1999	2000	2001
Labor Force	3,300,136	3,699,727	4,029,245	4,106,678	4,233,388	4,277,967
Employed	3,129,389	3,522,905	3,861,646	3,951,684	4,084,062	4,107,109
Unemployed	170,747	176,822	167,599	154,944	149,326	170,858
Unemployment Rate	5.2%	4.8%	4.2%	3.8%	3.5%	4.0%

Category	2002	2003	2004	2005	2006	2007
Labor Force	4,308,229	4,340,666	4,390,395	4,588,023	4,732,450	4,814,831
Employed	4,100,119	4,134,525	4,188,271	4,346,289	4,516,169	4,602,947
Unemployed	208,110	206,141	202,124	241,734	216,281	211,884
Unemployment Rate	4.8%	4.7%	4.6%	5.3%	4.6%	4.4%

Source: Georgia Department of Labor, 2008.

Table ED-26
U.S. Labor Statistics
1990-2007

Category	1990	1995	1998	1999	2000	2001
Labor Force (thousands)	125,840	132,304	137,763	139,368	142,583	143,734
Employed (thousands)	118,793	124,900	131,463	133,488	136,981	136,933
Unemployed (thousands)	7,047	7,404	6,210	5,880	5,692	6,801
Unemployment Rate	5.6%	5.6%	4.5%	4.2%	4.0%	4.7%

Category	2002	2003	2004	2005	2006	2007
Labor Force (thousands)	144,863	146,510	147,401	149,320	151,428	153,124
Employed (thousands)	136,485	137,736	139,252	141,730	144,427	146,047
Unemployed (thousands)	8,378	8,774	8,149	7,591	7,001	7,078
Unemployment Rate	5.8%	6.0%	5.5%	5.1%	4.6%	4.6%

Source: U.S. Bureau of Labor Statistics, 2008.

Table ED-27
Place of Residence of Workforce by County
Laurens County
1990 and 2000

	1990			2000
Laurens County	15,119		Laurens County	16,046
Houston County	307		Bibb County	501
Dodge County	248		Dodge County	352
Johnson County	240		Washington County	331
Bibb County	236		Wilkinson County	243
Wilkinson County	140		Johnson County	228
Elsewhere	1,071		Elsewhere	1,285
Total	17,361		Total	18,986

Source: U.S. Bureau of the Census, www.census.gov, 2008.

Table ED-28
Place of Work of County Residents
Laurens County
1990 and 2000

	1990			2000
Laurens County	15,119		Laurens County	16,046
Johnson County	535		Johnson County	847
Dodge County	434		Treutlen County	426
Treutlen County	247		Dodge County	369
Bleckley County	245		Bleckley County	280
Twiggs County	156		Emanuel County	209
Elsewhere	1,037		Elsewhere	1,558
Total	17,773		Total	19,735

Source: U.S. Bureau of the Census, www.census.gov, 2008.

Table ED-29
Laurens County Commuting Patterns
1990 and 2000

	1990	2000
Employed Residents of County		
Worked in County	85.7	81.3
Commuted in Region	11.0	13.3
Commuted to Elsewhere	3.3	5.4
Persons Working in County		
Lived in County	87.1	84.5
Commuted from Region	5.3	5.2
Commuted from Elsewhere	7.6	10.3
Employed Residents as Percentage of County Workers	102.4	103.9

Source: U.S. Bureau of the Census, www.census.gov, 2008.

NATURAL AND CULTURAL RESOURCES

Introduction

Laurens County's abundance of natural and cultural (historic and prehistoric) resources contributes to its rural character and excellent quality of life. Scenic pastoral landscapes and forests abound, while the Oconee River flows through the county between the cities of Dublin and East Dublin. Visual reminders of Laurens County's agrarian, river, railroad, and naval stores heritage and its continued dependence on its natural resources are evident in the unincorporated areas, including crossroads communities, as well as in its three cities and four towns. These include historic farmhouses; schools; churches; downtown commercial buildings; and others. Evidence of earlier settlements and the presence of prehistoric cultures also remain at known archaeological sites throughout Laurens County.

There is strong interest in protecting Laurens County's fragile natural resources and significant cultural properties, as well as its rural character, while balancing the desire for continuing economic development and growth. It is recognized that this sometimes difficult task can be achieved through careful planning, which can actually complement natural and cultural resources and help conserve them, when guidelines are created within which sensitive resource development and utilization can occur and is encouraged.

Natural Setting

Laurens County is located within two topographic divisions of the Coastal Plain of Georgia: the Fall Line Hills Physiographic District in the north and the Tifton (Vidalia) Uplands Physiographic District in the south. The county seat of Dublin is located about an hour southeast of Macon. The county has a total area of approximately 523,967 acres or more than 812 square miles and is the fourth largest county in Georgia in terms of geographic size. It is bordered by Bleckley and a corner of Twiggs County on the west; Wilkinson County to the northwest; Johnson County to the northeast; Emanuel and Treutlen counties to the east; Wheeler County and the Oconee River to the southeast; and Dodge County to the south and southwest.

Laurens County's climate is characterized as humid subtropic with long and warm to hot summers and short relatively mild to cool winters. The average annual temperature is about 65.2 degrees. The frost-free period extends from about March 14 to November 8, providing a growing season of approximately 239 days. Laurens County receives an average annual rainfall of about 45.41 inches.

Environmental Planning Criteria

WATER SUPPLY WATERSHEDS

Water supply watersheds are areas where rainfall runoff drains into a river, stream, or reservoir that is used as a source of public drinking water supply. Laurens County has one water supply watershed which meets DNR's definition, the City of Dublin's water supply watershed. The City's primary water supply comes from the Oconee River. The treated river water is blended with separately treated groundwater from one of the City's three deep wells to provide potable water for Dublin's residents and businesses. The City of Dublin's water supply watershed is located upstream from its intake plant on the Oconee River and includes the Oconee River as well as its perennial streams generally located north and west of Dublin. See Map NCR-1 for its approximate location.

DNR's Part V Environmental Planning Criteria call for protection of the state's water supply watersheds from contamination by limiting potential sources of pollution. This helps reduce purification or treatment costs and safeguard public health. Dublin's surface water withdrawal from a major river source, the Oconee River, limited state regulation requirements, but impervious surface still needs limiting and monitoring. The large amount of forested, undeveloped lands in the watershed currently provides much protection and precludes significant limitations for the foreseeable future.

WETLANDS

The Georgia Department of Natural Resources (DNR) defines freshwater wetlands as "those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions." Wetlands generally include swamps, marshes, bogs, and similar areas. The highest concentrations of wetlands in Laurens County are near the Oconee River; Turkey Creek Corridor; Big Creek Corridor; Buckeye Creek

Corridor; Rocky Creek Corridor; and other major creeks, although they are found throughout the county. See the National Wetlands Inventory map of Laurens County, Map NCR-2. This map shows 15.4 percent of county acreage as wetlands. Based on general soil associations, approximately six (6) percent of the county hosts hydric soils, which underlie wetlands by definition. As of April, 2006, there were 87 acres in Laurens County in the Wetlands Reserve Program.

Wetlands are important for a number of reasons, including their environmental, wildlife, recreational and aesthetic values. They play key roles in natural water filtration, flood control, water table maintenance, and local climate moderation. Wetlands provide habitat for fish and wildlife and are keys to basic food chain productivity both on land and in estuaries. They also offer diverse recreation opportunities, including hunting, fishing, hiking, nature observation, and boating. Laurens County's wetlands are home to many species of flora and fauna, including rare plants and animals, such as the yellow flytrap and Oconee burrowing crayfish. There are a number of known archaeological sites near or within the Oconee River and Turkey Creek, as well as likely additional sites, which have not yet been identified, located within or adjacent to the county's wetlands.

The U.S. Army Corps of Engineers regulates activities in wetlands at the federal level under Section 404 of the Clean Water Act. In 1999, Laurens County and its municipalities adopted the "Environmental Conservation, On-Site Sewage Management, and Permit Ordinance," which provides protection for wetlands as required by DNR's Part 5 Environmental Standards.

GROUNDWATER RECHARGE AREAS

Groundwater recharge is a natural process whereby water infiltrates the ground to replenish an aquifer, which is an area of rock below the earth's surface capable of storing and producing water. Recharge of Coastal Plain aquifers occurs at specific locations where the aquifer outcrops. Laurens County's significant groundwater recharge areas are located primarily along sand ridges adjacent to Turkey Creek and the northern part of the Ohoopie River. Most recharge the Floridan-Jacksonian and Miocene-Pliocene-Recent Unconfined aquifers, while several small areas in the northern part of the county recharge the Cretaceous-Tertiary Aquifer System. All are of high or average/medium pollution susceptibility. See Map NCR-3 for approximate locations. The Dublin-Midville Aquifer, which provides groundwater for Dublin

and some other Laurens County jurisdictions, is recharged through sandy soil in the outcrop area near Milledgeville in Baldwin County.

Groundwater recharge areas need protection to avoid toxic and hazardous waste contamination of drinking water supplies. The previously referenced “Environmental Conservation, On-Site Sewage Management, and Permit Ordinance,” which all Laurens County governments have adopted, also addresses protection for significant groundwater recharge areas as required by DNR’s Part 5 Environmental Standards under the Georgia Planning Act of 1989.

PROTECTED RIVER CORRIDORS

Laurens County has one Protected River Corridor, the Oconee River, which is protected under the 1991 River Corridor Protection Act. Any perennial river or water course with an average minimum flow of 400 cubic feet per second requires protection under this Act. The Oconee River originates in Hall County and flows 170 miles before joining the Ocmulgee River to form the Altamaha River near Lumber City. It enters Laurens County from Wilkinson County to the north and winds its way in a southeasterly path through the county between the cities of Dublin and East Dublin. There are five public landings on the Oconee River in Laurens County, including Shady Field, Turkey Creek, Blackshear Ferry, Brickyard, and Buckeye landings.

The River Corridor Protection Act provides for the maintenance of a natural vegetative buffer of 100 feet on each side of the Oconee River and strict regulations of uses infringing upon the required buffer. Map NCR-4 gives the general location of the Oconee River corridor; however, the 100 foot protected buffer is too narrow to appear on a map of this scale. These corridors are of vital importance to Laurens County and Georgia in that they help preserve those qualities that make a river suitable as a habitat for wildlife, for recreation, and as a source of clean drinking water. They also allow the free movement of wildlife from one area to another, help control erosion and river sedimentation, and assist in absorbing flood waters. The Oconee River is significant in terms of history as an important transportation artery for Indians and early settlers to the region and movement of goods and timber products. A number of archaeological sites along the Oconee in Laurens County have been recorded in the State Archaeological Site

File at the University of Georgia, and there are likely additional sites within or near the river corridor which have yet to be discovered.

All Laurens County governments adopted the Environmental Conservation ordinance in 1999, which provides for protection of the Oconee River corridor as required by DNR's Part 5 Environmental Standards.

PROTECTED MOUNTAINS

These natural resources are not found in Laurens County.

Other Environmentally Sensitive Areas

PUBLIC WATER SUPPLY SOURCES

Both groundwater and surface water supply drinking water in Laurens County. In 2000, an average of 31.81 million gallons per day of water was used county-wide, including 10.24 million gallons of groundwater and 21.57 million gallons of surface water. Agricultural irrigation required 9.47 million gallons per day; compared to 16.28 million gallons for industrial uses and 4.39 million gallons for public supply. The daily per capita water use was 178.63 gallons.

All seven municipalities in Laurens County have public water systems, five of which provide water to customers located outside the town/city limits. Only Dudley and Montrose do not provide water service outside their boundaries. Residents of unincorporated Laurens County who do not obtain water from a nearby municipal system rely on private wells. Municipal and private wells tap primarily into the Floridan or Dublin-Midville aquifers, although some shallow wells remain in use by private individuals.

In addition, the City of Dublin's water customers receive potable drinking water which is a blend comprised of groundwater from the Dublin-Midville Aquifer and their primary source, the Oconee River. Both the groundwater and the surface water go through individualized

treatments, including the addition of chlorine and fluoride, before being blended in the distribution system. The City of Dublin further supplies reuse or gray water to SP Newsprint in East Dublin.

Water quality is already a concern in Laurens County because of the presence of polluted waters on the state's 303(d) list of impaired waters. EPD officially identified eight creeks and the Oconee River itself in Laurens County as "impaired waters" for exceeding the maximum amount of one or more pollutants that a body of water can contain and still be deemed safe (TMDLs). At the time of testing between 1998 and 2002, Alligator Creek contained excessive fecal coliform and less than desired levels of dissolved oxygen. High fecal coliform was found in the Oconee River, as well as in Turkey and Big Sandy creeks. Pughes Creek was cited for inadequate dissolved oxygen. Crooked, Reedy, Rocky, and Ochwalkee creeks all lacked sufficient biotic diversity, while the latter's dissolved oxygen and pH levels were not within normal ranges. A Total Maximum Daily Load (TMDL) Plan has been prepared for Turkey Creek according to EPD requirements. Common observations made in this plan include the need for better data at each monitoring station and more stations for additional sampling. There is some question of contamination cause, because of limited violation. The problem may be naturally occurring. The culprits, if any, are likely non-point source pollutants, such as urban runoff or wildlife. The plan, in any event, generally recommends use of Best Management Practices and additional education to improve water quality and prevent further regulations from being imposed at the local, state, or federal level. Implementation of this TMDL Plan by EPD, the local governments, and property owners along the impaired water should help improve water quality.

In addition, continued enforcement of the Environmental Conservation ordinance by Laurens County will help prevent groundwater contamination (primarily shallow) because once an aquifer is polluted, it is nearly impossible to clean.

STEEP SLOPES

Laurens County has some steep slopes of 15 to 17 percent located along hillsides in upland areas, east of the Oconee River north of I-16, and elsewhere throughout the county. The

only time they pose a problem is during road or other construction. County farmers have adapted their agricultural techniques and use best management practices which allow many of these areas to be suitable for farming uses.

COASTAL RESOURCES

These natural resources are not applicable to Laurens County.

FLOOD PLAINS

Flood plains are defined as areas subject to flooding based on the 100-year (base) flood. They are an important water resource area when left in their natural or relatively undisturbed state. They help control the rate of water flow and provide an area for temporary storage of floodwaters. Vegetative flood plains enhance water quality by collecting sediment which would otherwise contribute to damaging water temperature rises, increased pollution, and reduced levels of dissolved oxygen needed for desirable aquatic species. Natural flood plains also assist groundwater recharge through local ponding and flood detention, thus slowing runoff and allowing additional time for infiltration of groundwater aquifers. Laurens County's flood plains are found along the Oconee River, Turkey Creek, and other large branches and creeks county-wide. The flood plains are somewhat narrow, except near the Oconee River and Turkey Creek where they are wide. The county's identified flood zones are located along the Oconee River, Turkey Creek, and other major creeks throughout Laurens County. See Map NCR-5.

Laurens County and the cities of Dublin and East Dublin participate in the National Flood Insurance Program, while the county's other municipalities do not. FEMA is currently mapping the entire state of Georgia in digital format. Laurens County is scheduled to be mapped during 2009/2010.

SOIL TYPES

Laurens County has seven basic soil associations. They are:

1. Tawcaw-Chastain-Congaree Association: Poorly to well drained. Major soils well suited for trees common to area. Most unsuited for field crops, hay, or pasture. Severely limited as sites for non-farm uses. Main management concerns are wetness and flooding. Nearly

level soils found in areas about 0.5 to 2 miles wide on flood plains of Oconee River. Comprises about 4 percent of county's land area.

2. Herod-Muckalee Association: Poorly drained. Nearly level soils on flood plains along major creeks, ranging from about 0.25 to 0.5 mile wide. Severely limited for non-farm uses due to wetness and flooding. Mostly used for tree cultivation. Comprises approximately 2 percent of county's land area.
3. Orangeburg-Faceville Association: Well drained. Nearly level to moderately steep soils on ridgetops and irregular hillsides. Primarily located in northern part of county. Main management concern is controlling erosion. Ridgetops and gently sloping hillsides are suited for most non-farm uses. Comprises about 15 percent of county's land use.
4. Tifton-Dothan-Fuquay Association: Well drained. Moderate to slight limitations to development, except for sloping soils. Mostly woodland and cropland, some of best farming soil. In large areas scattered throughout county. Comprises about 52 percent of county's land area.
5. Nankin-Cowarts-Dothan Association: Well drained. Nearly level to moderately steep on ridgetops and hillsides. Located primarily south of I-16, but also in northeast part of county. Well-suited to most non-farm uses. Controlling erosion is main management concern. About 13 percent of county land area.
6. Nankin-Ailey-Fuquay Association. Well drained. Found primarily in northeast, southeast, and southwest corner of county. Mainly used for woodland, but some large areas for field crops, hay, or pasture. Erosion and low available water capacity are main management concerns. Comprises about 11 percent of county's land area.
7. Lakeland-Troup Association: Excessively to well drained. Located east of Oconee River north of I-16 encompassing East Dublin to north of Big Creek. Low available water capacity is main management concern. Well suited to most non-farm uses. Comprises about 3 percent of county's land area.

Areas of Laurens County where the Tawcaw-Chastain-Congaree and Herod-Muckalee soil associations are found have development limitations based on their soil composition. Together these two associations comprise approximately six (6) percent of the county's area. See Map NCR-6. Approximately 15 percent of Laurens County's soils host hydric or saturated soils. Soil erosion exists in Laurens County, but is not a severe problem. EPD issues Soil Erosion and Sedimentation Control (land disturbance) permits for Laurens County and all its governments except the cities of Dublin and East Dublin, which issue their own.

PLANT AND ANIMAL HABITATS

DNR's list of Special Concern Animals, Plants, and Natural Communities for Laurens County lists seven (7) animals and 13 plants as of May, 2008, including one animal and one plant with federal status (Protected, Candidate or Partial Status) indicated by (US). They are listed below. Georgia protected species are followed by (GA).

Animals	Plants
<i>Alasmidonta arcuata</i> Altamaha Arcmussel (GA)	<i>Astragalus michauxii</i> Sandhill Milk-vetch (GA)
<i>Arnbystoma tigrinum tigrinum</i> Eastern Tiger Salamander	<i>Cypripedium Kentuckiense</i> Kentucky Ladyslipper (GA)
<i>Cambarus truncates</i> Oconee Burrowing Crayfish (GA)	<i>Isoetes boomii</i> Boom Quillwort
<i>Gopherus polyphemus</i> Gopher Tortoise (GA)	<i>Marshallia ramosa</i> Pineland Barbara Buttons (GA)
<i>Moxostoma robustum</i> Robust Redhorse (GA)	<i>Penstemon dissectus</i> Cutleaf Beardtongue (GA)
<i>Picoides borealis</i> Red-cockaded Woodpecker (US)	<i>Sarracenia flava</i> Yellow Flytrap (GA)
<i>Pteronotropis stonei</i> Lowland Shiner	<i>Sarracenia minor</i> Hooded Pitcherplant (GA)
	<i>Scutellaria mellichampii</i> Skullcap
	<i>Scutellaria ocmulgee</i> Ocmulgee Skullcap (GA)
	<i>Sideroxylon macrocarpum</i> Ohoopee Bumelia (GA)
	<i>Sideroxylon thornei</i> Swamp Buckthorn (GA)
	<i>Tillandsia setacea</i> Pine-needle Air-plant
	<i>Trillium reliquum</i> Relict Trillium (US)

Source: Wildlife Resources Division, Georgia DNR, May 27, 2008.

There were no "natural communities" noted in DNR's updated list for Laurens County; however, there are several state managed recreation sites, which likely encompass sensitive plant/animal habitat. These include the River Bend (North and South tracts, totaling 1,719 acres) and the Beaverdam (5,500 acres) wildlife management areas and the Hugh M. Gillis Public Fishing Area. Both of the WMAs are located along the Oconee River. Other areas of the county with a high probability of containing threatened or endangered plants and animals include the

Oconee River flood plains, Turkey and other creeks and their flood plains, and wetlands as well as uplands areas. Some protection is afforded the county's sensitive plant and animal habitats through enforcement of the Environmental ordinance covering wetlands, significant groundwater recharge areas, and the Oconee Protected River Corridor.

Significant Natural Resources

SCENIC AREAS

Scenic areas located within Laurens County are most associated with natural resources. The previously mentioned River Bend and Beaverdam wildlife management areas and the Hugh Gillis Public Fishing Area abound with scenic areas. The Oconee River and its corridor, along with Turkey and other major creeks, are focal points for picturesque views. The Dublin Riverwalk, which is planned to connect with an Oconee River Greenway to be developed in the future, and Buckeye Park are among the local and regional parks which derive many of their scenic qualities from the Oconee River. In addition, some regard the pastoral agrarian landscape as scenic.

PRIME AGRICULTURAL AND FOREST LAND

Agriculture (17.2 percent) and forestry (76.1 percent) are Laurens County's primary land uses, with about 93 percent of the county's land area used for these purposes. According to the existing land use map prepared in conjunction with preparation of this plan, approximately 488,811 acres of Laurens County are in agricultural or forest land use. See Map LU-1. Prime farmland (Class I) comprises approximately 272,463 acres or 52 percent of the county's land area and consists of Tifton, Fuquay, Dothan, and other loamy soils. See Map NCR-7. As of April, 2006, 7,404 acres of Laurens County farmland had been converted to timberland under the Conservation Reserve Program.

Since about 1950, the number of farms nationwide has declined significantly. This is true of Laurens County as well. The county had 709 farms in 2002, a decrease of 13.3 percent from 1997. The total acreage of farms county-wide decreased from 208,929 acres in 1997 to 193,665

in 2002 (7.3 percent decrease). Just over 37 percent of the county's total land area was in farms in 2002. The average farm in Laurens County has decreased in size from 288 acres in 1997 to 273 acres in 2002. This is still more than the average of 218 acres statewide. Acres of harvested cropland decreased substantially from 54,314 acres in 1997 to 37,468 acres in 2002 (31.0 percent decrease). Irrigated land decreased significantly from 14,465 acres in 2000 to 11,450 acres in 2004.

Laurens County's estimated value of agriculture production in 2007 was \$56,411,110 (ranked 68th in state). The rank by Commodity Group in 2007 was as follows from highest to lowest: Forestry and Related Products; Row/Forage Crops; Livestock/Aquaculture; Other Income and AgriTourism Value (includes hunting leases); Ornamental Horticulture; Vegetables; Fruit and Nuts; and Poultry/Egg. Laurens County ranks 2nd in Georgia for both timber production and total forestry and related products. The 2007 Farm Gate values were \$12,315,346 and \$19,321,596, respectively. The county also ranked second (2nd) in Georgia for pine straw production in 2007. Most of Laurens' timber land is in private/individual ownership. The county's principal Row/Forage Crops in 2007 were straw, cotton, soybeans, wheat, corn, hay, rye, peanuts, and oats. Laurens County ranked first (1st) in the state for straw production, third (3rd) for both rye and soybeans, fifth (5th) for wheat, and ninth (9th) for oats in 2007. Livestock production in 2007 included 6,000 beef cattle (eighth (8th) in beef stockers in state); 600 dairy cattle at five dairies; 5,000 goats (third (3rd) in state), as well as 900 horses (boarding, training, breeding); 200 hogs, 100 sheep, and 500 quail. There was no poultry/egg production in Laurens County in 2007. Deer hunting leases in the county that year covered 150,000 acres and were valued at \$1.8 million, ranking 11th in Georgia.

MAJOR PARK, RECREATION AND CONSERVATION AREAS

Laurens County has several state and regional recreation areas, but no federal parks. These include the previously mentioned River Bend (North and South tracts) and Beaverdam wildlife management areas, both of which border the Oconee River, and consist of 1,719 and 5,000 acres, respectively. Shady Field, Turkey Creek, Blackshear Ferry, Brickyard, and Buckeye landings provide public access to the Oconee. Buckeye Landing was selected as a Go Fish

Georgia site in 2008, and will be upgraded using local and state funds as part of this initiative. In addition, there is the Hugh M. Gillis Public Fishing Area that opened in 2003. It is located near U.S. 80 east of East Dublin, and has a 109-acre lake stocked with bluegill, redear sunfish, largemouth bass, and channel catfish. The Dublin Riverwalk, Southern Pines Regional Park, and Buckeye Park in East Dublin also are popular major recreation areas. Buckeye Park has several small ponds for fishing. Future plans are to develop an Oconee River Greenway connecting with the Dublin Riverwalk and possibly encompassing portions of East Dublin and unincorporated Laurens County located adjacent to the Oconee. These parks are discussed in more detail in the Community Facilities and Services section of this comprehensive plan assessment.

CULTURAL RESOURCES

Present-day Laurens County was heavily populated by the Creek Indian Nation, and many tribes may have used it as a council area given its location near a major Indian road called the Utchee Trail. Spanish explorer Hernando DeSoto was the first white man known to visit the area. He was near where Dublin is currently located in April, 1540. Major settlement in the region occurred in the late 1700s as white settlers sought land inland from the Georgia coast. The Creeks lost control of the area between the Oconee and Ocmulgee rivers in 1783. The Georgia Legislature created Laurens County from Wilkinson County on December 10, 1807. It was named in honor of John Laurens of South Carolina, who had gained fame during the American Revolution. The next year, one-half of the new county was taken to form Pulaski County, from which all of Bleckley and part of Dodge County were later formed. The loss of such a substantial portion of Laurens County caused considerable upset among local residents, so to compensate, land was taken from Washington and Montgomery counties and added to Laurens in 1811. The county's boundary changed one more time, when in 1858 a two-by-nine mile strip of land was taken from Laurens when neighboring Johnson County was created from Washington County. The first county seat was at Sumterville on the western side of the Oconee River on Turkey Creek. When the county boundary changed in 1811, Sumterville was no longer centrally located, and a new site was chosen at present-day Dublin.

The new Laurens County seat of Dublin was incorporated on December 9, 1812. It grew slowly as the center of an agricultural economy. Dublin's population was only several hundred by about 1850, but reached near 1,000 by the 1890s. In the early 1900s large cotton buyers, bankers, and others with plenty of money built large, elaborate homes along Dublin's fashionable Bellevue Avenue. It is said that Bellevue allegedly had more millionaires than any other street outside Atlanta. Economic decline due to the boll weevil and the Great Depression hit Dublin hard, but the city rebounded through subsequent years to become the vibrant regional center it is today.

Located about 12 miles southwest of Dublin, the Town of Dexter was established in 1889 by the Reverend John W. Green who built the first residence. The town grew rapidly having a post office, small hotel and several stores in 1890. The Wrightsville and Tennille Railroad extended to Dexter around that time, thus contributing to local growth. Lumbering was the main business in its early years, with the railroad transporting primarily logs and timber. The first bank in Laurens County outside of Dublin, the Dexter Banking Company, was organized in 1904. The population reached over 600 during its heyday in the early 20th century.

The City of Dudley developed along the Macon-Dublin Road (U.S. 80) and was a station along the Macon-Dublin-Savannah Railroad, opening in 1891. Joshua Walker convinced the railroad to locate the station on his land in exchange for deeding equal sized lots along the rail line to the railroad company. Originally named "Elsie" for Mrs. Walker, the city's name was later changed to "Dudley" in honor of Dudley Hughes of Twiggs County, who helped plan and build the railroad. Dudley was incorporated in 1902, and the Bank of Dudley was organized in 1905. It had a population of about 500 in 1941.

The Town of Montrose was first settled in 1891 when the Macon-Dublin-Savannah Railroad was constructed through the area. Located 16 miles west of Dublin, it was named after Dudley Montrose Hughes of Twiggs County, the same man for whom Dudley was eventually named. Hughes was a large landowner with holdings in Laurens and Twiggs counties. Montrose was incorporated in 1919.

The Town of Rentz was originally the site of a sawmill established in 1899 by Harper and Simpson. In 1904, E.P. Rentz bought an interest in the mill, which later became the Rentz Lumber Company. The company built a railroad from Rentz to Dublin (about 13 miles away) and later extended it to Eastman in neighboring Dodge County. The Town of Rentz was incorporated in August, 1905. Five years later, its first bank, the Bank of Rentz, was established. The Wrightsville and Tennille Railroad eventually acquired title to the Rentz Lumber Railroad, but discontinued all service along the line in 1941. Rentz had a population of about 400 in 1941.

Located southwest of Dublin near the Dodge County line, Cadwell was developed along the old Wrightsville and Tennille Railroad. Mrs. Rebecca Lowery Cadwell Burch donated the land for the town, which was named in memory of her first husband, Matthew Cadwell. The Town of Cadwell was incorporated in 1907.

The City of East Dublin is Laurens County's newest city. It was incorporated in 1952 in response to the community's post-World War II growth and development as an eastern suburb of Dublin. The Oconee River runs between East Dublin and Dublin forming East Dublin's western boundary.

For more information on the history of Laurens County and its older communities, there are a number of good secondary sources available, including Thomas Butchko's "History of Laurens County, Georgia" narrative, which was written in conjunction with his 1977 Architectural Survey of Laurens County. This source has been used in preparing this brief summary of Laurens County's history.

The 1977 Architectural Survey of historic structures in Laurens County and its cities was conducted under contract with the Heart of Georgia Area Planning and Development Commission for the Georgia Department of Natural Resources. As a result of this survey, a total of 473 properties (14 in Cadwell, 22 in Dexter, 353 in Dublin, 8 in Dudley, 5 in Montrose, 12 in Rentz, and 59 in unincorporated Laurens County) were recorded and their locations marked on maps. East Dublin was not included in the survey, likely due to its relatively brief history at the time (incorporated in 1952) and lack of resources then meeting the minimum 50 years old age

requirement. Most of the architecture in Laurens County and its cities is of rural, vernacular style. The arrival of the railroad in the late nineteenth century heralded Victorian styles with their increased ornamentation. Classical Revival structures and Craftsman bungalows dating from the early 20th century are also found county-wide. The architecture also includes the Plantation Plain style in the rural parts of the county, as well as various farm outbuildings, such as barns, smokehouses, tobacco barns, pack houses, and the like. There are also some antebellum residences and log structures. The most high style historic architecture is found in the county seat of Dublin, including the seven-story Old First National Bank Building (“the skyscraper”), the former Dublin Post Office, and other commercial structures, as well as early 20th century mansions along Bellevue Avenue.

The 1977 Laurens County Architectural Survey provides a good representation of the county’s architecture, but given its age and the methodology used in selecting properties to record, it is no longer considered comprehensive or up to date. In the last 30 years, a number of additional properties have become historic, including those in East Dublin. Others inventoried no longer exist. At best, it does have value for general reference until such time as local interest and funds are available to help sponsor a new survey. Matching funds are currently available through the Historic Preservation Division (HPD) of Georgia DNR to assist with a limited number of surveys each year.

Laurens County currently has five listings in the National Register of Historic Places, the federal government's listing of historic properties worthy of preservation. They are: the Carnegie Library (now Dublin-Laurens County Museum), the Stubbs Park-Stonewall Street Historic District, and the Dublin Commercial Historic District (downtown), all of which are located in Dublin; Sanders Hill near Montrose; and Fish Trap Cut archaeological site on the Oconee River. Documentation has also been submitted to HPD to nominate the Southside Neighborhood, a predominately African-American historic district in Dublin, to the National Register. To determine National Register eligibility a property is thoroughly documented, and its value or significance is assessed along with its level of significance (local, state, national) and integrity (survival of historic physical characteristics). Each National Register property generally must be a minimum of 50 years old. It is expected that a number of individual properties/sites and

potential historic districts located throughout unincorporated Laurens County and its municipalities may be eligible for the National Register.

Less is known concerning archaeological resources in Laurens County, although 282 sites have been recorded to date in the State Archaeological Site File at the University of Georgia. See Map NCR-8 for the general locations. Specific sites are not mapped to protect them from vandalism. The earliest known human inhabitants of present-day Laurens County came to the area approximately 11,500 years ago, toward the end of the last Ice Age. Archaeological sites in Laurens County, therefore, range from pre-historic sites where hunters manufactured stone tools to historic Indian and settler sites to small late 19th/early 20th century farmsteads, naval stores operations, and the like. The largest concentration of recorded sites is near the Oconee River and its tributaries throughout the central part of the county. There are also numerous areas southwest and north of Dublin near Turkey Creek, I-16, U.S. 441, and U.S. 80 with documented sites. Further research is expected to yield additional Indian sites and the remains of historic communities, farms, sawmills, and turpentine operations.

Some community landmarks have been identified by the Laurens County Local Plan Executive Committee which, although they may or may not be National Register eligible or even historic, are considered locally important. It is known that the list is far from exhaustive, and no significance should be presumed because a property is not listed. Those properties which appear eligible for National Register listing are indicated; however, there are likely additional eligible properties about which a determination cannot be made without further study. All of the following are located in unincorporated areas of Laurens County unless otherwise noted.

1. Residential Resources

Stubbs Park-Stonewall Street National Register Historic District
Southside Neighborhood Historic District (National Register eligible)
Sand Hill, Montrose vicinity (National Register-listed)
Thompson House, Montrose
Buckeye Historic Neighborhood, East Dublin
Clover Street Historic Neighborhood, East Dublin

2. Commercial Resources

Dublin Commercial National Register Historic District
Downtown Dexter Commercial Buildings
Downtown Dudley Commercial Buildings
Historic Bank, Rentz

3. Industrial Resources

None noted.

4. Institutional Resources

Carnegie Library/Museum, Dublin (National Register-listed)
Old Cadwell School/Community Center
Cadwell Baptist Church
Cadwell Methodist Church
Dexter Gym
Old Dexter School/Community Center
Old Dudley School
Dudley Gym
Old Montrose School
Rentz Baptist Church

5. Transportation Resources

None noted.

6. Rural Resources

All historic resources listed in unincorporated Laurens County should be considered rural resources. See Laurens County Cultural Resources Map NCR-9.

7. Other Historic, Archaeological, and Cultural Sites

Blackshears Ferry Site

Fish Trap Cut Site (National Register-listed)

Old Courthouse Site, Sumterville

Rentz Cemetery

Sites on File at the University of Georgia

The 282 sites on file at the University of Georgia consist of prehistoric Indian sites and historic Indian and settler sites from the 19th and early 20th centuries. Many are located along the Oconee River and Turkey Creek, while some were recorded along I-16 and U.S. 441 North and South in conjunction with highway development or improvement projects.

The approximate locations of the above cited resources, with the exception of archaeological resources, are shown on Maps NCR-9 through 16. As previously referenced, the archaeological sites on file at the University of Georgia are generally shown on Map NCR-10. To aid in their protection, their specific site locations are available upon request only to authorized individuals.

Historic preservation-related activity has increased overall in Laurens County and its cities in recent years, with efforts ranging from individual and community restoration and rehabilitation projects to downtown revitalization efforts. Laurens County continues to demonstrate its support for historic preservation through its renovation of a historic downtown commercial structure in Dublin as a county government annex. The County and City of Dublin have received several grants in recent years to help restore the windows and make other preservation-minded repairs to the historic Fred Roberts Hotel, which is located in the National Register-listed Dublin Commercial Historic District. The multi-story building currently houses the local Senior Citizens Center, but much of it remains vacant and in need of rehabilitation. The County and City would like to find a preservation minded buyer to purchase the structure.

Efforts have been underway for a number of years to improve the appearance of and generally revitalize downtown Dublin. The City has received Department of Transportation Enhancement Funds for streetscape improvements and participates in the National Main Street

Program. In addition, Downtown Dublin has been listed in the National Register of Historic Places, as has the Stubbs Park-Stonewall Street Residential Historic District. A National Register nomination has also been submitted to HPD for the predominately African-American Southside neighborhood. Privately funded rehabilitations of historic commercial structures in downtown Dublin have been completed, as well as renovations of historic residences. The City has a historic preservation ordinance and a preservation commission, which has designated a local historic district along Bellevue Avenue. The Laurens County Historical Society, which was organized in 1967, successfully rehabilitated the now National Register-listed Dublin Carnegie Library as a local history museum. The Hardy Smith House, an antebellum Gothic Revival residence in Dublin, has also been preserved using a Georgia Heritage Grant and private funding to assist with roof replacement and other restoration. Local heritage tourism related efforts are supported by the City of Dublin's participation in the U.S. 441 Heritage Highway Association's promotion of the historic highway, which passes through Dublin and Laurens County on its way north to western North Carolina and south to Florida.

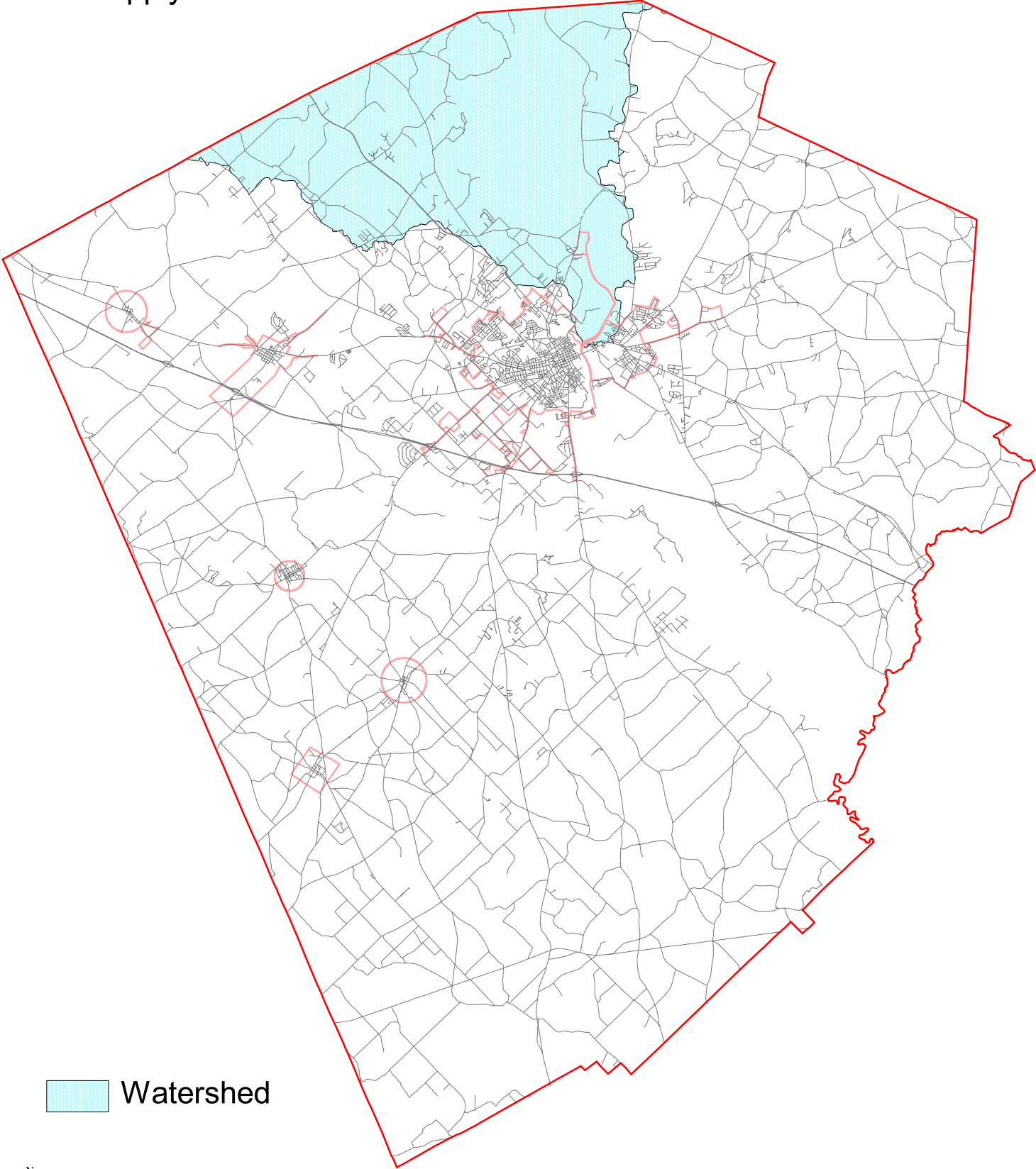
In recent years, several of Laurens County's smaller municipalities have been involved in local historic preservation efforts. Historic schools in Cadwell, Dexter, and Dudley are being used as community centers, while Dexter and Dudley have extant historic school gymnasium facilities. The Town of Montrose has expressed interest in possibly acquiring and rehabilitating the historic Montrose School as its town hall. Dexter has received DOT Transportation Enhancement funds for downtown streetscape improvements, and is interested in pursuing further downtown revitalization projects.

Summary Needs Assessment

Protection of Laurens County's natural and cultural resources and the county's rural character is paramount to maintaining the community's overall quality of life now and in the future. This can best be achieved through controlled and planned growth and land use regulation designed to conserve these significant resources and encourage their sensitive development, as appropriate. The Oconee River, Beaverdam and River Bend wildlife management areas, Hugh Gillis Public Fishing Area, Dublin Riverwalk, the future Oconee River Greenway, and the

county's forests and parks are among the natural resources which need to be utilized and promoted for public recreation, such as fishing, wildlife management, and/or other compatible economic development and tourism uses. Preservation of historic community landmarks and continued revitalization of downtown Dublin and Dexter are also needed and desired. Conservation and preservation of Laurens County's significant natural and cultural resources truly hold keys to the community's future.

MAP NCR-1
City of Dublin
Water Supply Watershed



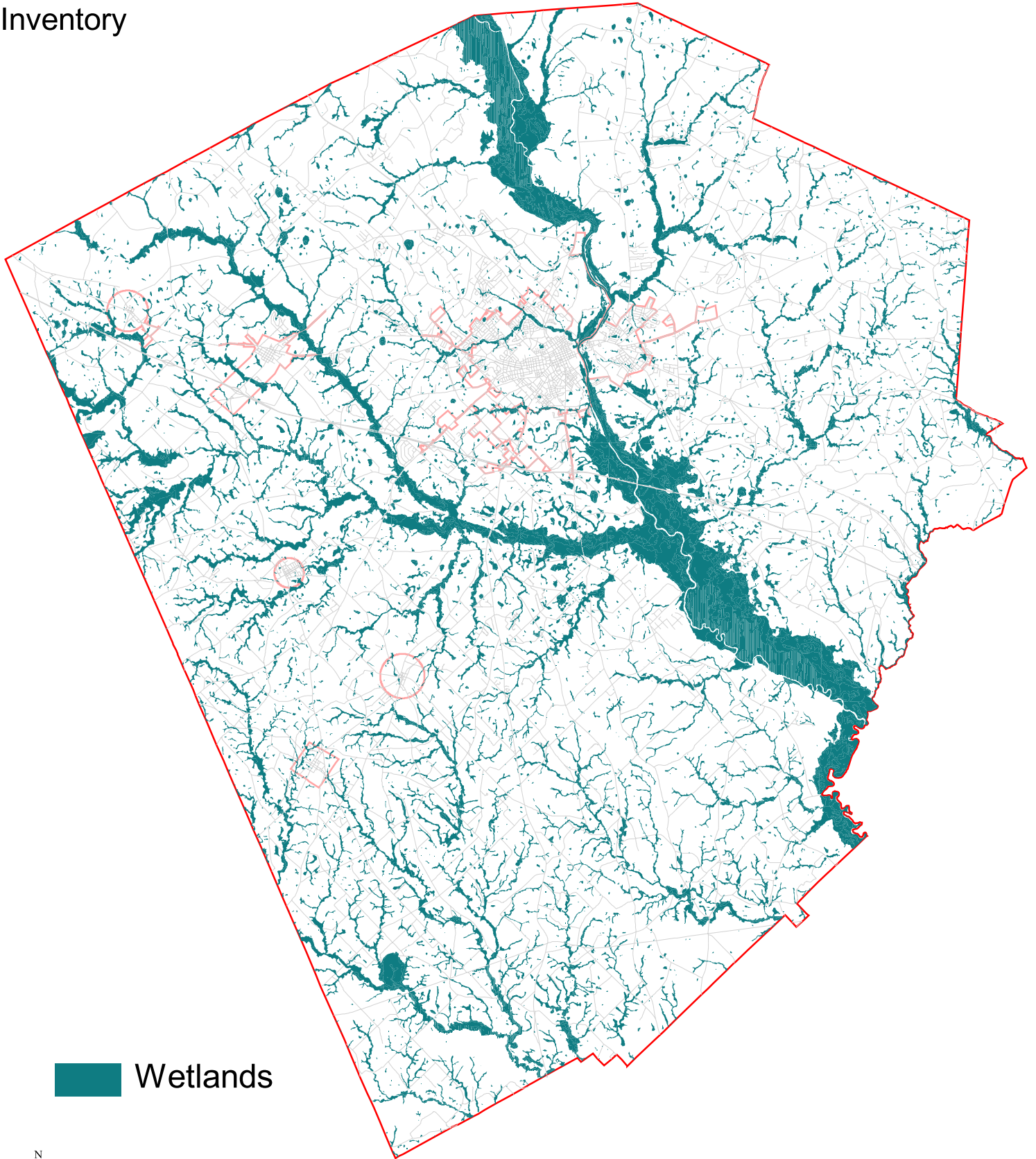
Watershed



2 0 2 4 Miles

Source: Georgia Department of Community Affairs, 2008
Heart of Georgia Altamaha RDC, 2008


MAP NCR-2
Laurens County
National Wetlands
Inventory



 Wetlands

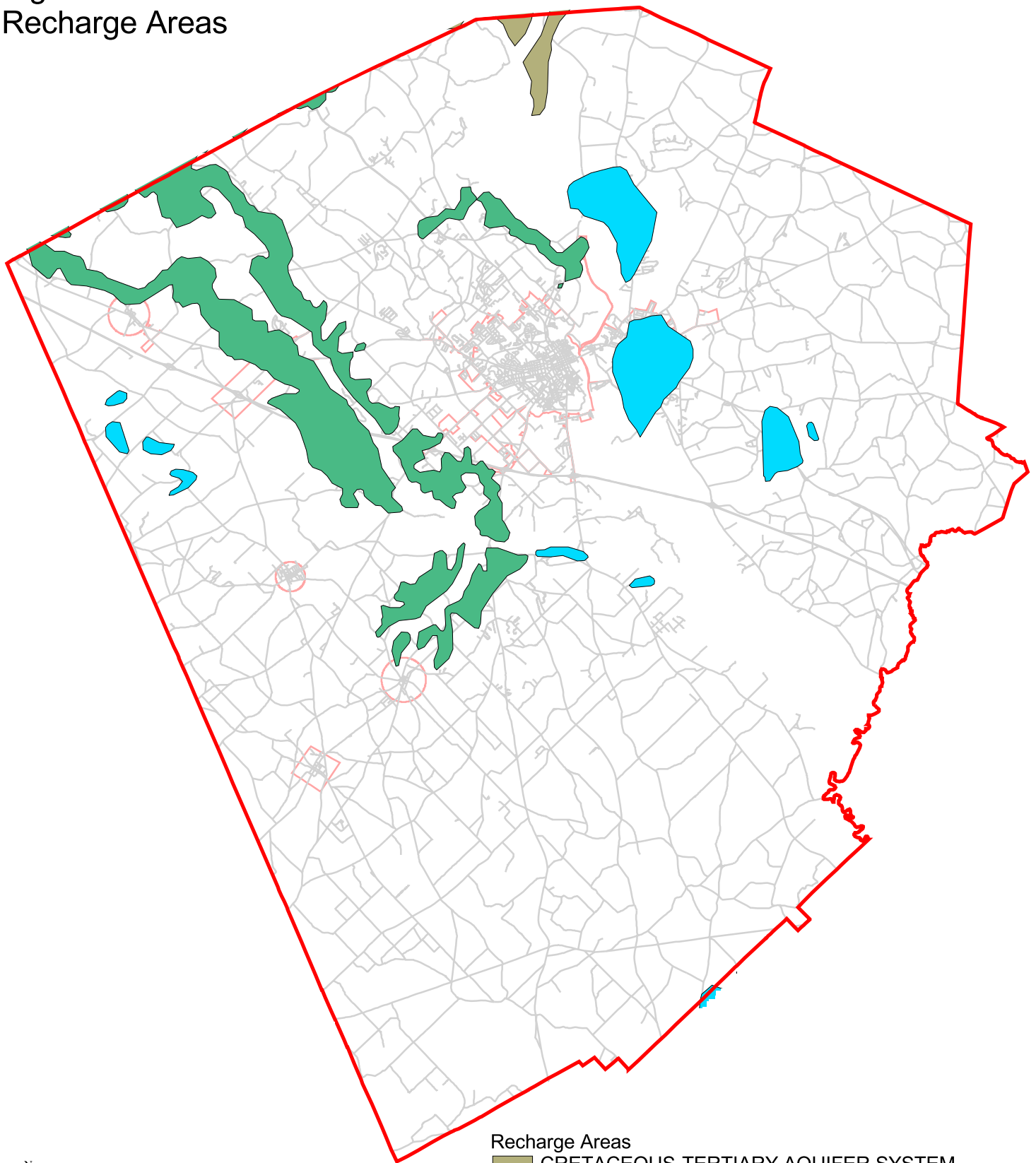


2 0 2 4 Miles



Source: Georgia GIS Clearing House
Heart of Georgia Altamaha RDC, 2008

MAP NCR-3
Laurens County
Significant Groundwater
Recharge Areas



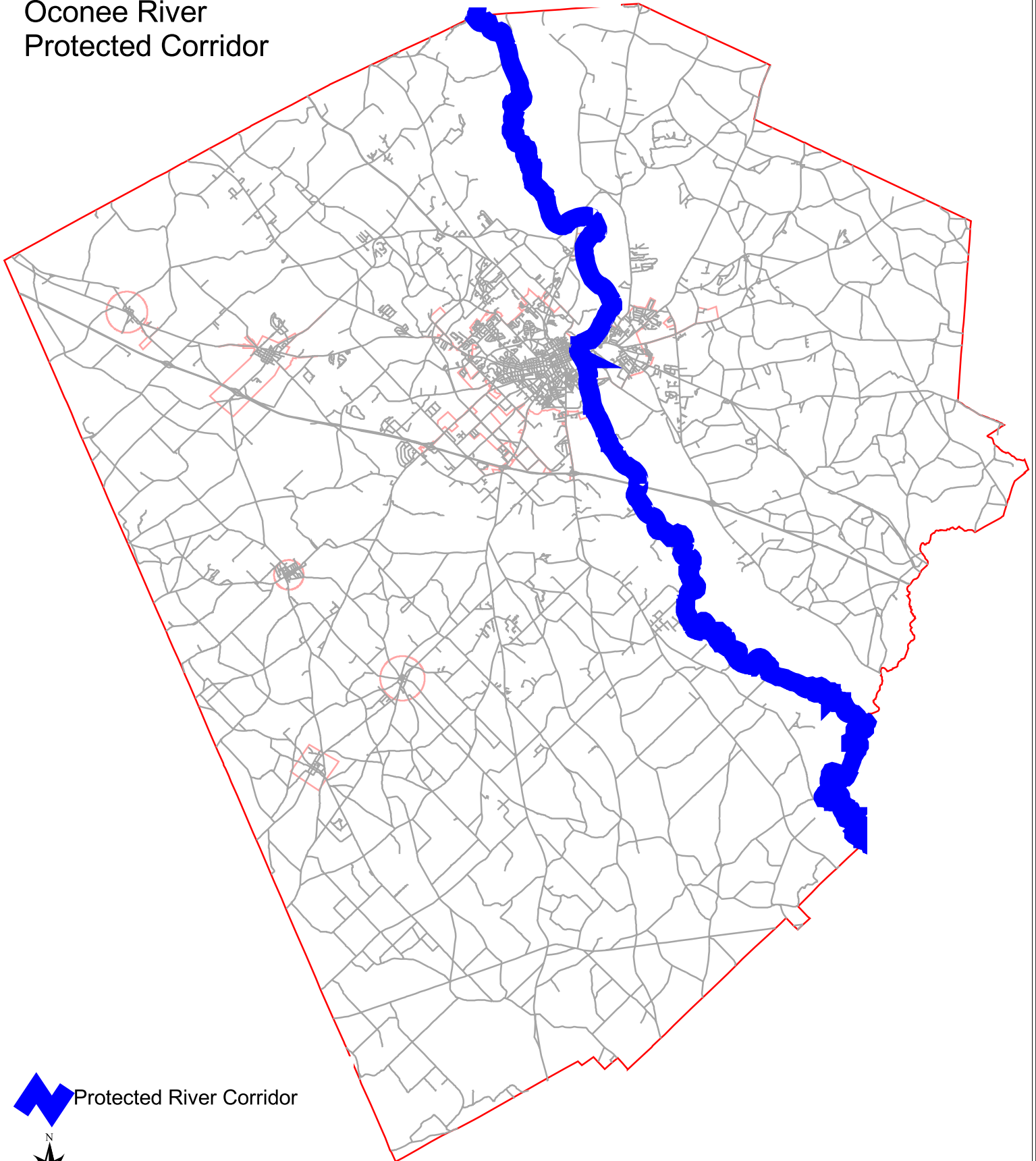
- Recharge Areas
- CRETACEOUS-TERTIARY AQUIFER SYSTEM
 - FLORIDAN/JACKSONIAN AQUIFER SYSTEM
 - MIOCENE/PLIOCENE RECENT UNCONFINED AQUIFER



2 0 2 4 Miles


Source: Hydrologic Atlas 18 of Georgia Geologic Survey, 1989
Heart of Georgia Altamaha RDC, 2008

MAP NCR-4
Laurens County
Oconee River
Protected Corridor



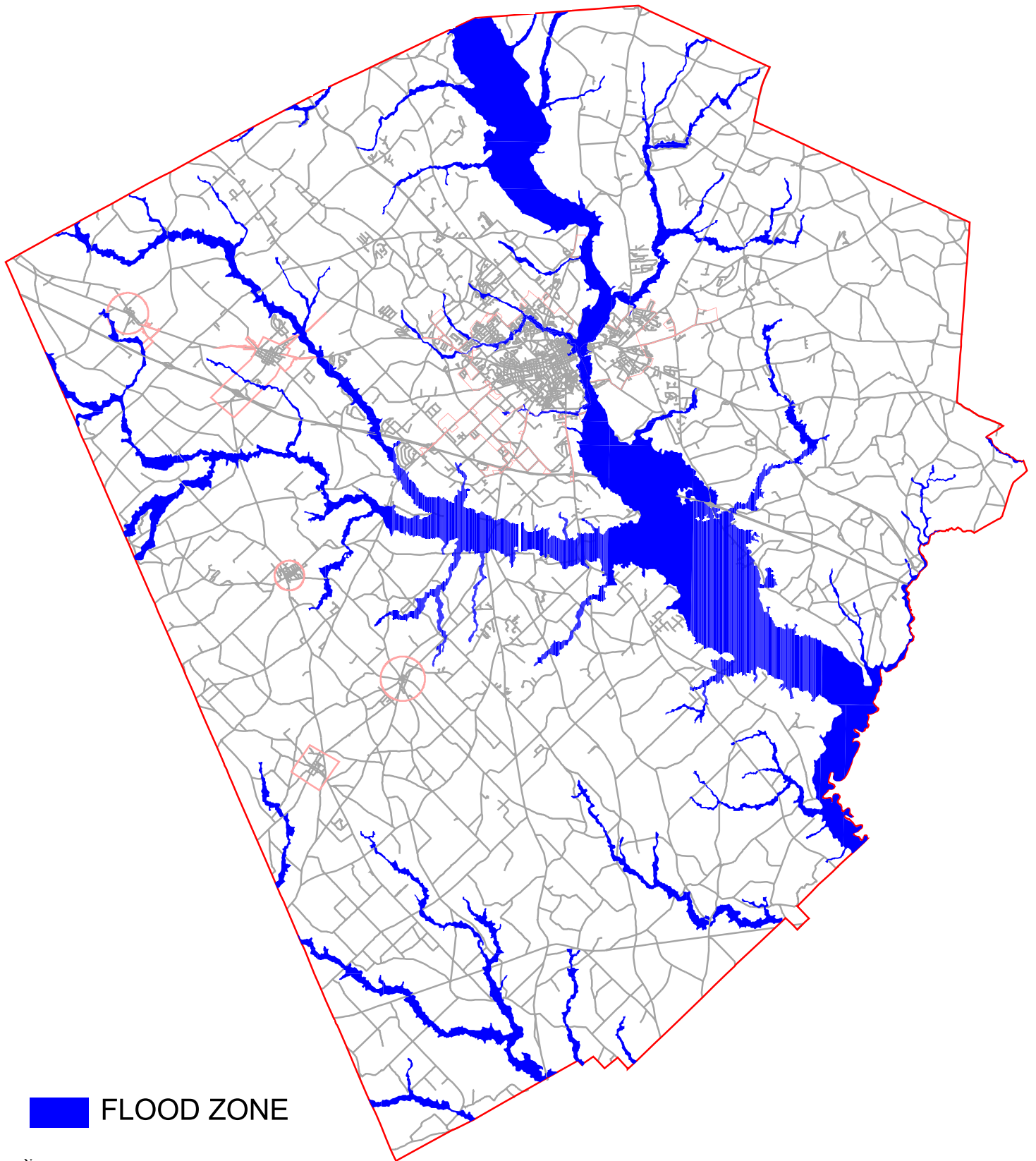
 Protected River Corridor



 2 0 2 4 Miles


Source: Georgia GIS Clearing House
Heart of Georgia Altamaha RDC, 2008

MAP NCR-5
Laurens County
Flood Zones



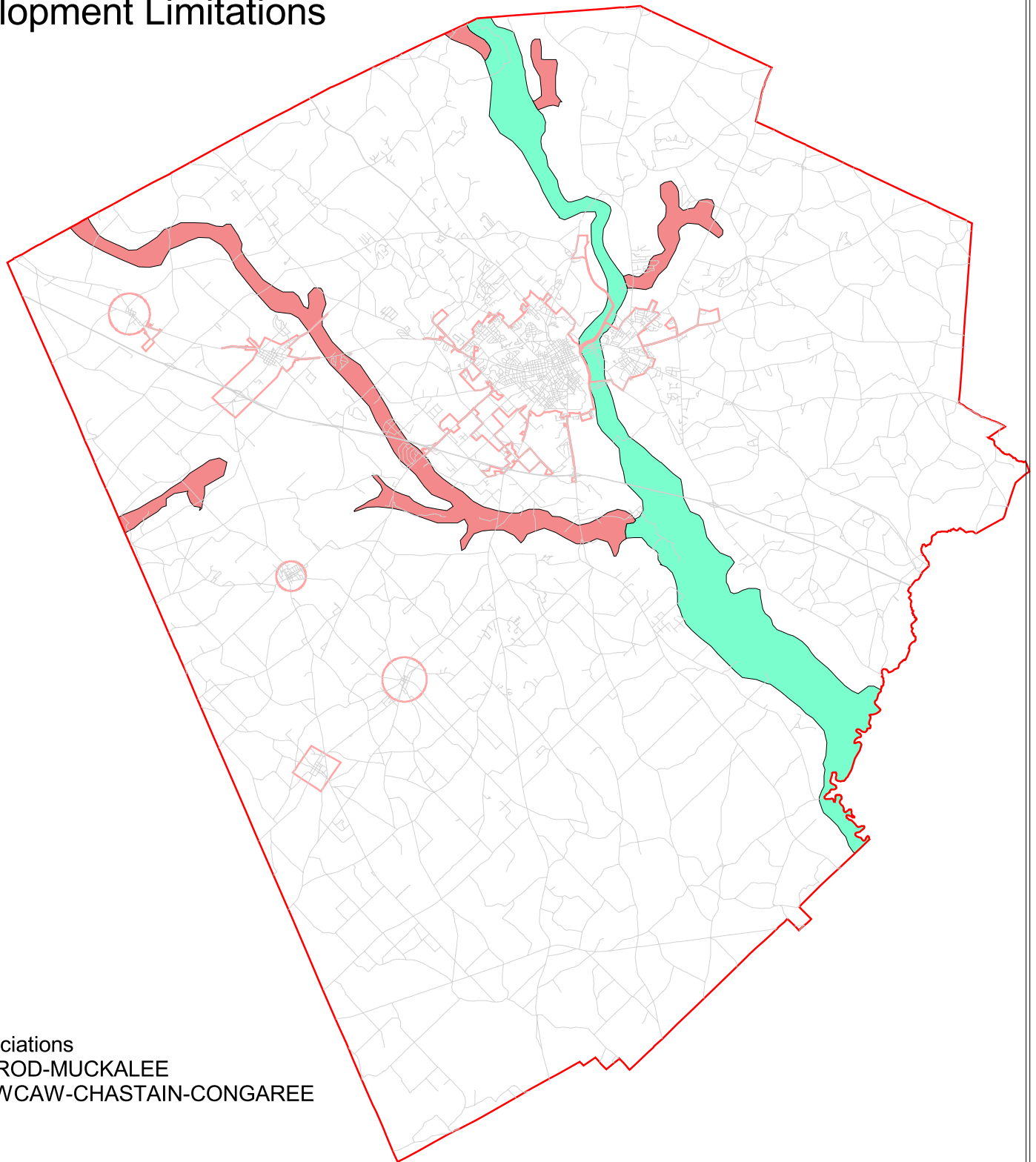
 FLOOD ZONE



 2 0 2 4 Miles

Source: Georgia GIS Clearing House
Heart of Georgia Altamaha RDC, 2008

MAP NCR-6 Laurens County Soils with Development Limitations



Soil Associations

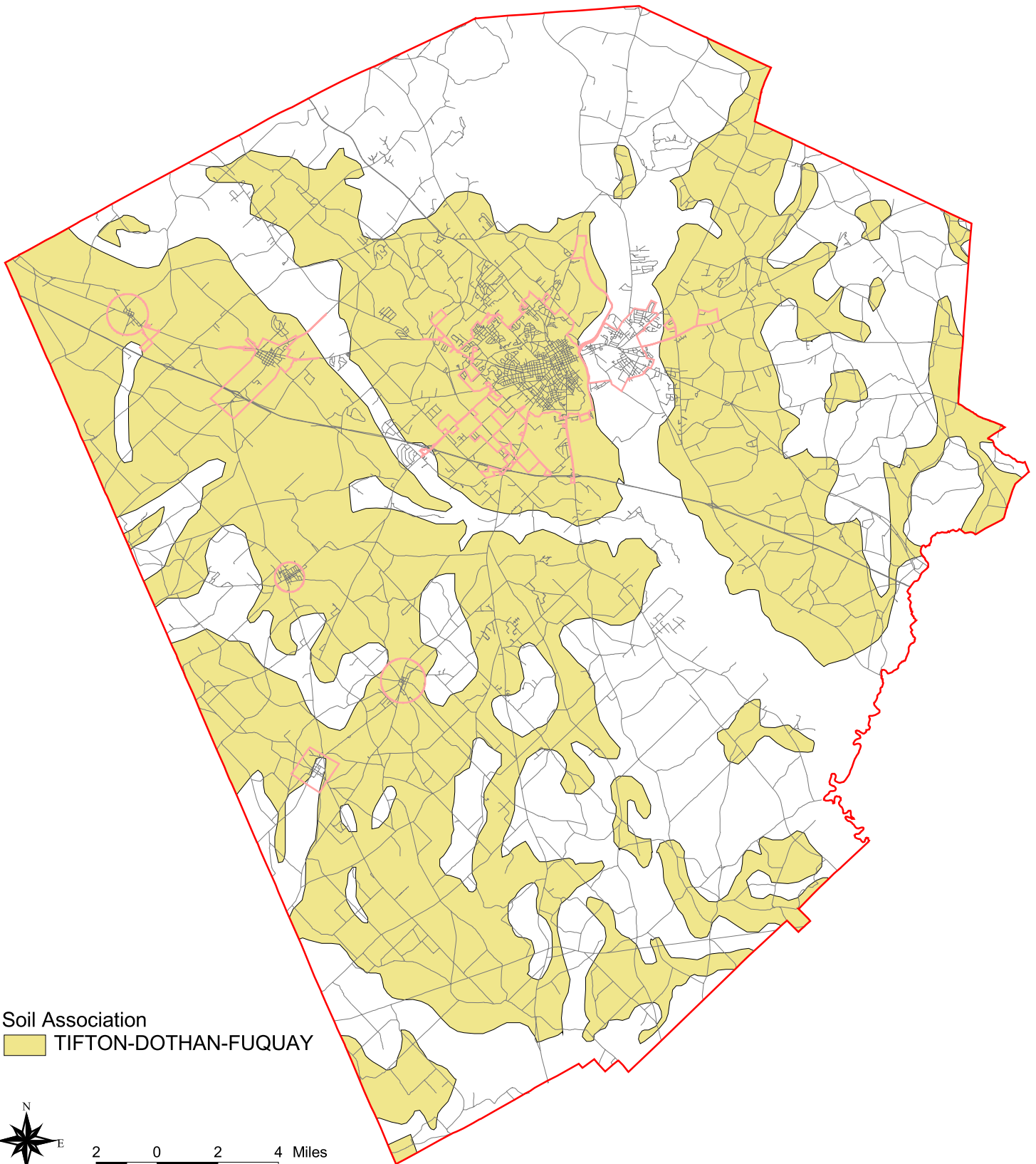
- HEROD-MUCKALEE
- TAWCAW-CHASTAIN-CONGAREE



2 0 2 4 Miles

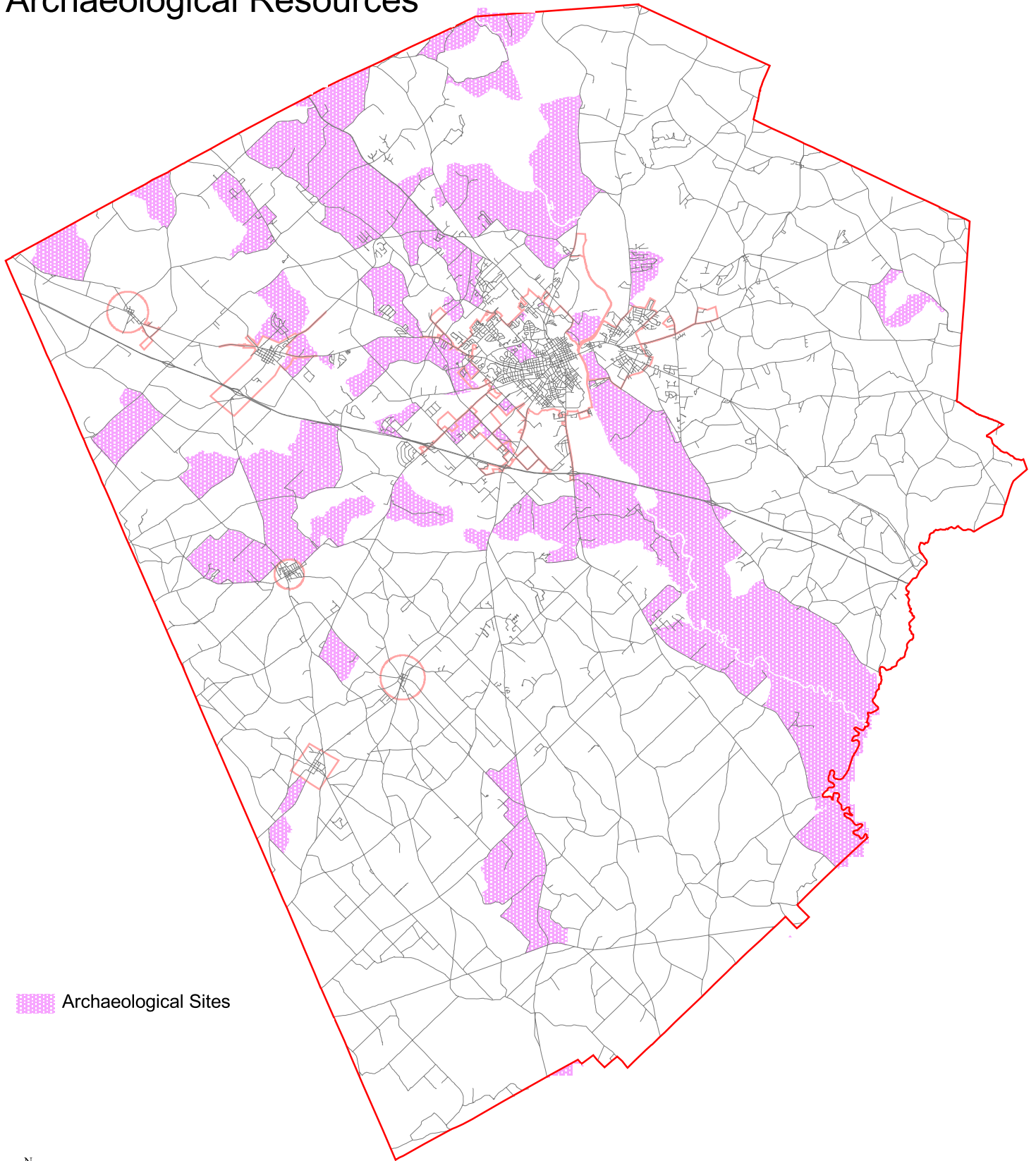
Source: Soil Survey of Johnson and Laurens
Counties, Georgia, U.S. Department
of Agriculture Soil Conservation Service, 1991
Heart of Georgia Altamaha RDC, 2008


MAP NCR-7
Laurens County
Prime Farmland



Source: Soil Survey of Johnson and Laurens
Counties, Georgia, U.S. Department
of Agriculture Soil Conservation Service, 1991
Heart of Georgia Altamaha RDC, 2008

MAP NCR-8 Laurens County Archaeological Resources



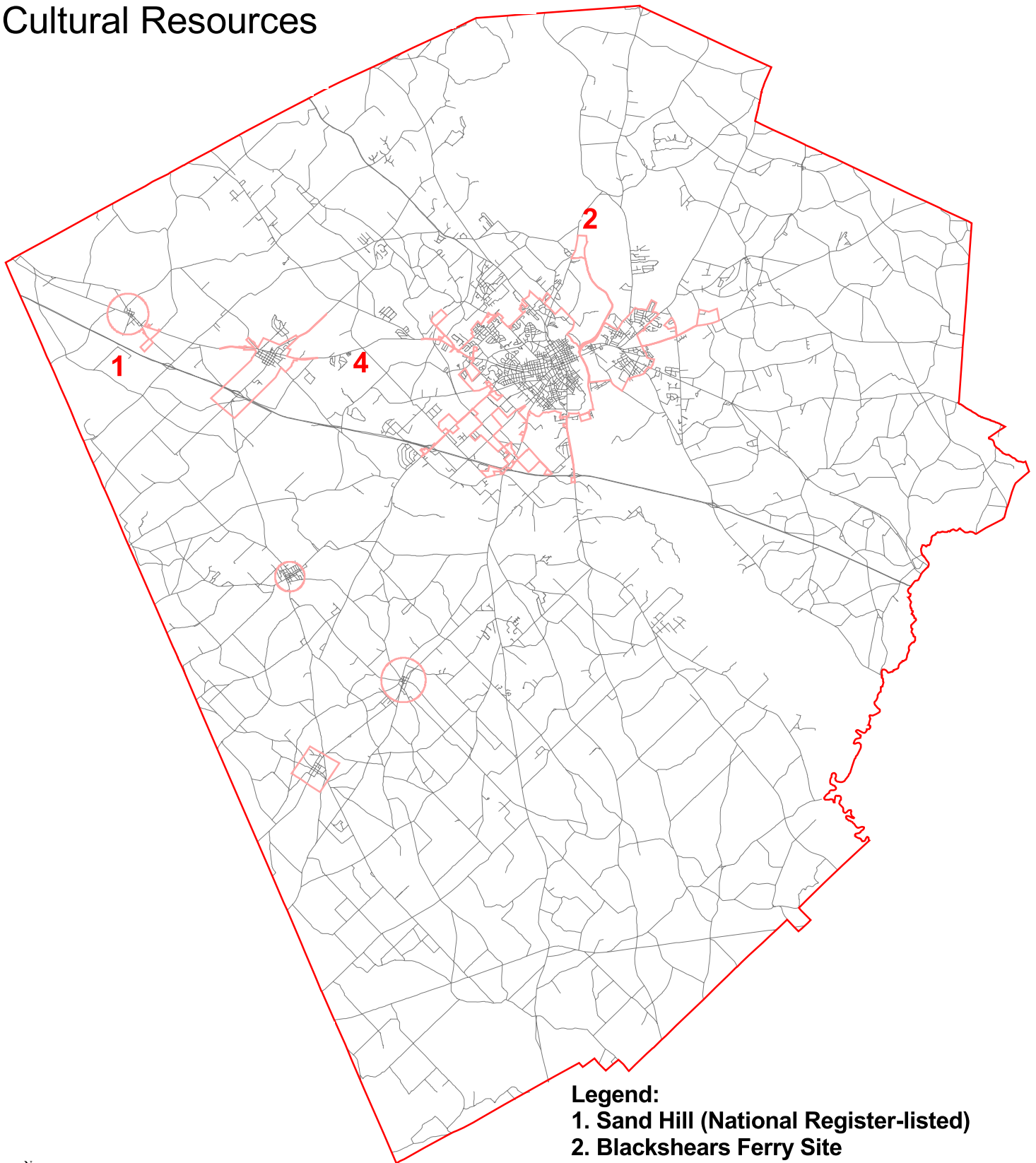
 Archaeological Sites



2 0 2 4 Miles

Source: DCA FTP Site, 2008
Heart of Georgia Altamaha RDC, 2008

MAP NCR-9 Laurens County Cultural Resources



Legend:

- 1. Sand Hill (National Register-listed)**
- 2. Blackshears Ferry Site**
- 3. Fish Trap Cut (National Register-listed)
not mapped-location restricted**
- 4. Old Courthouse Site, Sumterville**



2 0 2 4 Miles

Source: Laurens County, 2008
Heart of Georgia Altamaha RDC, 2008

Note: All locations are approximate.

MAP NCR-10 Town of Cadwell Cultural Resources



Legend:

- 1. Old Cadwell School/Community Center**
- 2. Cadwell Methodist Church**
- 3. Cadwell Baptist Church**



400 0 400 800 Feet

Source: Town of Cadwell, 2008
Heart of Georgia Altamaha RDC, 2008

Note: All locations are approximate.

MAP NCR-11 Town of Dexter Cultural Resources



Legend:

- 1. Downtown**
- 2. Dexter Gym**
- 3. Old Dexter School/Community Center**



200 0 200 400 Feet

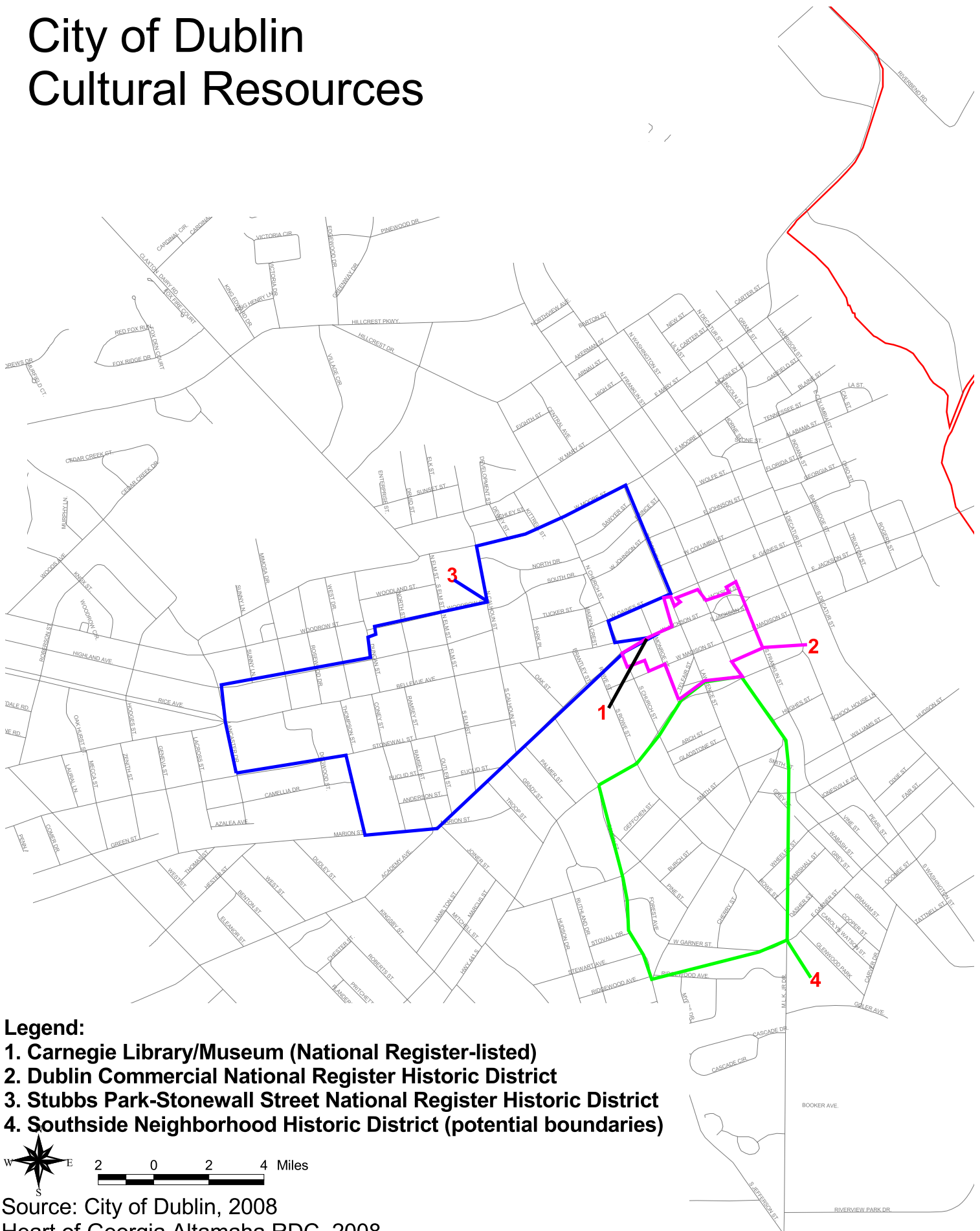
Source: Town of Dexter, 2008
Heart of Georgia Altamaha RDC, 2008

Note: All locations are approximate.

MAP NCR-12

City of Dublin

Cultural Resources



Legend:

- 1. Carnegie Library/Museum (National Register-listed)**
- 2. Dublin Commercial National Register Historic District**
- 3. Stubbs Park-Stonewall Street National Register Historic District**
- 4. Southside Neighborhood Historic District (potential boundaries)**

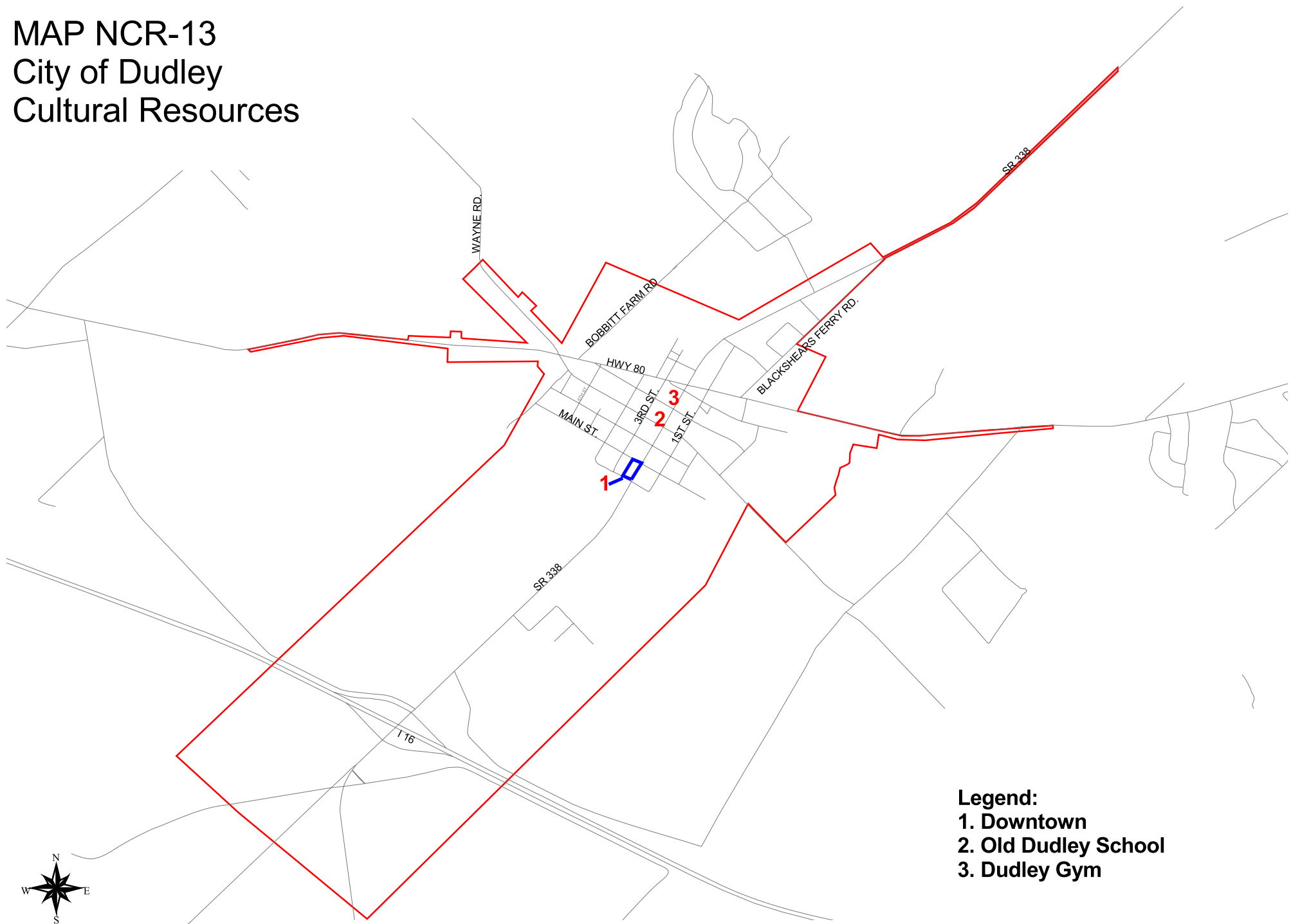


Source: City of Dublin, 2008
 Heart of Georgia Altamaha RDC, 2008

MAP NCR-13

City of Dudley

Cultural Resources



- Legend:**
- 1. Downtown**
 - 2. Old Dudley School**
 - 3. Dudley Gym**



700 0 700 1400 Feet

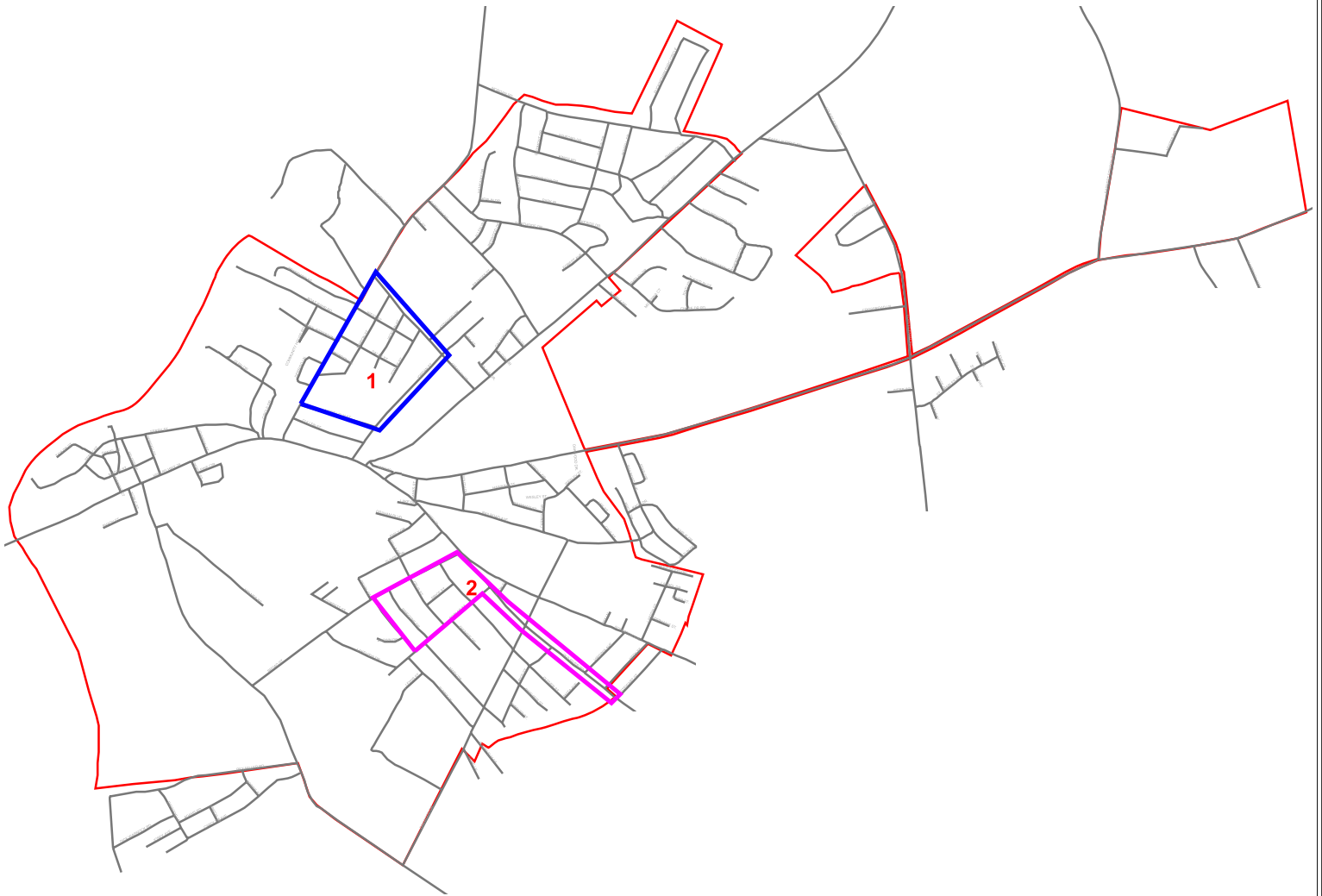
Source: City of Dudley, 2008
Heart of Georgia Altamaha RDC, 2008

Note: All locations are approximate.

MAP NCR-14

City of East Dublin

Cultural Resources



Legend:

- 1. Buckeye Historic Neighborhood
- 2. Clover Street Historic Neighborhood



Source: City of East Dublin, 2008
Heart of Georgia Altamaha RDC, 2008

MAP NCR-15

Town of Montrose

Cultural Resources



- Legend:**
- 1. Thompson House**
 - 2. Old Montrose School**

Source: Town of Montrose, 2008
Heart of Georgia Altamaha RDC, 2008

Note: All locations are approximate.

MAP NCR-16 Town of Rentz Cultural Resources



300 0 300 600 Feet

- Legend:**
- 1. Rentz Baptist Church**
 - 2. Historic Bank**
 - 3. Rentz Cemetery**

Source: Town of Rentz, 2008
Heart of Georgia Altamaha RDC, 2008

Note: All locations are approximate.

COMMUNITY FACILITIES AND SERVICES

Introduction

The provision of services, protection of its citizens, preservation of its resources, and enrichment and enhancement of the quality of life for its people are among the primary reasons for the creation and existence of local governments. A community's facilities and infrastructure exist to address these needs. "Community Facilities and Services" is one of the most important elements required under the Georgia Planning Act because construction of new facilities and maintenance and upgrading of existing ones generally represent the largest public expenditures of local governments. Due to limited funds, ongoing planning is vital for a community to offer the services and facilities desired by current and future residents, businesses, and industries in an efficient and effective manner. The location of public facilities can be an important tool in guiding and managing growth and development. Planning ahead can provide the opportunity to properly prepare and anticipate growth, and prevent expensive mistakes.

The following contains a description, assesses the adequacy, and presents the community's recommendations for improving community facilities and services for existing and future residents of Laurens County and its cities as a whole in accordance with the Local Planning Requirements at the intermediate planning level. Future needs of economic growth are addressed as well as future needs required by population growth. The categories of community facilities and services considered are: transportation; water supply and treatment; sewerage system and wastewater treatment; solid waste; public safety; hospital and other public health facilities; recreation; general government; educational facilities; and library and other cultural facilities.

Transportation

Inventory. A total of approximately 1,594.35 miles of county roads, city streets, and state and federal highways serve Laurens County. This is comprised of a total of 1,162.6 miles of roads in the unincorporated county, 153.72 miles of streets and roads in the towns and cities, and 278.03 miles of roads on the State Highway System, including 31.74 miles on Interstate 16. Table CF-1 shows the total paved and unpaved mileage by jurisdiction in Laurens County.

TABLE CF-1
LAURENS COUNTY GOVERNMENTS
MILEAGE OF PAVED AND UNPAVED ROADS/STREETS

Government	Paved Mileage	Unpaved Mileage	Total Mileage
Laurens County (unincorporated)	524.28	638.32	1,162.6
Cadwell	7.16	1.05	8.21
Dexter	8.74	0.96	9.7
Dublin	128.82	3.26	132.08
Dudley	15.16	2.48	17.64
East Dublin	26.89	4.2	31.09
Montrose	5.43	1.44	6.87
Rentz	5.41	1.88	7.29

Source: Georgia Department of Transportation, Office of Transportation Data, 12/31/2007.

Local Government Activities.

Laurens County annually budgets an average of \$5.5 million for transportation, which includes maintenance and capital equipment outlays for transportation improvements. The County has its own road construction and maintenance crews that grade, drain, and base county roads in preparation for paving contracts and for maintenance of existing county roads, both paved and unpaved. An average of 15 miles are paved each year, while an average of 20 miles are resurfaced annually. SPLOST, Local Assistance Road Program (LARP), and other funds, as available, are used to pay for road improvements in Laurens County.

The City of Dublin has a City funded Public Works Department. Its current budget is \$1,000,000. Approximately 15 miles of paving is done each year under contract. An average of 5.5 miles are resurfaced annually under the Local Assistance Road Program (LARP).

The City of East Dublin's Public Works Department has an annual budget of \$165,000 with two full-time employees. An average of three (3) miles of roads are resurfaced annually, including about .03 miles through LARP. Plans are to resurface 19 city streets in 2009 using SPLOST funds. There are currently no plans to pave the City's remaining unpaved streets. In the past, Laurens County assisted the City with paving its dirt streets.

The smaller cities and towns in Laurens County contract with the County and the Georgia Department of Transportation (DOT) for assistance in this area. Most have no road equipment of their own. An average of anywhere from .03 to 0.75 mile per year is resurfaced through LARP. The increased cost of paving dirt roads has slowed the rate of paving; however, Montrose had 0.9 mile paved in September, 2008 using SPLOST funds and County assistance. As a result, all dirt roads in town with houses in Montrose have now been paved. The County has also recently assisted Rentz with some street improvements.

Major Highways.

Laurens County is traversed by one interstate, three federal highways, and 14 state highways. Interstate 16, the main route from Savannah to Macon, runs for a distance of 31.74 miles through Laurens County south of Dublin and East Dublin. There are a total of six I-16 interchanges presently in the county. They are located running generally east to west at GA 199, GA 19, U.S. 441/U.S. 319/GA 31, and GA 257, all of which are south of the greater Dublin/East Dublin area; at GA 338 in Dudley; and at GA 26 between Dudley and Montrose. There has also been some discussion concerning another possible I-16 interchange in western Laurens County to accommodate expected traffic increases associated with planned/potential development of a NASCAR time trial track and related lodging, restaurant, RV park, shopping and other supporting commercial businesses near Allentown. I-16 connects with I-75 in Macon, about an hour to the northwest, and terminates at Savannah to the east. Dublin/Laurens County has been a leader in establishing a new I-16 Alliance of all the communities along I-16 to promote economic development and tourism for the interstate.

The three federal highways passing through Laurens County are U.S. 80, U.S. 441, and U.S. 319. U.S. 80 runs east-west through East Dublin, Dublin, Dudley, and Montrose. U.S. 441 enters Laurens County from Wilkinson County to the northwest and proceeds south through downtown Dublin to the southern boundary of the county before crossing into Dodge County. U.S. 441 is being four-laned county-wide. The historic route has been identified as the Heritage Highway and is promoted by the U.S. 441 Heritage Highway Association. A U.S. 441 Bypass is currently under construction west of Dublin. U.S. 319 enters Laurens County from the northeast where it joins U.S. 80 in East Dublin before intersecting with U.S. 441 South in Dublin continuing southward through the county. The planned multi-laning of U.S. 441 South from I-16 to U.S. 341 in McRae is important to Laurens County for future economic development.

In terms of state routes, GA 46 runs east-west through the southern part of Laurens County. It connects with three main north-south highways (U.S. 1, U.S. 25, and U.S. 301) to the

east after leaving Laurens County. GA 126 runs with GA 46 in south central Laurens County, branching southeastward toward Alamo in Wheeler County after crossing U.S. 441/U.S. 319/GA 31. West of this intersection, GA 126 heads northwestward passing through Cadwell before entering Dodge County. GA 31 runs with U.S. 319 throughout Laurens County. GA 117 enters the county southwest of Cadwell and passes through the town before traversing Rentz prior to terminating at U.S. 441/U.S. 319/GA 31 south of I-16. GA 257 winds its way northeastward through Dexter, crosses I-16, and ends in Dublin at the intersection of U.S. 80/GA 19/GA 26. GA 26 crosses the county from east to west passing through East Dublin, Dublin, and Dudley with U.S. 80 before heading southwestward between Dudley and Montrose toward Cochran. Branching off GA 117 at Cadwell, GA 338 travels north through Dexter and on to Dudley where it turns northeastward and proceeds to the intersection of U.S. 441/GA 29 where it ends. GA 29 runs with U.S. 441 southeast from the Wilkinson County line into Dublin where it joins U.S. 80/GA 19/GA 26 and goes to East Dublin before branching southeastward with GA 199 for a short distance. It then joins GA 86 before heading southeastward through the Minter and Rockledge communities toward the Laurens/Treutlen County line. GA 86 branches eastward off GA 199 in East Dublin and continues eastward where it is known as the Old Savannah Road, into Johnson and Treutlen counties. GA 199 originates in East Dublin and travels southeastward across I-16. Known as the Old River Road, it crosses into Treutlen County. GA 19 crosses Laurens County in a generally east to southeast path beginning in the western part of the county where it runs with U.S. 80 and GA 26, passing through Montrose and Dudley, then into downtown Dublin. There it splits and heads south across I-16 and southeastward through the Rock Springs and Lowery communities before continuing toward Glenwood in Wheeler County. GA 278 begins at U.S. 80/GA 19 just west of Montrose and runs southwestwardly crossing I-16 before heading toward Bleckley County and Cochran. GA 404 crosses Laurens County from east to west with I-16, while only a short stretch of GA 165 loops through the southwestern part of the county before returning to Dodge County where it connects with GA 46.

Many of these transportation routes serve as major thoroughfares through Laurens County. Numerous motorists traveling to Atlanta, Macon, or Savannah utilize I-16. The road network in Laurens County and its municipalities is depicted on the Community Facilities maps (Maps CFS-1-22).

Bridges/Overpasses.

There are approximately 102 bridges located on county, state, and federal routes in Laurens County. If boxed culverts are counted, this number may be approximately 174.

Rail.

Norfolk Southern provides rail service in Laurens County. Lines run across the county through East Dublin and north through Wrightsville to Tennille where it connects west to Macon and beyond and east to Savannah. Another line continues from East Dublin through Dublin west through both Dudley and Montrose and on to Macon and beyond. Several local industrial parks have access to rail service.

Airport.

The W.H. (Bud) Barron Airport is owned by Laurens County and managed by the County's Board of Commissioners. The Level III airport serves the general aviation needs of the area. It is currently operated by Dublin Air Services, Inc. The airport is located west of Dublin and north of U.S. 80 conveniently adjacent to an industrial area and the new U.S. 441 Bypass currently under construction. The airport has two runways. The instrument runway (2/20) was recently extended 500 feet to a total length of 6,500 feet by 150 feet wide and has multi approaches. The crosswind runway (14/32) is 5,000 feet long and 100 feet wide. Constructed in 1992, the 4,000 SF terminal building has a conference room which various corporations utilize. The County has 14 rental hangars, while there are 21 corporate hangars that are privately owned and 42 tie down locations on the ramp. The airport is completely fenced, with coded entrance gates. The Laurens County Sheriff's Department provides security for the facility. See Map CFS-1 for the location of the airport in Laurens County.

Public Transit.

There is no local public general purpose transit system in Laurens County through the Section 5311 Program of the GA Department of Transportation; however, residents are served by the GA Department of Human Resources (DHR) Coordinated Transportation Program (5310). The low incomes and aging population of the county suggest a need for a more general public transit system.

Bicycle and Pedestrian Ways.

Georgia State Bike Route 40, the Trans-Georgia Route (east-west between Savannah and Columbus) follows U.S. 80 in western Laurens County from its border with Wilkinson County to Dublin where it transitions to GA 29 which it follows to Soperton in Treutlen County. Its distance in Laurens County is 34.9 miles. It is the only designated state bike route located in the

Heart of Georgia Altamaha Region. Some bicyclists have noted, however, that the U.S. 80 portion in Laurens County, in particular, is not conducive to safe bicycling due to limited facilities and signage along the route.

There are two bicycle clubs in Laurens County currently listed on the Georgia Bicycle Federation website (www.bicyclegeorgia.com), the Emerald City Bicycle Club and the Laurens County Bicycle Club. Both clubs are listed as being located in Dublin. The Emerald City club co-sponsors the annual St. Patrick's Day Century Ride in Laurens County along with the Dublin Rotary Club. The oldest biking event in the Heart of Georgia Altamaha Region, the St. Patrick's Day ride has been held for 26 years. It offers rides of 10k, 25, 50, and 100 miles to bicycling enthusiasts. The Laurens County Bicycle Club is believed to be small and relatively inactive, if still in existence.

Laurens County is seeking to partner with the other 16 counties in the Heart of Georgia Altamaha Regional Development Center Region to implement the Heart of Georgia Altamaha Regional Development Center Regional Bike and Pedestrian Plan completed in 2005. The regional bike/pedestrian plan examines existing conditions and needs, and provides recommendations for future improvements, including new route recommendations and other efforts to boost education, safety, and usage. Needs identified for the region include additional facilities, particularly paved shoulders, additional state bike routes, better state signage, and for increased safety and educational activities. There was a special need identified to interconnect the region's state parks with bicycle facilities, and to interconnect region facilities to other state bike routes. Proposed new regional routes in or passing through Laurens County include bike lanes along GA 46 from Eastman to State Bike Route 40 in Soperton; along U.S. 80 from George L. Smith State Park in Emanuel County to State Bike Route 40 in Dublin; and south along U.S. 441 from its intersection with GA 46 in southern Laurens County past Little Ocmulgee State Park (Wheeler County) to U.S. 280. Two new connector routes have also been proposed along U.S. 441 from Cedar Grove in Laurens County north to U.S. 80 (State Bike Route 40) in Dublin and along GA 112 from U.S. 23 north of Cochran to U.S. 80 (State Bike Route 40) at the western corner of Laurens County. Compatible local bicycle facilities, events and regional cooperation, marketing, and promotion were encouraged. Bicycling was seen as having potential economic development/tourism benefits for the region. The region could be promoted as a touring destination for beginning and intermediate cyclists because of its low traffic counts, open spaces, pastoral scenery, historic sites, topography, and climate.

Laurens County has a total of 44.17 miles of sidewalks, all of which are located in six of its seven municipalities. Dublin, the largest city and county seat, has 34.8 miles of sidewalks

while East Dublin has just over four (4) miles (4.11 miles). The remaining smaller communities have the following sidewalk mileage: Cadwell (1.68 miles); Rentz (1.52 miles); Dexter (1.21 miles); and Dudley (0.85 mile). The Town of Montrose has no sidewalks. Dublin and Dexter have made some sidewalk improvements in their downtown areas through DOT Transportation Enhancement funded streetscape projects. The City of Dublin, in particular, is trying to increase the connectivity of land uses in Dublin, especially with its downtown/historic areas, especially for bicycle/pedestrian access.

Assessment. While Laurens County has a good transportation system, it has needs in this area. The county ranks 5th out of 159 counties in the state in total road mileage. It also ranks 18th in the state in percentage of roads paved, with approximately 59 percent of its roads paved. Since the county is expected to face the pressure of steady population growth, there is a need to continue work to upgrade the county transportation network to enhance the county's efforts to attract economic development and make progress toward reducing the unpaved mileage and otherwise improving roads. Current projects, including four-laning U.S. 441 through Laurens County and construction of the U.S. 441 Bypass, need to be completed. Laurens County needs additional funds to continue paving and resurfacing roads and to work with Georgia DOT on bridge repairs and/or replacements. Routine maintenance and resurfacing are ongoing needs in the county's municipalities, as is additional paving, except in East Dublin where there are currently no plans to pave the remaining dirt streets. Montrose completed paving all streets with houses in September, 2008, leaving less than 0.5 mile of dirt streets within the existing town limits. The Town of Dexter needs storm drainage improvements in the Cemetery Street area of town. The Town of Montrose has expressed interest in improving its 2 ½ to 3 block downtown core using landscaping, lighting, sidewalks, and the like to make it once again a community focal point. Dexter and Dublin have ongoing downtown revitalization efforts underway, both having received DOT Transportation Enhancement grants to assist with streetscape projects. The Town of Rentz also desires additional sidewalks.

Railways played an important role in the development of Laurens County and its cities; however, their role has diminished in recent years. The existing Norfolk Southern lines running from East Dublin and Dublin north and west have great potential for increased use in the future to enhance local economic development efforts, especially as rail service is available to several existing industrial parks/areas.

Laurens County continues to make improvements to its fine W.H. (Bud) Barron Airport facility. The taxiway at the south end of the airport is currently being reworked. Construction of

a restaurant and motel adjacent to the airport to serve airport users and the general public has also been suggested.

In terms of bicycle facilities, improvements are needed along Georgia State Bike Route 40 (Trans-Georgia Route) in Laurens County and elsewhere to help improve safety by increasing the amount of paved shoulders and signage. Laurens County is included as a part of a regional bicycle and pedestrian plan prepared by the Heart of Georgia Altamaha Regional Development Center. The plan recommends designation of additional state bike routes throughout the Region, including several regional routes through Laurens County linking to state parks in Emanuel and Wheeler counties and another tying into State Bike Route 40 in Soperton. Two new connector routes have been proposed in southern and western Laurens County, as well as other general improvements to encourage greater usage. Local connectivity and better bicycle/pedestrian access is especially needed in Dublin and East Dublin, although all communities could use more sidewalks. Alternative transportation, as well as recreational access to the Oconee River, would be enhanced through the proposed improvements to the Dublin Riverwalk, Buckeye Park, and their connection to the planned Oconee River Greenway. This would serve many community residents and further connect the countryside with the community center while providing additional environmental protection and enhancing alternative access and the local quality of life.

The Laurens County DHR Coordinated Transit System is important to many citizens of Laurens County. The county has a significant elderly population and many DHR users and clients; therefore, continuation of the program is very important due to the lack of personal transportation available. The many low income citizens, and recent immigrants, within the county suggest a need for a more general public transportation system.

Water Supply and Treatment

Inventory. All seven municipalities in Laurens County own and operate their own public water systems. The county government does not operate a water supply system. Unincorporated county residents who do not obtain water from a nearby municipal system rely mainly on individual private wells for their water supply. These private wells tap into the Floridan (limestone), Dublin-Midville, or shallow aquifers. The cities withdraw water from the Floridan and Dublin-Midville aquifers, as well; however, the City of Dublin also uses a significant amount of surface water from the Oconee River and its tributaries.

The Town of Cadwell provides water service to 191 residential and business customers through a distribution system consisting of six and eight inch water lines. 100 percent of the households are served inside of the town limits, while there are 21 additional customers served outside Cadwell. The Town presently operates two deep wells with a combined capacity of 800 gallons per minute (See Table CF-2). Current average daily usage is 68,000 gallons.

TABLE CF-2
Deep Wells
Town of Cadwell

<u>WELL NO.</u>	<u>LOCATION</u>	<u>CAPACITY (GPM)</u>	<u>DATE DRILLED</u>
1	992 Coleman Street	350	1980
2	2825 Walnut Avenue	450	1988

One elevated storage tank serves the Town of Cadwell. See Table CF-3 for information. Map CFS-4 shows the location of water services throughout Cadwell.

TABLE CF-3
Elevated Storage Tank
Town of Cadwell

<u>TANK NO.</u>	<u>LOCATION</u>	<u>CAPACITY</u>	<u>DATE ERECTED</u>
1	2825 Walnut Street	100,000 gals.	1992

The Town of Dexter provides water service to 286 customers through a new main and some larger lines upgraded in 2008 when service was extended to the new West Laurens High School. Approximately 99 percent of households within the town limits are served, as several with their own wells were grandfathered in and continue to use private wells. In addition, four customers outside of the town limits on Cemetery and Pineway streets are served. The Town presently operates two deep wells (See Table CF-4).

TABLE CF-4
Deep Wells
Town of Dexter

<u>WELL NO.</u>	<u>LOCATION</u>	<u>CAPACITY (GPM)</u>	<u>DATE DRILLED</u>
1	Omega Street	90	Unknown
2	Highway 257 East	250	Unknown

Two elevated storage tanks serve the Town of Dexter. The newest was completed in 2008 to provide water service to the new West Laurens High School due to open in 2009. See Table CF-5 for information. Map CFS-7 shows the location of water services throughout Dexter.

TABLE CF-5
Elevated Storage Tanks
Town of Dexter

<u>TANK NO.</u>	<u>LOCATION</u>	<u>CAPACITY</u>	<u>DATE ERECTED</u>
1	Omega Street	65,000 gals.	1958
2	Highway 257 East	125,000 gals.	2008

The City of Dublin has 6,524 water customers, serving 99 percent of city residents. A total of 107 households are served outside the city, including 51 off GA 19 South, one on U.S. 441 North, and about 65 in Live Oak Subdivision. The City of Dublin's public water system includes the groundwater plant located on Truxton Street and the surface water plant on Parker's Dairy Road. The total permitted daily capacity is 7 million gallons (5 mgd. at surface water plant and 2 mgd. at groundwater plant), with a total average daily flow of 3.5 million gallons. The City has three wells that draw groundwater for treatment at the groundwater plant (See Table CF-6). There are also two high service water intake pumps at a raw pumping station constructed in 1970 on the Oconee River, which transfer raw river water to the surface water treatment plant. Both

the groundwater and surface/river water receive individualized treatment, although chlorine and fluoride are added to both to enhance quality, before being blended in the City's distribution system consisting of more than 180 miles of lines.

TABLE CF-6
Deep Wells
City of Dublin*

<u>WELL NO.</u>	<u>LOCATION</u>	<u>CAPACITY (GPM)</u>	<u>DATE DRILLED</u>
1	Truxton Street	802	1936
4	Truxton Street	580	1948
6	Union Street	1,400	1955 (renovated in 1990)

*Note: Wells 2, 3, and 5 were abandoned years ago.

The City of Dublin has four elevated water storage tanks. See Table CF-7 for information. Map CFS-10 shows the location of water services throughout Dublin.

TABLE CF-7
Elevated Storage Tanks
City of Dublin

<u>TANK NO.</u>	<u>LOCATION</u>	<u>CAPACITY</u>	<u>DATE ERECTED</u>
1	Kellam and Highway 257	500,000 gals.	1957
2	Elm Street	250,000 gals.	1934
3 (Springdale)	Claxton Dairy Road	750,000 gals.	1978
4	Firetower Road	250,000 gals.	1979

The City of Dudley provides water service to 228 households or about 88 percent of City residents. No one outside the city limits receives water service from the City. Dudley has two deep wells, one of which was drilled in June, 2008 (See Table CF-8). The average daily water usage is 75,000 gallons.

**TABLE CF-8
Deep Wells
City of Dudley**

<u>WELL NO.</u>	<u>LOCATION</u>	<u>CAPACITY (GPM)</u>	<u>DATE DRILLED</u>
1	1255 Third Street	375-400,000	1930s?
2	1255 Third Street	600-700,000	2008

The City of Dudley has one elevated water storage tank and two holding tanks at the water treatment facility. See Table CF-9 for information. Map CFS-13 shows the location of water services throughout Dudley.

**TABLE CF-9
Elevated Storage Tank
City of Dudley**

<u>TANK NO.</u>	<u>LOCATION</u>	<u>CAPACITY</u>	<u>DATE ERECTED</u>
1	1108 Main Street	60,000 gals.	1938

The City of East Dublin has 1,043 water customers, including those served outside the city limits. Approximately 95 percent of city residents use the East Dublin system. The City operates three deep wells (See Table CF-10). Although the permitted daily capacity is 1.5 million gallons, the average daily flow is currently less than half of that at about 600,000 gallons.

**TABLE CF-10
Deep Wells
City of East Dublin**

<u>WELL NO.</u>	<u>LOCATION</u>	<u>CAPACITY (GPM)</u>	<u>DATE DRILLED</u>
3	107 Sunny Lane	1,200	N/A
4	107 Sunny Lane	800	N/A
5*	950 U.S. 80 East	300	N/A

*Emergency back-up for East Laurens High School.

There are three elevated water storage tanks in East Dublin. See Table CF-11 for information. Maps CFS-16 shows the location of water services throughout East Dublin.

TABLE CF-11
Elevated Storage Tanks
City of East Dublin

<u>TANK NO.</u>	<u>LOCATION</u>	<u>CAPACITY</u>	<u>DATE ERECTED</u>
1	107 Sunny Lane	100,000 gals.	N/A
2	119 Soperton Avenue	100,000 gals.	N/A
3	500 Buckeye Road	250,000 gals.	2004

The Town of Montrose provides 75 customers with City water. All town residents are provided with water service except two on private wells who were grandfathered in. No service is provided outside Montrose. The Town has two deep wells, including one used for back-up. There is also one abandoned well (See Table CF-12). Between 500,000 and 1.2 million gallons of water are used each month, while the permitted capacity is 200,000 gallons per month. Montrose is currently in the process of seeking a new permit, as its water use has exceeded its permitted capacity for the past 12 years.

TABLE CF-12
Deep Wells
Town of Montrose

<u>WELL NO.</u>	<u>LOCATION</u>	<u>CAPACITY (GPM)</u>	<u>DATE DRILLED</u>
1	Main Street	175	1990
2	Academy Street	180	1992

The Town of Montrose is using one 500,000 gallon elevated water storage tank. It also has an old tank which is no longer in service. See Table CF-13 for information. Map CFS-19 shows the location of water services in Montrose.

TABLE CF-13
Elevated Storage Tank
Town of Montrose

<u>TANK NO.</u>	<u>LOCATION</u>	<u>CAPACITY</u>	<u>DATE ERECTED</u>
1	Academy Street	50,000 gals.	N/A

The Town of Rentz has 212 water customers, including 100 percent of households in town and about 15 in the county, as well as Southwest Laurens Elementary. Its new system dates from 1998 and was extended to serve the school in 2003. Rentz currently uses only its newest well; however, its two older wells could be put into service if needed (See Table CF-14). The average daily water usage is 41,000 gallons. Only about 30 percent of Rentz's water capacity is being used as it is permitted for approximately 120,000 gallons.

TABLE CF-14
Deep Wells
Town of Rentz

<u>WELL NO.</u>	<u>LOCATION</u>	<u>CAPACITY (GPM)</u>	<u>DATE DRILLED</u>
1*	Bedingfield & Proctor streets	300	c. 1956
2*	Church Street	350	c. 1972
3	Coleman-Register Road	650	1998

*These wells are not currently used, but could be placed in service if necessary.

The Town of Rentz uses only its elevated water storage tank constructed in 1998 when its new system was installed. Its circa 1956 storage tank has been abandoned. See Table CF-15 for information. Map CFS-21 provides locations for water services in Rentz.

TABLE CF-15
Elevated Storage Tank
Town of Rentz

<u>TANK NO.</u>	<u>LOCATION</u>	<u>CAPACITY</u>	<u>DATE ERECTED</u>
1	Coleman-Register Road	100,000 gals.	1998

Assessment. The Town of Cadwell's water system dates from the 1980s/90s and consists of 6 and 8 inch lines. It is in good shape and appears adequate for the planning period.

Dexter extended water service to the new West Laurens High School in 2008 and has a new storage tank and main lines, but the Town needs to replace or bypass its 100 plus year old lines in the downtown area and elsewhere. Low water pressure is a problem, especially in the southeast part of town. A new well would further upgrade the existing system.

The City of Dublin has not made any upgrades to its water plants in recent years; however, there have been a large number of water main extensions. These include those serving the following areas: The Hedges Subdivision, Parker Dairy Road/Live Oak Subdivision, Claxton Dairy Road/Walke Ridge, Walke Dairy Road/Moore Station Village, and Moore Station Road. Water lines in downtown Dublin need to be replaced as they were installed prior to 1936 and consist of 2 inch, 1 inch, and $\frac{3}{4}$ inch galvanized pipes. Some fire mains are extended off 4 inch cast iron piping. Additional upgrades are needed at the surface plant water pumping station, including variable speed pumps and electrical upgrades, replacing the slide gates, and replacing all sump valves. The high service pumps at both the groundwater and surface water plants need to be upgraded with variable speed pumps. The groundwater plant also needs an upgrade to the stand-by emergency generator and pumps and the filter control consoles, while security fencing is needed at the surface water plant. The City of Dublin has a long range water distribution study (completed in 2007) which will help it plan for future needs. Further water main extensions are expected to serve additional community growth.

The City of Dudley installed a new well in June, 2008, but it still has an antiquated system of water lines dating from the 1930s which need to be replaced due to rusty water and low pressure. In addition, dead-end lines need to be looped, another water storage tank added, and service extended out Wayne Road to the Promise of Hope facility and south toward I-16.

The City of East Dublin looped its Nathaniel Drive line to U.S. 80 in 2007; however, it still needs to loop water system dead-end lines at the U.S. 80 bridge and run an emergency hook up to the City of Dublin by running an 8 inch water line across or under the bridge. In addition, all four pressure filters need to be upgraded.

The Town of Montrose extended water service down Spur 1 and Hope Lane around 1996/1997. While present service is adequate, a back-up generator for a well is needed. The Town also needs to officially abandon one of its wells.

The Town of Rentz installed a new water system in 1998 and extended service to Southwest Laurens Elementary in 2003. The existing system can accommodate approximately 1,500 residential customers; therefore, only about 30 percent of the Town's water capacity is currently being used.

Overall, Laurens County's municipalities should continue maintenance and upgrading of their water systems as needed, including water line extensions within their jurisdictions and in

their adjacent growth areas to help further facilitate growth. There is ample room for growth both from normal population increases as well as possible future annexations.

There is a need in Laurens County to ensure that private wells are located, drilled and developed in such a manner to protect public health and the environment.

Sewerage System and Wastewater Treatment

Inventory. All cities and towns in Laurens County, except the Town of Montrose, currently have public sewerage systems. Since neither Laurens County nor Montrose have a public sanitary sewerage system, individuals in these areas continue to use septic tanks except for those in the unincorporated area who are hooked onto sewer service in an adjacent community.

The Town of Cadwell has a gravity flow sewerage system hand dug in the 1930s by the WPA. The treatment plant is located at 961 Coleman Street and utilizes an oxidation pond. It has a permitted capacity of 48,000 gallons per day and treats an average daily flow (ADF) of 25,000 gallons. Seventy-nine (79) customers are presently served, representing about 41 percent of town households. No service is provided outside Cadwell. The Town's sewer collection system consists of approximately four miles of 4 and 6 inch lines. Since it operates as a gravity system, there are no pump or lift stations. See Map CFS-5 for Cadwell's sewer system.

The Town of Dexter provides sewerage and wastewater treatment to 98 percent of town households or 289 customers. While nearly the entire town is served, there are three or four households which still rely on septic tanks and about six new residences which cannot presently be served as they are located up hill from the treatment plant. There are also four residential customers located outside the town limits on Pineway Drive and Cemetery Street who receive service. The treatment plant is located on Pineway Drive and utilizes oxidation ponds. The permitted daily treatment capacity is 75,000 gallons, while the average flow is 47,000 gallons, thus leaving excess capacity. The existing system dates from 1981, but service was extended to the new West Laurens High School in 2008. The two pump stations were built in 1981 and are located on South Green Street and North Line Street. See Map CFS-8 for Dexter's sewer system.

The City of Dublin's wastewater treatment plant is located at 250 Riverview Drive. It is a trickling filter plant with automatic traveling bridge sand filter on the end. It has a permitted capacity of 14 million gallons per day and treats an average daily flow (ADF) of 2.8 million

gallons. The maximum permitted daily discharge consists of 4 MGD to the Oconee River, 4 MGD reuse to SP Newsprint, and 6 MGD maintenance shutdown. The City's sewer collection system consists of approximately 160 miles of sewer lines with six to 30 inch pipes and 14 pump stations that lift wastewater from lower areas to gravity lines running to the treatment plant. Information on the pump stations is included in Table CF-16.

TABLE CF-16
Pump Stations
City of Dublin

<u>PUMP STATION NO.</u>	<u>LOCATION</u>	<u>YEAR</u> <u>INSTALLED</u>	<u>PUMP DATA</u>
1	1010 Honeysuckle Road/257	2006	88 Hp/1500 gpm
2	599 Airport Road	2003	30 Hp
3	808 Alabama Street	1984	20 Hp/300 gpm
4	1251 Carver Street	1982	2.4 Hp/100 gpm
5	1572 Highway 19 South	2002	20 Hp
6	Holiday Inn 2186	1983	10 Hp
7	511 Southern Pines Road	1983	10 Hp
8	63 Waldrep Road	2005	30 Hp/1000 gpm
9	Peach Street 1423	2006	2.4 Hp
10	120 ½ Whippowill Way	1984	10 Hp
11	1826 Veterans Boulevard	1997	20 Hp/300 gpm
12	305 ½ Shadow Pond Road	2004	2.4 Hp
13	1106 South Washington Street	2007	123 Hp/4600 gpm
14	297 W. Laurens High School Rd.		30 Hp

The City of Dublin's sewerage system serves 6,097 customers or approximately 92 percent of households within the city limits. There are two sewer customers outside the City of Dublin's city limits. See Map CFS-11 for the location of sewer services throughout the City of Dublin.

The City of Dudley's sewage treatment plant is located on Second Street and utilizes an oxidation pond. Its permitted average daily treatment capacity is 115,000 gallons, while the average flow is 35,000 gallons. The system has 8 inch lines which date from 1963. The City has 185 customers and serves 71 percent of City households. There are no sewer customers outside the city limits. The two existing pump stations are located on Railroad Street and at Northwest

Laurens Elementary and were built in 1990 and 2000, respectively. See Map CFS-14 for Dudley's sewer system.

The City of East Dublin has a rapid infiltration sewerage system. The treatment plant is located at 108 Holmes Drive. It has a maximum daily treatment capacity of 312,000 gallons, while the City's average daily flow is 290,000 gallons. Thirteen miles of 8, 10, and 12 inch terra cotta gravity flow mains were installed in 1972. The system serves 537 customers or about 70 percent of City households. There are approximately five (5) additional households located outside the City on Highway 80 at the Bethlehem Church and Lovett Farm roads intersection that receive sewer service. The City's nine (9) pump stations are listed in Table CF-17. See Map CFS-17 for East Dublin's sewer system.

TABLE CF-17
Pump Stations
City of East Dublin

<u>PUMP STATION NO.</u>	<u>LOCATION</u>	<u>YEAR</u> <u>INSTALLED</u>	<u>PUMP DATA</u>
1. Oakwood	Sunny and Oakwood	1972	100 GPM
2. Rice	Rice and Hwy. 199	1972	100 GPM
3. Broad	Broad and Corbett	1972	350 GPM
4. Jordon	315 Jordon St.	1972	200 GPM
5. Ferry	Ferry and Dorsey	2006	400 GPM
6. Nathaniel	Nathaniel Drive	1972	300 GPM
7. Central	100 Central Drive	1996	100 GPM
8. Lovett	Lovett and U.S. 80	2002	450 GPM
9. East Laurens High School	Highway 80	2002	400 GPM

The Town of Rentz utilizes a wetlands pond for its wastewater treatment. The average daily treatment capacity is 120,000 gallons, and 41,000 gallons is the average daily flow. The collection system consists of 6 and 8 inch lines installed in 1998. There are 212 sewer customers, with 100 percent of the town served, although two residences with septic tanks continue to use them. There is one residence outside town, but adjacent to Southwest Laurens Elementary, which receives service. There are four pump stations, including three built in 1998 and one at Southwest Laurens Elementary which dates from 2003. See Map CFS-22 for Rentz's sewerage system.

Assessment. Although Cadwell's existing sewerage system continues to function, it needs to be replaced to provide better service and added capacity to serve more town households and possibly others in the Town's adjacent growth area. Available funding is currently being investigated.

The Town of Dexter extended its service to the new West Laurens High School in 2008, but now needs to upgrade its wastewater treatment plant, possibly to a small batch reactor activated treatment plant, to extend service for increased residential and industrial use. A lift station also needs to be added to provide service to six new houses in town. Dexter's pond is currently permitted to handle additional capacity.

The City of Dublin upgraded its sewerage system in 2006 and extended it to The Hedges Subdivision, Parker Dairy Road/Live Oak Subdivision, Claxton Dairy Road/Walke Ridge, Walke Dairy Road/Moore Station Village, and Moore Station Road. The City also eliminated two pump stations and constructed a gravity line from Firetower Road to the waste treatment facility. Currently, its pump stations are in need of an emergency power source, such as an electrical or diesel petroleum powered pump or hydraulic powered pump. Dublin's system has excess capacity available for residential, commercial, and/or industrial growth. A long range sewerage system plan is currently being prepared for the City of Dublin, which is expected to be complete in early 2009. This study will help the City plan for future sewerage system expansions, upgrades and/or other needs.

The City of Dudley's sewerage system, which dates from 1963, needs new lines to replace the existing clay pipes. There is also need for a pump station to serve the currently unserved Seventh Street area. Further service extensions are needed to the Promise of Hope facility and south toward I-16. The City's oxidation pond is currently being cleaned.

While East Dublin's current sewerage system was installed in the 1970s, it underwent upgrades between 2004 and 2006 to add a new lift station and extend lines to approximately 70 new customers in the Ferry Street area. Another lift station will be added and terra cotta pipes replaced in the Jordon Street area using a \$500,000 CDBG grant. A \$6.3 million upgrade of the oxidation pond is currently in progress with an estimated 2009/2010 completion date. These recent and ongoing improvements to East Dublin's sewerage system will enable the City to keep pace with development in the Dublin/East Dublin growth area.

The Town of Montrose, the only municipality in Laurens County without a sewerage system, has expressed interest in possible future development of such a system. It is recognized that a sewerage system is needed in Montrose to promote residential and commercial development within and adjacent to the town.

The Town of Rentz's 1998 sewerage system and the 2003 extension to Southwest Laurens Elementary remain in good condition with excess capacity available. The Town is presently seeking assistance from its insurance carrier to replace pond dividers/curtains that were damaged in the May, 2008 tornado.

Septic tank regulations are enforced at the local level as a part of the State of Georgia's septic tank laws by Laurens County through its Health Department. Citizens of Laurens County can obtain a septic tank permit at the Laurens County Health Department. Septic tank permits are enforced at the local level by a Georgia Department of Human Resources Environmental Health Specialist at the Laurens County Health Department. A continued check of the septic tanks by the Laurens County Health Department throughout Laurens County is needed to ensure their proper use and installation.

Solid Waste

Inventory. The Laurens County Municipal Solid Waste Landfill is located on Old Macon Road. This Subtitle D permitted facility has an estimated remaining life of 35 years and a remaining capacity of 2,048,576 cubic yards. Instead of providing curbside pick-up service or green boxes, Laurens County has 19 manned collection centers located county-wide, five of which are also recycling centers. County residents can transport their solid waste and recyclables directly to these centers, and the County disposes of the waste at the landfill and/or carries it to recycling centers. Some businesses contract with private haulers. See Table CF-18 for the list of collection centers. These are also shown on the public facilities maps for the County (Map CFS-1) and various municipalities (Maps CFS-3, 6, 18, and 20).

TABLE CF-18
Laurens County Collection and Recycling Centers

1. 1312 Evergreen Road, Dublin
2. 701 County Landfill Road, Dublin (includes Recycling Center)
3. 576 Parker Dairy Road, Dublin (includes Recycling Center)
4. 242 Valambrosia Road, Dublin (includes Recycling Center)
5. 784 Clinton Branch Road, Dublin (includes Recycling Center)
6. 215 Nathaniel Drive, East Dublin (includes Recycling Center)
7. 744 Ben Hall Lake Drive, East Dublin
8. 1060 Brewton Lovett Road, East Dublin
9. 157 Bethlehem Church Road, East Dublin
10. 1214 Minter Tweed Road, East Dublin
11. 928 Morton Drive, Dublin
12. 1465 Mclendon Road, Dublin
13. 1480 Whipples Crossing, Dudley
14. 4333 Highway 80, Montrose
15. 316 Harvey Street, Dexter
16. 955 Rentz Dexter Road, Rentz
17. 951 Coleman Street, Cadwell
18. 3000 Fountain Road, Cadwell
19. 3300 Scotland Road, Dublin

The Laurens County Solid Waste Management Authority (LCSWMA) has a proactive and innovative recycling program which uses public and private partnerships to meet its goals of providing a high level of service to the community while being good stewards of the environment. The program includes a single-stream recycling program; a PET bottle recycling program, and a recently Georgia EPD-approved composting facility at the Laurens County Old Macon Road Landfill. LCSWMA has a goal reducing the waste stream coming into the landfill by 7.2 percent by 2010 through a concentrated community recycling effort and an effective reuse of sewage sludge (biosolids) from the City of Dublin Water Pollution Control Plant. In early 2008 after several unsuccessful state funding attempts, the LCSWMA formed a partnership with SP Recycling and SP Newsprint of East Dublin to implement a single-stream recycling program. Single-stream recycling is the collection of co-mingled wastes that are transported to a facility where they are sorted into individual recyclable materials for sale or for use as feedstock in their operation.

The Laurens County Green Team was organized in September, 2007 to promote recycling in the county. It is comprised of public, private, and service groups that include LCSWMA; Communities in Schools for Laurens County; Keep Dublin-Laurens Beautiful; Mohawk Industries; SP Recycling Corporation; Evans Disposal Services; and Sullivan Environmental Services. A major initiative is a PET bottle recycling program which benefits all participating local schools based on their collections.

The LCSWMA's composting facility at the Laurens County Landfill received Georgia EPD approval in June, 2008 as the first facility in Georgia to compost biosolids (sewage sludge) and yard waste. The finished compost will be used on-site as needed to assist in reclamation of borrow areas and establish vegetation, as well as off-site by local farmers.

Laurens County municipalities, with the exception of Montrose, either provide solid waste collection for local residents and businesses or they contract with a private company for services. The Town of Cadwell collects refuse two times a week, including from residential, institutional (prison), and commercial (Cadwell Furniture) customers. It is carried to the local collection center in Cadwell, where the County collects it. Yard trimmings are not picked up, but can be carried to the collection center for County pickup. The Town recycles paper, magazines, and aluminum cans.

The Town of Dexter collects solid waste locally once per week at no charge. As in Cadwell, yard waste can be carried to the local convenience center. There is no local recycling program at present. Once a year, usually in September for the Possum Hollow Arts and Crafts Fair, the Town may get assistance with litter pick-up from a prisoner work detail and/or DOT.

The City of Dublin's Sanitation Department collects household, commercial, and yard waste on a weekly basis for residential customers and up to six times a week for commercial customers on an as needed basis. Paper and magazines are taken to Southeast Paper Company by Dublin Public Works to recycle. Dublin Sanitation collects metal, old appliances, and tires and takes them to the County landfill where they recycle them. Dublin has four inmate details that clean litter from City rights-of-way on a regular basis.

The City of Dudley contracts with Evans Disposal of Dublin to pick up household waste and carry it directly to the county landfill. Businesses have the option of contracting directly with Evans Disposal for service. Evans Disposal collects waste once per week. City employees

collect yard waste on a weekly basis, which goes to the County landfill. Community service workers and some inmates help with litter control.

The City of East Dublin also contracts with Evans Disposal for once weekly residential collection and twice weekly commercial pick up. The City does, however, pick up metal and white goods for transport to the County landfill. While there are no City recycling programs, residents are encouraged to participate in the county-wide program by carrying recyclables to one of five recycling centers all centrally located near East Dublin and Dublin. The City also uses Community Service workers for litter pick up.

The Town of Montrose provides no collection services, but citizens are encouraged to use the local manned collection center. Laurens County transports what is collected at the center for disposal, recycling, and/or composting at the County landfill. Illegal dumping is common along U.S. 80. Probation officers are supposed to bring inmate details to pick up litter and remove other refuse, but this has not been happening regularly.

The Town of Rentz picks up household garbage twice a week, which ranges from about 300 to 350 bags. Magazines, aluminum cans, newspaper, tires, white goods, oil, and yard waste are all collected at the local convenience center, which the County takes to the landfill for recycling or composting. Although there is no problem with large scale illegal dumping, cans and bottles sometimes litter the community. An inmate detail helps control litter on an occasional basis.

Illegal dumping is an issue in unincorporated Laurens County; however, it appears to be much less frequent in the county's municipalities, with the exception of along U.S. 80 in and near Montrose. On occasion, old appliances, tires, and piles of trash have been dumped on vacant lots or dead-end streets in Dublin, but it is not a frequent occurrence. Laurens County's code enforcement program strives to enforce existing laws discouraging such behavior, while providing environmental education to the public concerning the dangers and costs of such unsightly practices.

Assessment. The collection of solid waste in Laurens County and its municipalities is adequate. As stated previously, the Laurens County Municipal Solid Waste Landfill has the capacity to operate for approximately 35 more years. The County's 19 manned collection centers, including the five recycling centers, are also adequately handling county-wide disposal needs, except there is interest in expanding recycling capabilities at other collection centers, including the one serving Dudley. The LCSWMA recently applied to GEFA for funds to

purchase a windrow turner for the new composting operation at the County landfill. Other ongoing needs are for more recycling bins in the county, a grinder for inert material/yard waste, roll off containers, and compactors. The City of Dublin has also expressed a need for a front-end loader truck, a rear-end loader truck, two hydraulic dumping trailers, and a clam truck. Cadwell and Rentz have each also specified the need for a pick-up truck to haul waste to their collection centers, with Rentz desiring a trailer to help carry the large loads they handle. The remainder of the county's municipalities, including Dexter, East Dublin, and Montrose, did not request any specific equipment or vehicles for solid waste related use at this time.

A full comprehensive solid waste management plan for Laurens County and its municipalities is being prepared in conjunction with this comprehensive plan. That document should be consulted for more detailed information concerning solid waste programs and issues in all Laurens County jurisdictions.

Public Safety

Law Enforcement

Inventory. Laurens County has three law enforcement agencies: the Dublin Police Department, East Dublin Police Department, and the Laurens County Sheriff's Department. The Laurens County Sheriff's Department is located on Southern Pines Road in Dublin; the Crimes Against Children Division is located in the Laurens County Department of Family and Children Services on Claxton Dairy Road in Dublin. The Dublin Police Department is located inside of city hall on South Church Street; criminal investigations are conducted in a separate location on Academy Avenue. The East Dublin Police Department is located at 119 Soperton Avenue.

The mission of the Laurens County Sheriff's Department is to preserve the peace, protect life and property, prevent crime, apprehend criminals, recover lost or stolen property, and deliver consistent and humane treatment to those under care and custody and to enforce in a fair and impartial manner all federal, state and county laws. The Laurens County Sheriff's Department has a total of 104 employees, 56 certified officers, 37 jail officers, and 11 clerical staff members. It has 68 vehicles that are used for patrol, transporting inmates, and investigations. Some of the patrol cars are equipped with in car cameras. The Sheriff's Department recently received a grant that will provide such devices for all patrol cars by Spring 2009. All officers are issued a Glock 40 caliber semi-automatic pistol, and officers on patrol are issued a patrol rifle. The Sheriff's

Department also has 35 digital cameras and portable radios. The current Laurens County jail was completed in April, 1991 and has a capacity of 270.

The Laurens County Sheriff's Department may obtain assistance from the Georgia State Patrol, the Georgia Bureau of Investigation, and the Department of Natural Resources as needed.

The Dublin Police Department's main functions are to protect people and property inside the city limits of Dublin, enforce city, state, and federal laws, and to assist other agencies as needed. The Dublin Police Department maintains a 24-hour full time service department. The police department has 62 employees, 51 certified officers, eight clerical employees, and three civilian school crossing guards.

The mission of the East Dublin Police Department is to protect and serve the citizens of East Dublin. The police department is located inside the East Dublin City Hall. The East Dublin Police Department has nine employees, one Police Chief and eight certified officers. Each officer is issued a Glock model 22 caliber weapon. The East Dublin Police Department has one digital camera, portable radios, four marked patrol cars, and one unmarked patrol car. All patrol cars are equipped with video devices.

Fire Protection

Inventory. Laurens County has 14 organized fire stations located throughout the county. The fire departments are fully volunteer departments, with the exception of Dublin. The City of Dublin has a total of 35 fire department employees in its five stations. The City of Dublin has an ISO rating of five, with an average response time of four minutes. Laurens County EMA Yard Station # 10 is located on County Farm Road. Cedar Grove Fire Department Station #14 is located at 2669 Highway 46. Poplar Springs Fire Department Station # 3 is located at 394 Highway 338. Rock Springs Fire Department Station # 15 is located at 2691 Highway 19 South. Rock Springs New Station # 17 is located at 1411 South Poplar Springs Church Road. Laurens County's unincorporated fire departments have an automatic mutual aid agreement with each other, Dublin, East Dublin, and surrounding counties. Unincorporated Laurens County has ISO ratings ranging from 3-10. The average response time for the unincorporated areas is 8 to 10 minutes. Brewton Lovett's New Station # 7 is located at 516 South Peachtree Road in East Dublin. Buckeye Fire Department Station # 6 is located at 704 Ben Hall Lake Road in East Dublin. The Cadwell Fire Department Station is located at 979 McCook Street, its current ISO rating is 7. The Dexter Fire Department Station # 11 is located at 116 West Main Street, its current ISO rating is 6. The Dudley Fire Department Station # 4 is located at 1112 Main Street, its current ISO rating is 5. The Lowery Fire Department is located at 1156 Lowery Firehouse

Road in Glenwood. The Minter Fire Department Station #8 is located at 2040 Highway 29 South in East Dublin. The Montrose Fire Department Station # 1 is located at 1088 First Street. The Rentz Fire Department Station # 13 is located at 2115 Davidson Street, its current ISO rating is 3.

Emergency Management Services

Inventory. The Laurens County Emergency Management Service (EMS) has four locations throughout Laurens County: 646 County Farm Road in Dublin, 119 Soperton Avenue in East Dublin, 1950 Claxton Dairy Road in Dublin, and 116 East Main Street in Dexter. The facility located at 119 Soperton Avenue is in poor condition and needs to be replaced; however, the remaining three facilities are in good condition. The EMS is operated by the Laurens County Board of Commissioners. The area served is about 812 square miles with an approximate population of 45,000. The EMS has nine fully equipped, regular duty state of the art ambulances. The staff consists of forty-one personnel, 16 full-time paramedics, eight full-time EMT I, two part-time paramedics, and 10 part-time EMT I. The EMS also has five Phillips MRX 12-lead cardiac monitors, the Browselow Bag, end tidal CO2 monitoring, and SPO2 monitoring.

Emergency Management Agency

Inventory. The Laurens County Emergency Management Agency (EMA) is located at 650 County Farm Road in Dublin; this facility is adjoined to the Laurens County EMA Yard Station and EMS facility. The building is in good condition. The EMA is the agency that has overall responsibility for the coordination and carrying out of all emergency functions during emergencies and/or disaster situations (man-made or natural) that may affect the citizens of Laurens County and its municipalities. The EMA consists of one staff member and 120 volunteers.

E-911

Inventory. The Laurens County E-911 is an enhanced 911 center having the capability of GSing to include cell phones. The Laurens County E911 Communications Center is responsible for answering all 911 and non-emergency calls for the citizens of Laurens County. The E-911 Center provides dispatching for all law enforcement, EMA, EMS, rescue, fire, and first responders. The County charges a \$1.50 monthly surcharge on all phones, including cell phones, for E-911 services.

Assessment. Although the local law enforcement agency in Laurens County provides adequate public protection, there is need for additional personnel. The Dublin Police Department needs at least four new patrol officers, one officer per patrol shift. Along with normal law enforcement procedures training, there is a need for the officers to be trained to handle incidents of terrorism. Since terrorists attacked the World Trade Towers on September 11, 2001, local law enforcement has been asked to increase their awareness of suspicious activities and continue to be on heightened alert at certain times. Also, there may be a need for additional training in the future to deal with Homeland Security issues such as chemical bio-terrorism and various other means terrorists use.

The Laurens County Sheriff's Department needs additional personnel; high service calls and limited officers make it hard for patrol units to provide efficient service. Additional personnel are also needed to help with the drug and general crime investigations, as well as adequate office space is needed. Additional bed space is needed at the Laurens County Jail; however, construction options are limited due to the location of the facility.

The Dublin Police Department is currently located inside the Dublin City Hall. With the projected growth for the City of Dublin, additional space is needed to adequately support the needs of the Dublin Police Department. Plans are being made for construction of a new police department.

The East Dublin Police Department needs a digital system for the patrol cars and better communication equipment. As technology advances, it is expected that additional equipment will be needed.

Laurens County has an overall good fire protection program for a rural county. The City of Dublin has an ISO rating of five. The Town of Rentz has an ISO rating of three. The City of Dudley has an ISO rating of five. The Town of Cadwell has an ISO rating of seven. The Town of Dexter has an ISO rating of six. The unincorporated areas have an ISO rating ranging from five to 10. Response time for the county fire departments range from eight to 10 minutes, while the department in Dublin arrives in four minutes on the average. The City of Dublin needs two additional stations which would employ 12 additional staff members. The City of Dublin Fire Departments also needs medical 1st response and HAZ MAT OPS training, SCBAs and Turnouts, and additional advanced rescue equipment. The City of Dudley needs a new fire station; the current station was built in 1965 and lacks sufficient parking and up to date equipment.

There is a need to construct a new EMS building, to replace the older EMS building located on Soperton Avenue. Advanced medical and technological equipment is needed as it becomes available to better serve the citizens of Laurens County. Equipment needs include better communication systems and upgraded infrastructure.

Based on current and future levels of service, the Laurens County EMA will need to be upgraded. There is a need for a larger Emergency Operation Center (EOC) with back up public safety radio systems that would cover Laurens County; adequate training is needed for individuals to effectively manage the facility. In addition to the management staff for the larger EOC, two additional staff members are needed, an Emergency Manager and a Deputy Director. The EMA needs to continue to maintain training and regulation requirements.

The E-911 system is operating efficiently. As communication technology grows, E-911 will need state-of-the-art equipment to continue to provide timely emergency dispatching services. As the need for services increases the number of personnel will also need to increase.

Hospital and Other Public Health Facilities

Inventory. The Hospital Corporation of America operates Fairview Park Hospital for the local community. The hospital is located at 200 Industrial Boulevard in Dublin. The building consists of six floors housing all inpatient and outpatient areas as well as clerical and administrative areas. Fairview opened in its current location in 1982. Fairview Fitness Park was added to the hospital in 1986. Fairview is a 190 bed acute care facility. It provides specialty services through facilities such as the Sleep Center at Fairview Park, the Same Day Surgery Center, the Heart Center at Fairview Park, and the Women's Imaging Center. The most recent project completed was a face-lift to the surgical floor, which was necessary to provide upgrades and to expand services. For the 2007 fiscal year, the hospital served 80,438 patients. Fairview has 85 full-time medical staff including active and consulting medical staff and 620 full/part time employees. It is accredited by the Joint Commission on Accreditation of Healthcare Organizations.

The United States Department of Veterans Affairs operates the Carl Vinson Veterans Administration Medical Center. The medical center is located at 1826 Veterans Boulevard in Dublin. The medical center is situated on 75 acres of land and has a bed capacity of 340. The medical center provides health care services to veterans in Middle and South Georgia. It has 750 employees. Special programs are offered in areas of domiciliary, intensive care, outpatient

substance abuse, a homeless veteran program, post-traumatic stress disorder, mental health and women's health.

The Laurens County Health Department is located at 2121 Bellevue Road in Dublin. Built in 1968, the facility is 10,470 square feet. The department has 28 full-time employees, including Registered Nurses, Licensed Practical Nurses, Communicable Disease Specialist, administration and clerical. In the 2007 fiscal year, the clinic had 11,382 clients. The clinic performed a total of 70,260 services, while serving approximately 25 percent of the population of Laurens County. The clinic provides public health services in the areas of disease screening, family planning, immunization, STD services, child health checks, community health education, environmental health, infectious diseases, and bioterrorism preparedness.

Laurens County has three nursing homes, Dublinair Health Care and Rehabilitation Center (149 beds), Shamrock Nursing and Rehabilitation Center (105 beds), and Southland Healthcare and Rehab Center (130 beds). In addition to the three nursing homes, the Carl Vinson VA Medical Center has a 161 bed nursing home care program for veterans of Middle and South Georgia. There are 17 licensed personal care homes in Laurens County, with a total of 241 beds.

Assessment. Fairview Park Hospital needs to continue its 4-Phase renovation and upgrade project. The project consists of new wall coverings, floor coverings, ceiling tiles and grids, cabinetry and plumbing fixtures for four floors. Its goal is to offer the highest quality of care to the community and to provide an aesthetically pleasing environment for the patients of Fairview and their families.

There is a need for a new Laurens County Health Department or complete renovations to the current facility. The current health department was constructed in 1968 and is in poor condition. With the growth of Laurens County, the facility does not have enough space to accommodate the services offered. The facility is not handicapped accessible, lacks HIPPA compliant areas, and has limited parking. Equipment needs include computers, printers, copiers, advanced medical equipment, additional personnel, and office furniture.

Laurens County also needs a referral source for indigent care clients who need medical evaluation secondary to abnormal findings.

Recreation

Inventory. The Dublin-Laurens County Recreation Department is operated by the Recreation Authority, a seven person board of directors and the recreation director. The Recreation Authority has 14 full-time employees. Maintenance of the properties is provided by inmate detail from two prison systems. More than 4,000 participants utilize the recreation facilities yearly. The Recreation Authority provides cultural and art activities, senior citizens events, events for young children and adults, baseball, basketball, cheerleading, football, softball, and soccer. There are 19 recreational facilities located throughout Laurens County. The Recreation Authority has worked to ensure that all fields are lighted, to increase safety for participants.

The Town of Cadwell has one recreation facility. Beddingfield Park is located on Old Eastman Road and is approximately 7.5 acres. It has a walking trail, playground equipment, restroom amenities, basketball court, tennis court, and a ballfield.

The Town of Dexter has two recreational facilities. Dexter Gym Field is located on Taylor Rowland Road and is approximately four acres. It has a ballfield, a playground, and a walking trail. Possum Hollow is located on Park Lane and is approximately four acres. It has a ballfield, a playground, a picnic area, and a concession/restroom building.

The City of Dublin has 13 recreational facilities, all of which are operated by the Recreation Authority, except for the Dublin Riverwalk. Southern Pines Regional Park is located on Southern Pines Road and is approximately 120.24 acres. The park has 15 baseball/softball fields, five soccer/football fields, a walking trail, one multi-purpose field, and a 40' x 60' picnic shelter. Several additions are being made to the park, including construction of a 200 x 300 equestrian center, 1½ mile walking trail, multi-purpose field, and a concession/restroom facility. Southern Pines Agriculture and Expo Center opened in October 2008. It is located on Southern Pines Road. The center consists of a 200-by-300 foot arena, meeting rooms, and concession areas. Additional construction plans include, a gymnasium and swimming pools. Springdale Park is located on Windy Hill Drive and is approximately 39.67 acres. The park has seven baseball/softball fields, two football/soccer fields, two concession/restroom buildings, a walking trail, two playgrounds, and an indoor racquetball court. Hillburn Park is located on Hodges Street and is approximately 7.5 acres. The park has two tennis courts, a playground and picnic shelter, and a concession/restroom building. Sandra K. Scott Park is located on Georgia Street and is approximately two acres. The park has a picnic shelter, basketball court, and a

playground. The playground equipment was recently replaced due to storm damage. Oconee Community Center/Riverview Park is located on Wabash Street and is approximately 62 acres. The park has a gym and community center, two baseball/softball fields, a playground, outdoor basketball court, weight rooms, field house, and a quarter mile walking trail. Stubbs Park is located on Calhoun Street and is approximately 20 acres. The park has a gymnasium, two picnic shelters, three tennis courts, an outdoor basketball court, two storage buildings, and an educational facility. Crabb Park is located on Crabb Street and is approximately seven acres. The park has playground equipment, picnic shelters, and tables. Pritchett Street Park is located on Pritchett Street and is approximately 3.81 acres. The park has a basketball court and picnic shelter. Railroad Park is located on Glenwood Street and is approximately two acres. This park has a caboose and open space.

Theatre Dublin is located on Academy Avenue; the facility has a capacity of 628. Theatre Dublin has an auditorium with lighting, a stage for plays and concerts, and four restrooms and dressing rooms. The Dublin Senior Center is also located on Academy Avenue in the historic Fred Roberts Hotel. The center has a meeting room and craft area; senior citizen nutrition programs are also offered through the center. Albert Frank River Walk Park (Dublin Riverwalk) is operated by the City of Dublin. It is located off the Herschel Lovett Bridge by the Oconee River and is adjacent to the Dublin downtown district. The river walk accounts for 1.63 acres of the park. The park has an amphitheatre, walking track, general amenities, and sitting areas. Future plans are to link the riverwalk with an adjacent Oconee River Greenway, which is expected to encompass areas of East Dublin and unincorporated Laurens County located along the river.

The City of Dudley has two recreational facilities. Chappell Field is located on Stadium Street and is approximately four acres. It has a baseball/softball field and a restroom/concession building. Scott Brown Field is located on US Highway 80 and is approximately five acres. It has a baseball/softball field.

The City of East Dublin has one recreation facility operated by the recreation authority. Warnock Park is located on Oakwood Drive and is approximately 20 acres. The park has four baseball/softball fields, two tennis courts, a concession/restroom building, a playground, and a walking trail. Buckeye Park is managed by the City of East Dublin. It is located on Buckeye Road and is approximately 25 acres. The park has a playground, basketball courts, a community room, three ponds, and a boat ramp. In the future, Buckeye Park and adjoining lands along the Oconee would be connected to the proposed Oconee River Greenway.

The Town of Montrose has one recreation facility. Montrose Community Field is approximately six acres. It has a baseball/softball field and a concession/restroom building.

The Town of Rentz has one recreation facility. Rentz Park is located on Rentz-Dexter Road and is approximately 7.5 acres. The park has two baseball/softball fields, a walking trail, and a concession/restroom building.

There are five boat landings located along the Oconee River throughout Laurens County. Buckeye Landing is located in East Dublin at Buckeye Park. Shady Field Boat Ramp, Turkey Creek Landing, Blackshear Ferry Landing, and Brickyard Landing are the county's other landings.

Assessment. Laurens County has been able to provide adequate recreation services to its citizens at this point; however, several parks are in need of renovations or upgrades. Plans have been made to renovate Pritchett Street Park and Beddingfield Park through SPLOST funds. The Recreation Authority has planned upgrades for Springdale Park, Hilburn Park, Stubbs Park, and Beddingfield Park with Land and Water Conversation Fund funding. Chappell Field and Scott Brown Field in Dudley are in need of a walking trail and playground equipment. Rentz Park in Rentz needs their playground equipment fenced in due to vandalism problems, a walking trail, and picnic shelter. Construction needs to be completed on several projects at the Southern Pines Agriculture and Expo Center. Additional personnel and funding are also needed at the center. The City of Dublin has additional projects planned for the Albert Frank River Walk Park (Dublin Riverwalk), including the addition of fishing pavilions, an extension that would allow the park to expand into the Southside Community, and connection with the proposed Oconee River Greenway.

General Government

Inventory-Services. There are eight local governments: the cities of Dublin, Dudley, East Dublin, the towns of Cadwell, Dexter, Montrose, Rentz, and Laurens County. Each government offers services and maintains public facilities, which enhance the quality of life for their citizens.

Laurens County was created in 1807 by legislative act. The County is governed by five County Commissioners, while a full time County Administrator manages the day-to-day operations. Constitutional officers include the Sheriff, Clerk of Court, Tax Commissioner, the Probate Court Judge, State Court Judge and Solicitor. Among the services Laurens County offers are public safety, court services, jail operation, road and bridge maintenance, health and welfare

services, solid waste collection and disposal, recycling, voter registration/elections, senior services, EMS, EMA, library, recreation, rural fire protection, and community development services. Public boards and authorities in Laurens County include the Industrial Authority, Board of Tax Assessors, Public Facility Authority, Hospital Authority, Recreation Authority, and the Library Board.

Incorporated in 1812, a mayor and seven-member council govern the City of Dublin. The City provides water and sewer service, natural gas, street maintenance and repairs, police and fire protection, solid waste collection and disposal, zoning, codes enforcement, municipal court, fiber and wireless internet access, and beautification. Recreation facilities are provided in conjunction with the Dublin-Laurens County Recreation Department. Public boards and authorities in Dublin include Dublin-Laurens County Development Authority, Dublin-Laurens Industrial Authority, and Main Street Dublin/Downtown Development Authority.

Incorporated in 1889, a mayor and five-member council govern the Town of Dexter. The Town provides water and sewer service, solid waste collection and disposal, fire protection, street lighting, and recreation. Police protection is provided in Dexter by the Laurens County Sheriff's Department. Recreational activities are provided by the Dublin-Laurens County Recreation Department.

The City of Dudley was incorporated in 1902. It is governed by a mayor and five-member council. The City provides water and sewer service, solid waste collection and disposal, yard waste collection, recreation, beautification, and fire protection. Police protection is provided in Dudley by the Laurens County Sheriff's Department. Recreational activities are provided by the Dublin-Laurens County Recreation Department.

The Town of Cadwell was incorporated in 1907. It is governed by a mayor and five-member council. The Town provides water and sewer service, solid waste collection and disposal, fire protection, beautification, and recreation. Police protection is provided in Cadwell by the Laurens County Sheriff's Department. Recreational activities are provided by the Dublin-Laurens County Recreation Department.

Incorporated in 1907, a mayor and five-member council govern the Town of Rentz. The Town provides water and sewer service, solid waste collection and disposal, fire protection, and recreation. Police protection is provided in Rentz by the Laurens County Sheriff's Department. Recreational activities are provided by the Dublin-Laurens County Recreation Department.

The Town of Montrose was incorporated in 1919. It is governed by a mayor and five-member council. The Town provides water service, solid waste disposal, beautification, recreation, and fire protection. Police protection is provided in Montrose by the Laurens County Sheriff's Department. Recreational activities are provided by the Dublin-Laurens County Recreation Department.

Incorporated in 1952, a mayor and six-member council govern the City of East Dublin. The City provides water and sewer services, fire protection, solid waste collection and disposal, a recycling center, and a recreational facility. Police protection is provided in East Dublin by the East Dublin Police Department. Recreational activities are provided by the Dublin-Laurens County Recreation Department.

Inventory-Facilities. Laurens County facilities are spread throughout the county, with a total of 390 employees. The Courthouse is located at 101 North Jefferson Street in Dublin. The Courthouse Annex is located at 117 East Jackson Street in Dublin. The Tax Assessor, Tax Commissioner, Board of Commissioners, and Voter Registrar are located in the Courthouse Annex. The Dublin Laurens County Recreation Authority Offices are located at 310 Academy Avenue in Dublin. The four Emergency Medical Service facilities are located at 646 County Farm Road in Dublin, 119 Soperton Avenue in East Dublin, 1950 Claxton Dairy Road in East Dublin, and 116 East Main Street in Dexter. The Laurens County Fire Department administrative offices, EMS, animal control and EMA are located at 650 County Farm Road in Dublin. The Laurens County E-911 is located at 515 Southern Pines Road in Dublin; it is adjacent to the Laurens County Sheriff's Department and Jail which is located at 511 Southern Pines Road. The Laurens County Chamber of Commerce is located at 1200 Bellevue Avenue, while the Laurens County Library is located at 801 Bellevue Avenue. The Laurens County DFACS office and Crimes Against Children Division is located at 904 Claxton Dairy Road. The Laurens County Board of Education is located at 467 Firetower Road in Dublin. The Laurens County Extension Office is located at 1511 A Telfair Street in Dublin. The Laurens County Health Department is located at 2121 Bellevue Road.

The Dublin City Hall is located at 100 Church Street in an approximate 29,630 square foot building constructed in the 1950s. The Mayor, City Manager, City Clerk, Engineering Department, Inspections Department, Personnel, Police Department and Telecommunications all have offices located inside of City Hall. The Dublin Police Department currently occupies a small portion of the building; plans are being made to move the police department to a separate location. There are five fire stations located throughout Dublin. The Public Works Department is located on South Washington Street. The Sewage Treatment Center is located at 250 Riverview

Drive. The Gas Department is located on South Washington Street. The City of Dublin has 245 employees, 222 are full-time employees.

The Dexter Town Hall is located at 101 East Main Street. Currently, the Town of Dexter employs two full-time employees and one part-time employee. The mayor's office, city manager, and council chambers are located in the municipal building. The Old Fire House and Boy Scout Hut are adjacent to the Dexter Town Hall where they are utilized for storage. Dexter has one fire station. The EMS, FEMA mobile home facility, is located adjacent to the fire station at 116 West Main Street.

The Dudley City Hall is located at 1108 Main Street and is adjoined to the Dudley Fire Department. Currently, the City of Dudley employs one full-time and three part-time employees. The mayor's office, public works department, utility services, council chambers, city clerk, and city manager are located in the municipal building.

The Cadwell Town Hall is located at 1006 Coleman Street. Currently, the Town of Cadwell employs three full-time employees. The mayor's office, clerk, council chambers, and maintenance are located in the municipal building. There is one fire station in Cadwell. The Cadwell Community Center is located on Walnut Street in the Old Cadwell School.

The Rentz Town Hall is located at 2124 West Railroad Street. The Town of Rentz employs two full-time employees. The mayor's office, clerk, council chambers, and utility services are located in the municipal building. There is one fire station in Rentz.

The Montrose Town Hall is located at 1090 1st Street and is adjoined to the Montrose Fire Department. The Town of Montrose employs one full-time and two part-time employees. The mayor's office, clerk, council chambers, and public works assistant are located in the municipal building.

The East Dublin City Hall recently moved from its location at 119 Soperton Avenue to a new location at 116 Savannah Avenue. The mayor's office, council chambers, administration department, police department, utility services, and tax/license department are located in the municipal building. The Public Works Department and Water Department is located at 103 Lewis Street. The city has three fire stations. The City of East Dublin employs 21 full-time employees.

Assessment-Services. It appears that the services offered by the local governments are currently adequate. However, it is anticipated that many services will need to be improved and expanded due, in part, to state and federal mandates, as well as to improve efficiency and control cost. Solid waste disposal is a service, which has changed dramatically due to the requirements of the Georgia Solid Waste Management Act. Laurens County and its municipalities have implemented and continue to implement their solid waste management plan. Also, services will need to be improved to meet the ever-changing needs of the population. While services are generally good, they cannot remain static.

Given the increasing complexities of local government services and the growing burden on local governments to deliver more with less whenever possible local governments need to employ professional staff to help provide more efficient services. There is a need for cooperative intergovernmental sharing of various services to ensure countywide enforcement and coordination, and to prevent duplication of efforts and unnecessary waste of resources.

Assessment-Facilities. The City of Dublin's major public facility needs for the next 20 years are to expand the wastewater treatment plant, complete the U.S. 441 Bypass, construct two new fire stations, purchase tub grinders, water system improvements, and completion of a new police station separate from the city hall.

The Town of Dexter's major public facility needs for the next 20 years are improvements in the downtown streetscape, water system improvements, and sewage improvements. The City of Dudley's major public facility needs for the next 20 years are to make improvements to the water and sewage system. The City would like to build a new city hall, recycling center and fire station. The projected site for the new city hall is owned by the City, and is located adjacent to the current city hall.

The Town of Cadwell's major public facility needs for the next 20 years are sewage improvements, renovations to the community center, and construction of a new town hall. The current town hall does not have adequate space for services offered.

The Town of Rentz's major public facility needs for the next 20 years are to make improvements to the recreation area along with making general improvements that are necessary throughout the town.

The Town of Montrose's major public facility needs for the next 20 years are water system improvements, installing a sewage system, and relocating the town hall. The Town of

Montrose is looking into rehabilitating the Old Montrose School and utilizing it for the Town Hall.

The City of East Dublin's major public facility needs for the next 20 years are to make improvements to the water system along with making general improvements that are necessary throughout the city.

Although facilities, existing or proposed, appear to be somewhat adequate to accommodate expected population and economic growth in the county, planning for improvements should be ongoing. All of the governments in Laurens County need to maintain and upgrade existing public facilities/infrastructure to meet the increasing demands of the population so as to continue providing adequate services to current and future residents. Ongoing efforts need to be made to obtain funding from state and federal sources, when available, as well as to extend the special purpose local option sales tax and collect any back taxes.

Educational Facilities

Inventory. Laurens County has two separate school systems, Laurens County and the City of Dublin. The Laurens County School System is operated by the County's Board of Education, whose office is located at 467 Firetower Road in Dublin. The school system is comprised of nine schools located throughout the county: East Laurens Elementary (3-5) located at 960 Highway 80 East (East Dublin), East Laurens High School (9-12) located at 920 Highway 80 East (East Dublin), East Laurens Middle School (6-8) located at 930 Highway 80 East (East Dublin), East Laurens Primary School (P-2) located at 950 Highway 80 East (East Dublin), Southwest Laurens Elementary School (P-5) located at 1799 Highway 117 (Rentz), The Crossroads Alternative School (6-12) located at 1046 Emily Currie Road (Rentz), West Laurens High School (9-12) located at 338 West Laurens School Road (Dublin), Northwest Laurens Elementary School (P-5) located at 3330 Highway 80 West, and West Laurens Middle School (6-8) located at 332 West Laurens Road (Dublin). Southwest Laurens Elementary School is SACS accredited; the remaining Laurens County Schools are Georgia Accredited.

Average enrollment for Laurens County Schools in 2006-2007 was 6,377 students. The Laurens County School System has approximately 875 employees, of which 534 are certified personnel. The total budget for the 2008 FY is \$44,137,971. The total budget for the 2007 FY was \$40,960,837.

The schools in Dublin are operated by the Dublin City Schools system, whose office is located at 207 Shamrock Drive. There are seven Dublin City Schools: Dublin Alternative School

(6-12) located at 300 North Calhoun Street, Dublin High School (9-12) located at 1951 Hillcrest Parkway, Dublin Middle School (6-8) located at 1501 North Jefferson Street, Hillcrest Center (Pre-school) located at 1100 Edgewood Avenue, Moore Street Elementary (4-5) located at 1405 West Moore Street, Saxon Heights Elementary (2-3) located at 717 Smith Street, and Susie Dasher Elementary (P-1) located at 911 MLK Jr. Drive. All schools are accredited by the Southern Association of Colleges and Schools (SACS). Average enrollment for Dublin City Schools in 2006-2007 was 2,860 students. The Dublin City School System has approximately 385 employees, of whom 248 are certified personnel. The remaining staff includes paraprofessionals, secretaries, lunchroom staff, bus drivers, maintenance staff, and transportation personnel. The total budget for the FY 2008 school year is \$32.543 million, compared to a total budget in FY 2007 of \$32.527 million.

There are three private schools in Laurens County: Dublin Mennonite School, Trinity Christian School, and Harvest Christian Academy. The total enrollment for Dublin Mennonite School is 16, grades 1-10. Trinity Christian School is SACS and Southern Association of Independent Schools (SAIS) accredited. The total enrollment is 513, P-12 students. Harvest Christian Academy is accredited by the Association of Christian Schools International (ACSI). The total enrollment is 25, P-8 students.

There are five higher education facilities located in Laurens County. The Dublin Center University System provides classes through four University System of Georgia Colleges. Georgia Southern University, with its main campus in Statesboro, has a satellite campus located in Dublin. The facility offers junior and senior level courses leading to a bachelor's degree for six disciplines, as well as some graduate level work. East Georgia College, with its main campus in Swainsboro, has a satellite campus located in Dublin. Middle Georgia College, with its main campus in Cochran, has a satellite campus located in Dublin. The facility offers freshman and sophomore level courses leading to two year associate degrees in more than 50 areas of study. Georgia College and State University, with its main campus in Milledgeville, has a satellite campus in Dublin. The facility offer classes in the Business Administration Graduate Program. The Heart of Georgia Technical College is a two year college located in Dublin. The facility offers various training, adult education, and GED classes.

Several other post secondary schools are located in close proximity to Laurens County. Brewton-Parker College, a four-year private Baptist College is located in Mount Vernon. There are two technical colleges located within commuting distance of Laurens County, Swainsboro Technical College located in Swainsboro and Southeastern Technical College located in Vidalia.

Assessment. The Dublin City and Laurens County Schools systems have experienced some growth in recent years. Construction of a new West Laurens High School near Dexter is currently underway; it is projected that the facility will open in the fall of 2009. The educational facilities in the Laurens County School System and the Dublin City School System are in good condition. Continuous upgrades and renovations are completed as needed to school facilities. Ongoing general maintenance will be needed in the future at all schools in the school systems.

Library and Other Cultural Facilities

Inventory. The Oconee Regional Library is located at 801 Bellevue Avenue in Dublin. It is the headquarters of the Oconee Regional Library System. The library, which was built in 1964, underwent a \$3.1 million renovation and expansion project in 1997. It is now a 32,000 square feet facility. The library includes a 65 seat terminal network, a 100 seat auditorium, a Children's Center, and a Heritage Center for genealogical research. There were 21,372 card holders as of August 2008. The facility houses a collection of approximately 89,238 volumes, 159 periodicals, and 4,795 audio-visual materials. There are approximately 18,273 audio-visual materials in the Library for the Blind and Physically Handicapped. Internet access is available. The staff consists of 25 personnel, six full-time librarians and 19 paraprofessionals. Special programs and services offered include a vacation reading program, children's story-time, adult programs, and the Library for the Blind and Physically Handicapped.

Laurens County has several facilities available for cultural events. The historic Old Cadwell School is utilized as the Cadwell Community Center. Through their "Eagle Projects," local Boy Scouts undertake beautification projects to help with the upkeep of the center. The Community Center is used for various public and social gatherings. The Old Dudley School is utilized by the community as a community center; however, the building is in need of rehabilitation. The Boys and Girls Club of America is interested in utilizing facility for a center. The Old Dexter Gymnasium is used as a community center to host social and community events. The Farmer's Market located in downtown Dublin has stalls for local growers to sell their products, an amphitheatre, and a large grain bin/museum. The facility is also used as an activity center for family reunions and other community gatherings. The National Register-listed Dublin-Laurens County Historical Museum was originally built by a grant from Andrew Carnegie in 1904 as a library. The Laurens County Historical Society renovated the building in 1977 and converted the old library into a museum. The museum displays historical documents and artifacts pertaining to Dublin and Laurens County. Theatre Dublin was built in 1934 as a movie theatre. The theatre is now a performing arts center that offers a large number of theatrical performances and productions throughout the year. The Oconee Cultural Center is located in Dublin. The

facility was built in 1963 and was originally a high school. The center is now used to host recreational events and community gatherings. The DuBose Porter Business and Industry Training Center is located in Dublin and has a seating capacity of 1,500. The center offers audio/visual equipment, catering services, security services, and technology services. It is used for social gatherings, educational conferences, and community events. The Dublin Riverwalk also an amphitheatre available for public use.

Laurens County has five listings, encompassing many structures, in the National Register of Historic Places. The Dublin Commercial Historic District is centered on Jackson Avenue and Lawrence Street in downtown Dublin. The Stubbs Park-Stonewall Street Historic District is a historic residential area bounded generally by West Moore and Roosevelt streets, Bellevue Avenue, Marion Street, Academy Avenue, and Lancaster and Thompson streets. The Dublin Carnegie Library has been rehabilitated as the Dublin-Laurens County Historical Museum. The privately owned Sanders Hill, also known as Overhome, is located near Montrose. The Fish Trap Cut archaeological site is located near the Oconee River. It was originally used by Native-Americans for religious gatherings, and is now used for recreation and cultural activities.

The City of Dublin hosts the annual Laurens-Dublin St. Patrick's Festival. The festival which has lasted over 30 years is held throughout the month of March. Events include a parade, a road race, arts and crafts fair, a leprechaun contest, and more. The festival is held in downtown Dublin.

The Dublin-Laurens Black Festival Committee hosts an annual celebration throughout February, commemorating Black History Month. The month long celebration is started with the annual Kickoff Breakfast. Events include a Dr. Martin Luther King Jr. Parade, senior citizen banquet, youth program, and a minister alliance. An African-American man and woman are designated each year to receive the "Man/Woman of the Year" award, signifying their dedication to the community.

Citizens of East Dublin and the East Dublin Lions Club host the annual Summer Redneck Games at Buckeye Park. The festivities have been taking place since 1996. The festival is sponsored by local businesses from Laurens County, the Saturday after the 4th of July. An estimated 15,000 participants attend the event. Proceeds from the festival are used towards individuals in significant need.

The City of Dudley hosts an annual "Tree Lighting" event. The event is held the first Monday in December in downtown Dudley. The Oconee EMC Annual Meeting is also held in

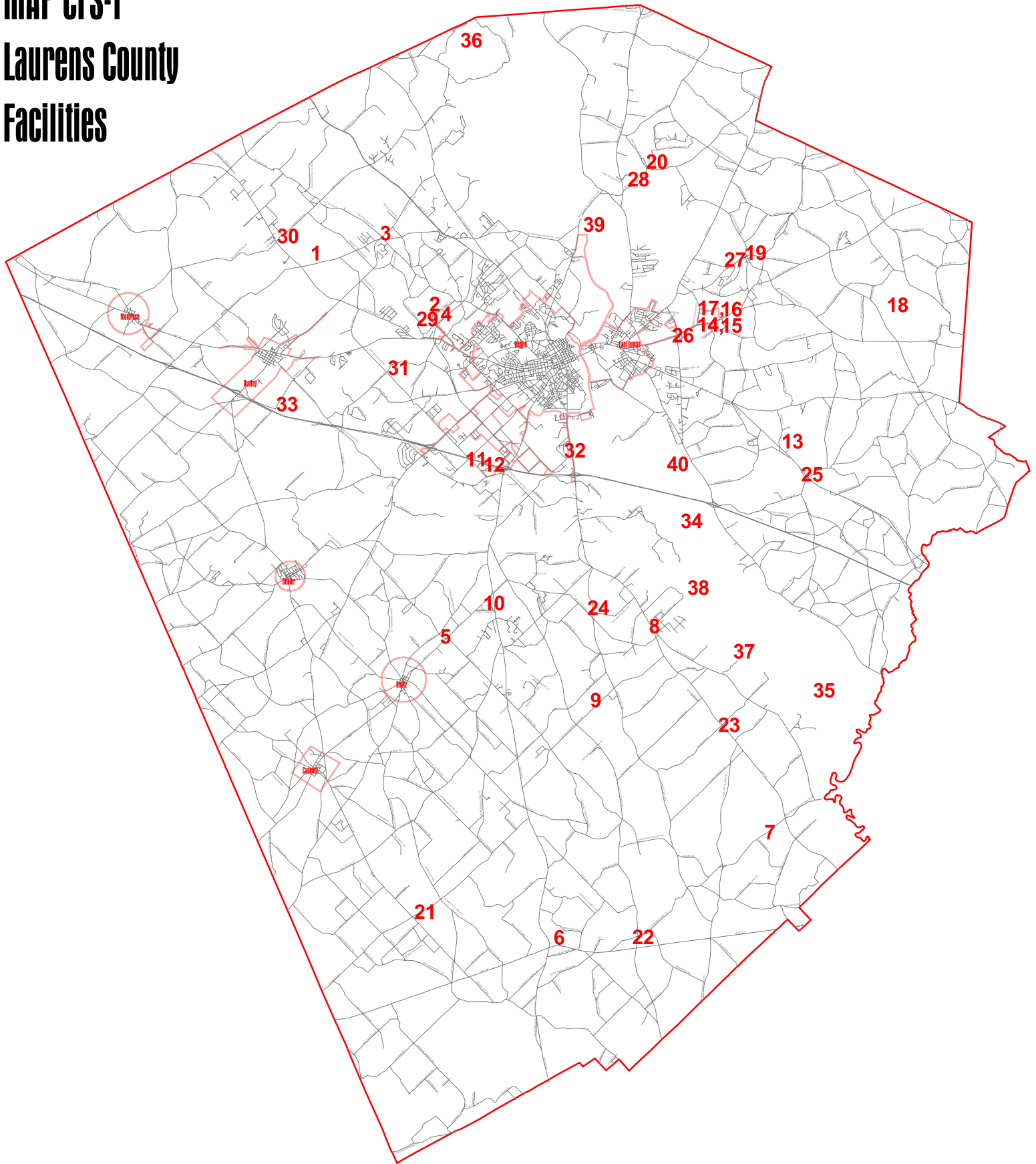
Dudley. The meeting is held the first Saturday in October at Northwest Laurens Elementary School.

The Town of Dexter hosts the Annual Possum Hollow Arts and Crafts Fair. The festival, which is in its 32nd year, has over 275 vendors. Activities include an antique car show, arts and crafts exhibits, and live entertainment. The fair is held in a pasture on Highway 257. Proceeds from the festival are used to fund community projects.

The Town of Montrose hosted their first Haunted House event in the Fall of 2008. It took place in the auditorium of the Old Montrose School. There is an interest in making this an annual depending on local support.

Assessment. Laurens County has a number of facilities countywide for hosting cultural events and activities. There is a desire to increase the library's hours to include some on Sunday, which would require additional personnel. The library needs a computer lab and grants for additional programs. There is a further need to acquire land for future library expansion.

MAP CFS-1 Laurens County Facilities



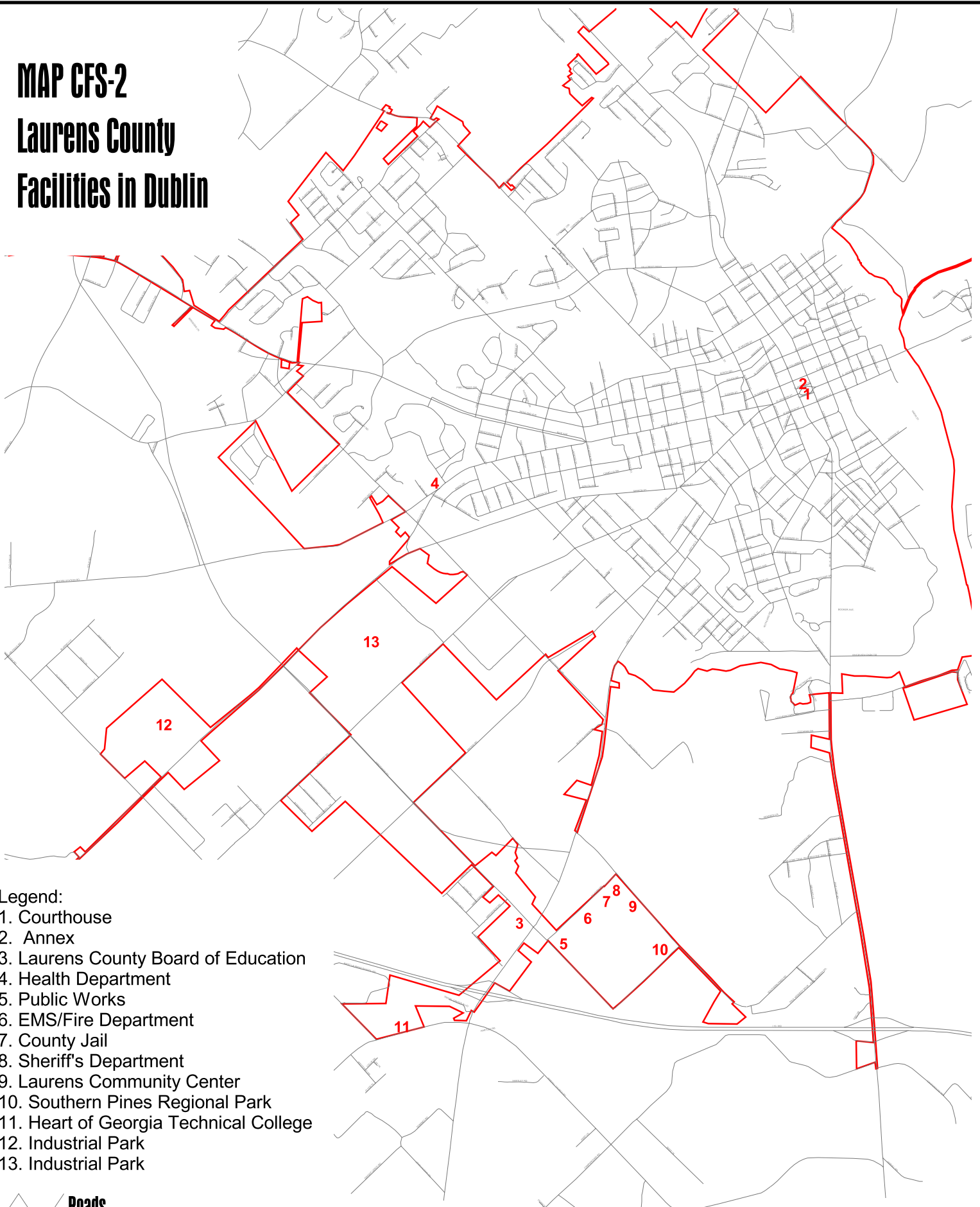
**Note: Locations are approximate.
See legend on next page.**



MAP CFS-2

Laurens County

Facilities in Dublin



Legend:

- 1. Courthouse
- 2. Annex
- 3. Laurens County Board of Education
- 4. Health Department
- 5. Public Works
- 6. EMS/Fire Department
- 7. County Jail
- 8. Sheriff's Department
- 9. Laurens Community Center
- 10. Southern Pines Regional Park
- 11. Heart of Georgia Technical College
- 12. Industrial Park
- 13. Industrial Park



SOURCE: Laurens County, 2008
Heart of Georgia Altamaha RDC, 2008

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(478)374-4771
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Date: SEPT. 26, 2008

MAP CFS-3

Town of Cadwell

Facilities



Legend:

- 1. Town Hall
- 2. Community Center
- 3. Fire Station
- 4. Central Probation Detention Center
- 5. Collection Center
- 6. Recreation Area



SOURCE: Town of Cadwell, 2008
Heart of Georgia Altamaha RDC, 2008



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MAP CFS-4

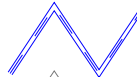


Town of Cadwell

Water System



Legend:

- 1. Well
- 2. Water Storage Tank
- 3. Well

-  Service Area
-  Roads
-  Cadwell



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MAP CFS-5

Town of Cadwell

Sewer System



Legend:

1. Oxidation Pond

 **Service Area**

 **Roads**

 **Cadwell**



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MAP CFS-6

Town of Dexter

Facilities



Legend:

- 1. Town Hall
- 2. Scout Hut
- 3. Fire Station
- 4. Ambulance Service
- 5. Possum Hollow Recreation Area
- 6. Dexter Gym
- 7. Community Center Recreation Area
- 8. Collection Center



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MAP CFS-7

Town of Dexter

Water System



**NEW ELEVATED
WATER TANK 1/2 MILE
FROM CITY LIMITS**

- Legend:**
- 1. Well
 - 2. Storage Tank
 - Service Area
 - Roads
 - Dexter



Note: New elevated storage tank is currently under construction approximately 0.5 mile east of Dexter on GA 257

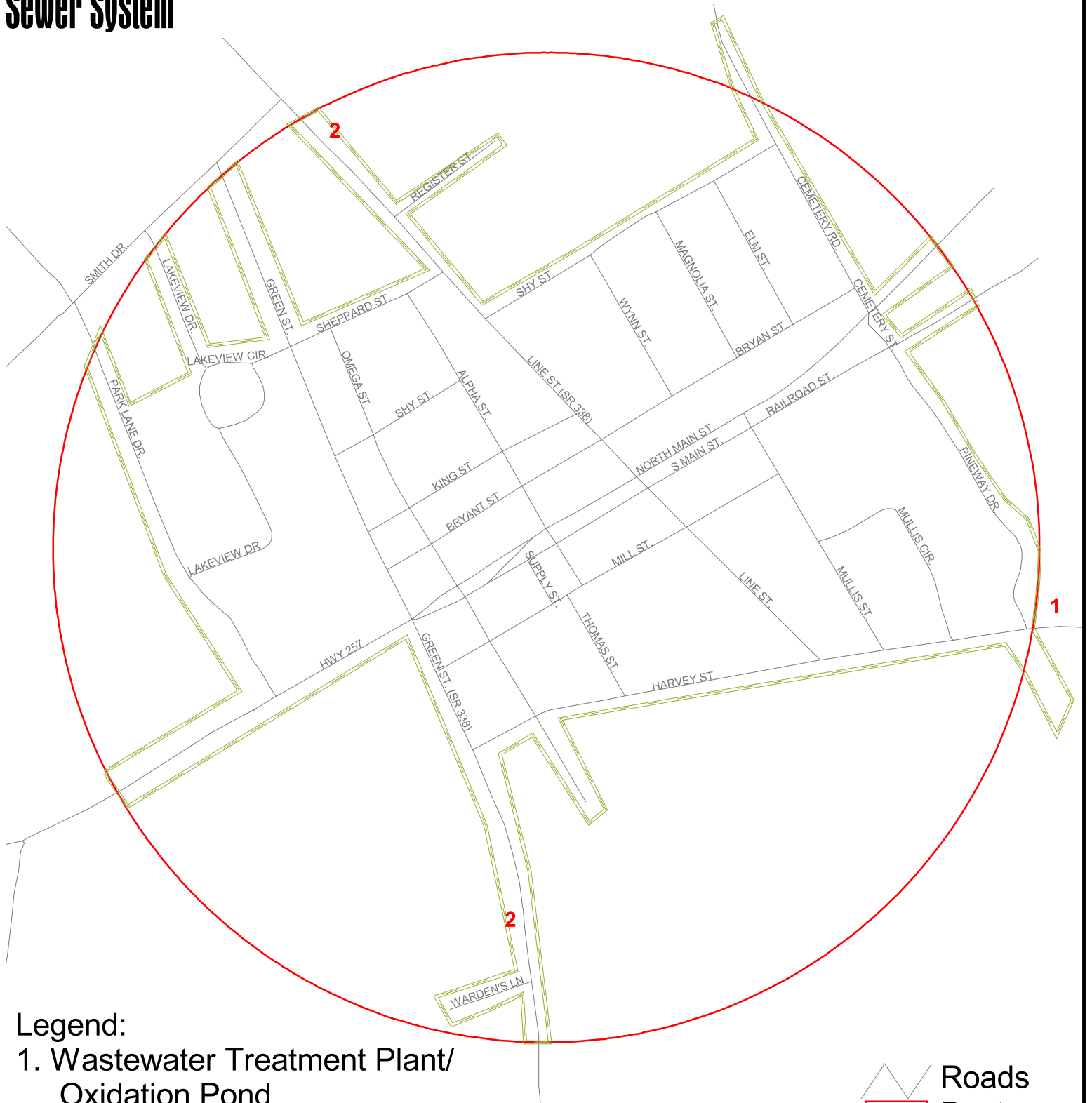
SOURCE: Town of Dexter, 2008
Heart of Georgia Altamaha RDC, 2008



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MAP CFS-8

Town of Dexter Sewer System



Legend:

- 1. Wastewater Treatment Plant/
Oxidation Pond
- 2. Pump Station
- Service Area

 Roads
 Dexter



SOURCE: Town of Dexter, 2008
Heart of Georgia Altamaha RDC, 2008



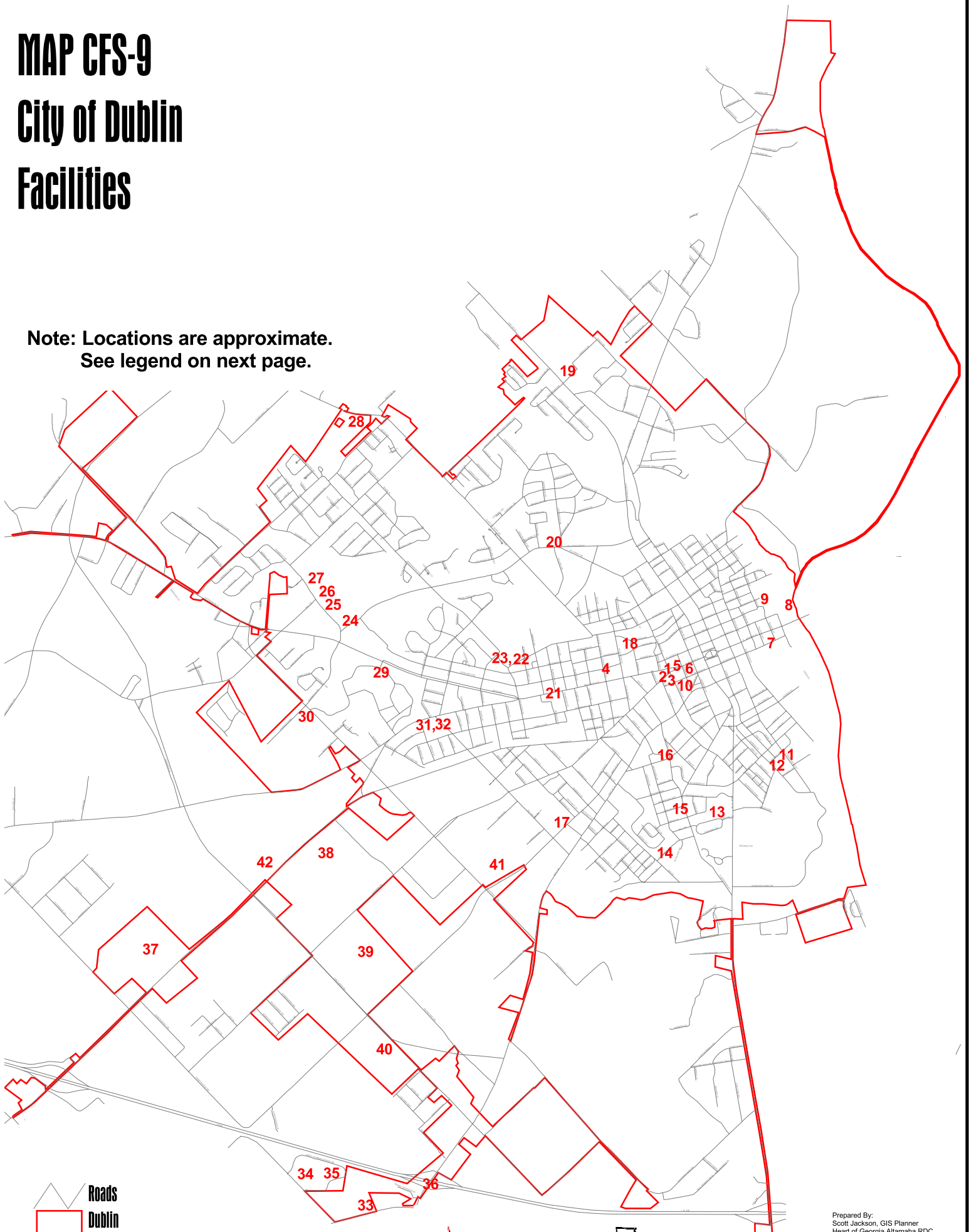
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MAP CFS-9

City of Dublin

Facilities

Note: Locations are approximate.
See legend on next page.



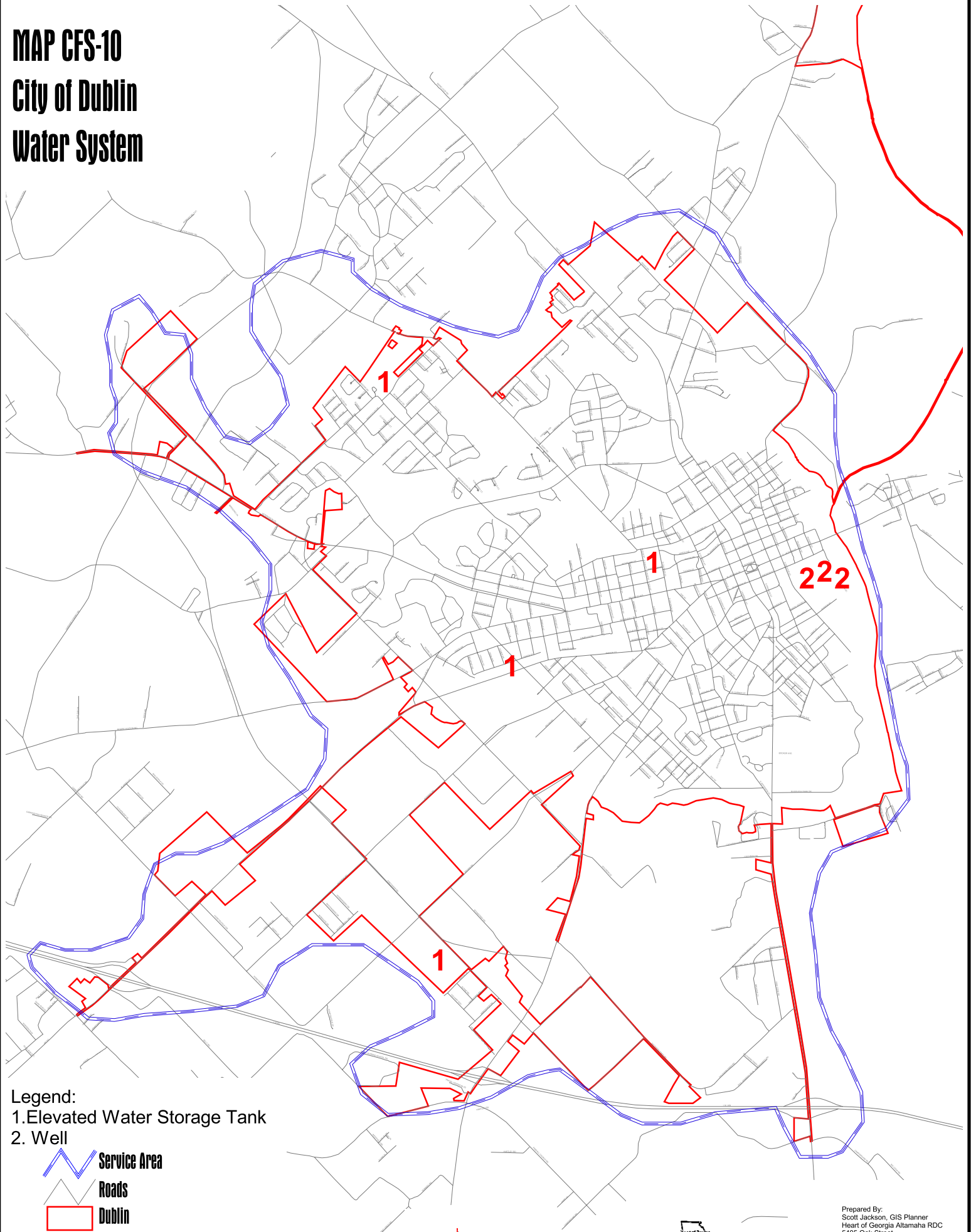
SOURCE: City of Dublin, 2008
Heart of Georgia Altamaha RDC, 2008

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Date: SEPT. 26, 2008

MAP CFS-10

City of Dublin

Water System



Legend:
1. Elevated Water Storage Tank
2. Well

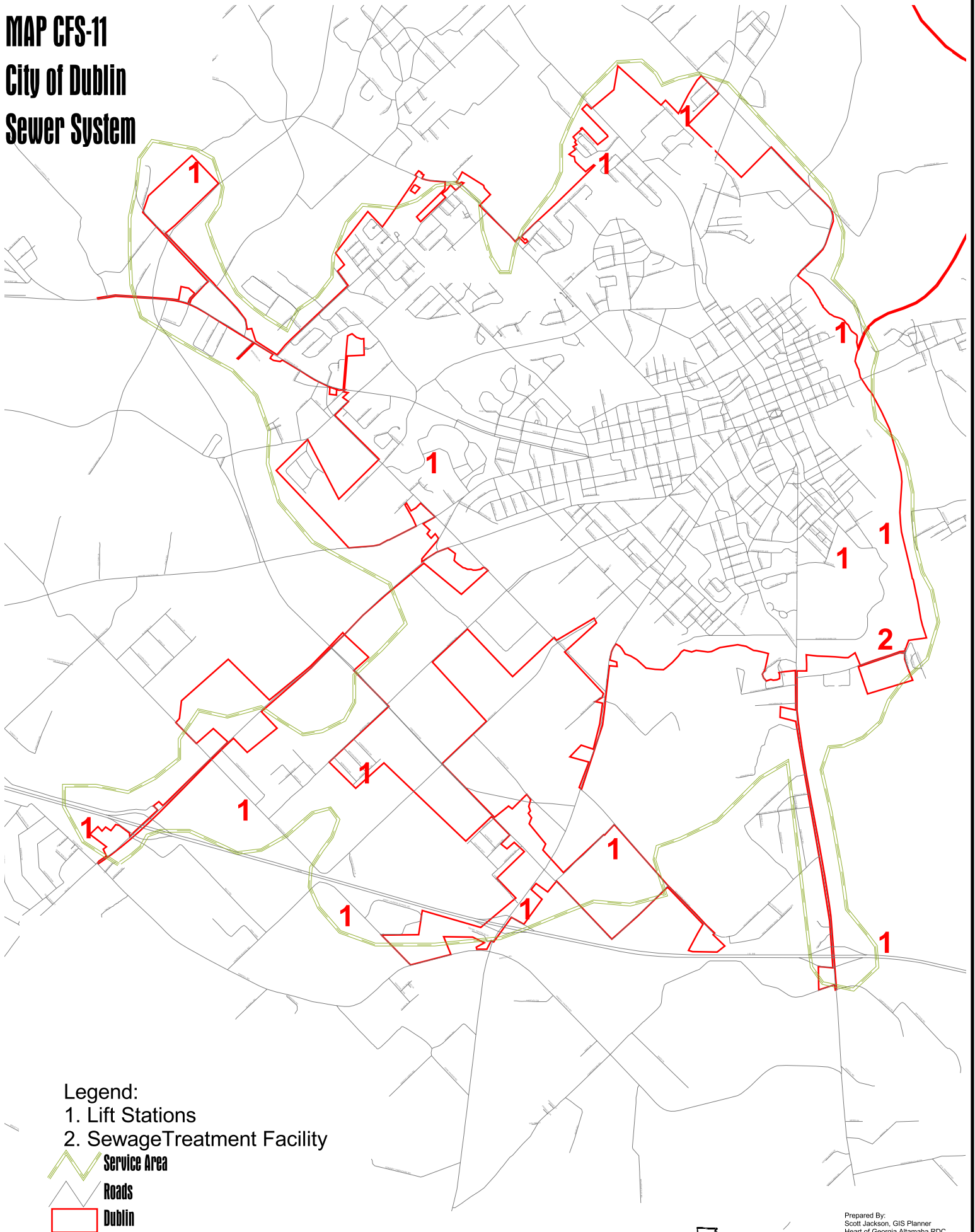
-  Service Area
-  Roads
-  Dublin

SOURCE: City of Dublin, 2008
Heart of Georgia Altamaha RDC, 2008



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Date: SEPT. 26, 2008

MAP CFS-11 City of Dublin Sewer System



- Legend:
1. Lift Stations
2. Sewage Treatment Facility



SOURCE: City of Dublin, 2008
Heart of Georgia Altamaha RDC, 2008



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MAP CFS-12

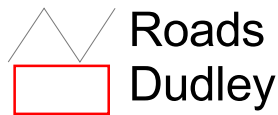
City of Dudley

Facilities



Legend:

1. City Hall
2. Fire Station
3. Ballfield
4. Northwest Laurens Elementary



SOURCE: City of Dudley, 2008
 Heart of Georgia Altamaha RDC, 2008

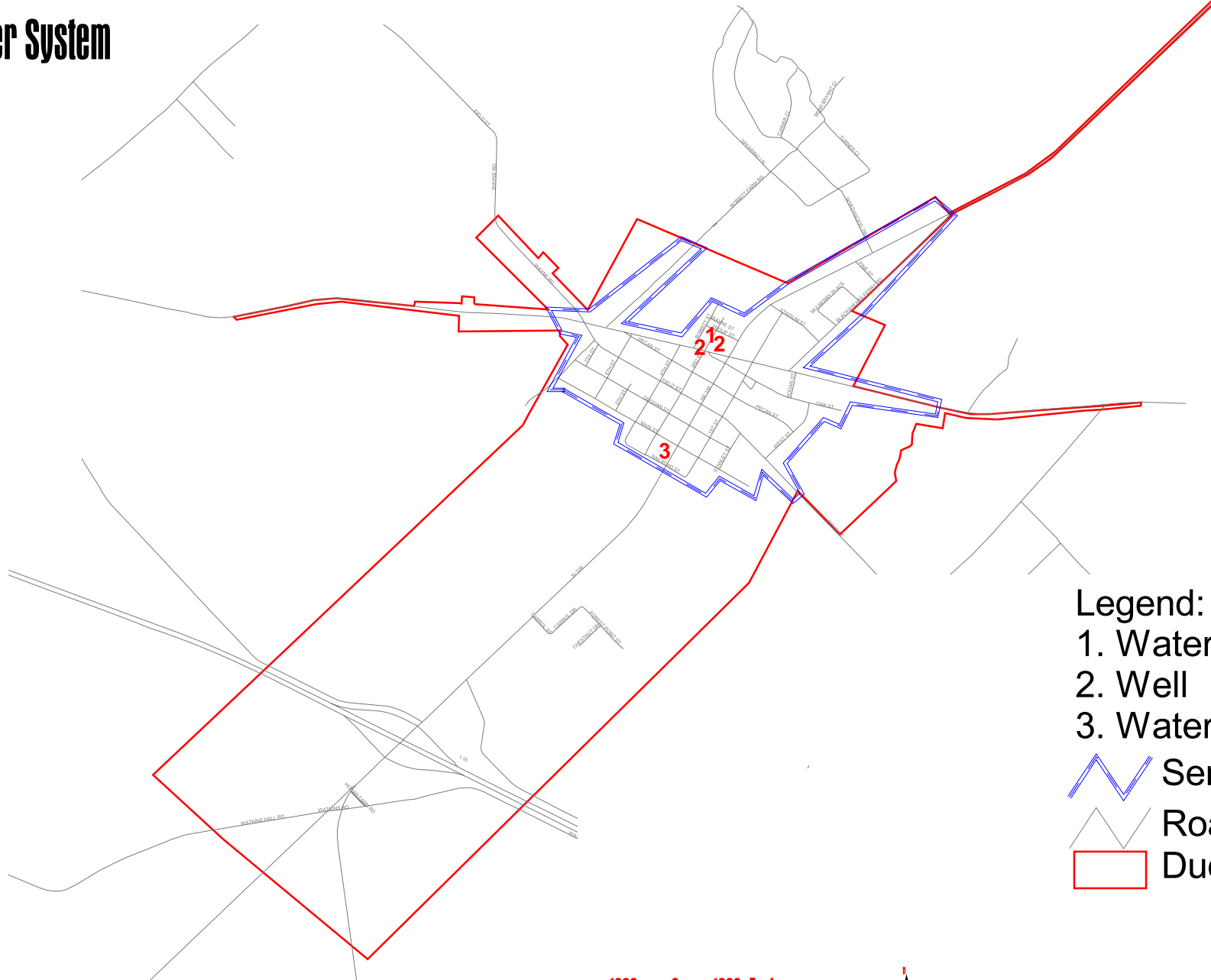





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MAP CFS-13

City of Dudley

Water System



- Legend:**
- 1. Water Treatment Plant
 - 2. Well
 - 3. Water Storage Tank
 -  Service Area
 -  Roads
 -  Dudley

SOURCE: City of Dudley, 2008
Heart of Georgia Altamaha RDC, 2008






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MAP CFS-14

City of Dudley

Sewer System



- Legend:**
- 1. Oxidation Pond
 - 2. Pump Station
 -  Service Area
 -  Roads
 -  Dudley



SOURCE: City of Dudley, 2008
Heart of Georgia Altamaha RDC, 2008



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MAP CFS-15

City of East Dublin

Facilities



Legend:

- 1. City Hall/Police Department
- 2. EMS/Fire Department
- 3. Buckeye Park/Landing
- 4. East Laurens Schools Complex
- 5. Public Works
- 6. Dewey Warnock Park

SOURCE: City of East Dublin, 2008
Heart of Georgia Altamaha RDC, 2008

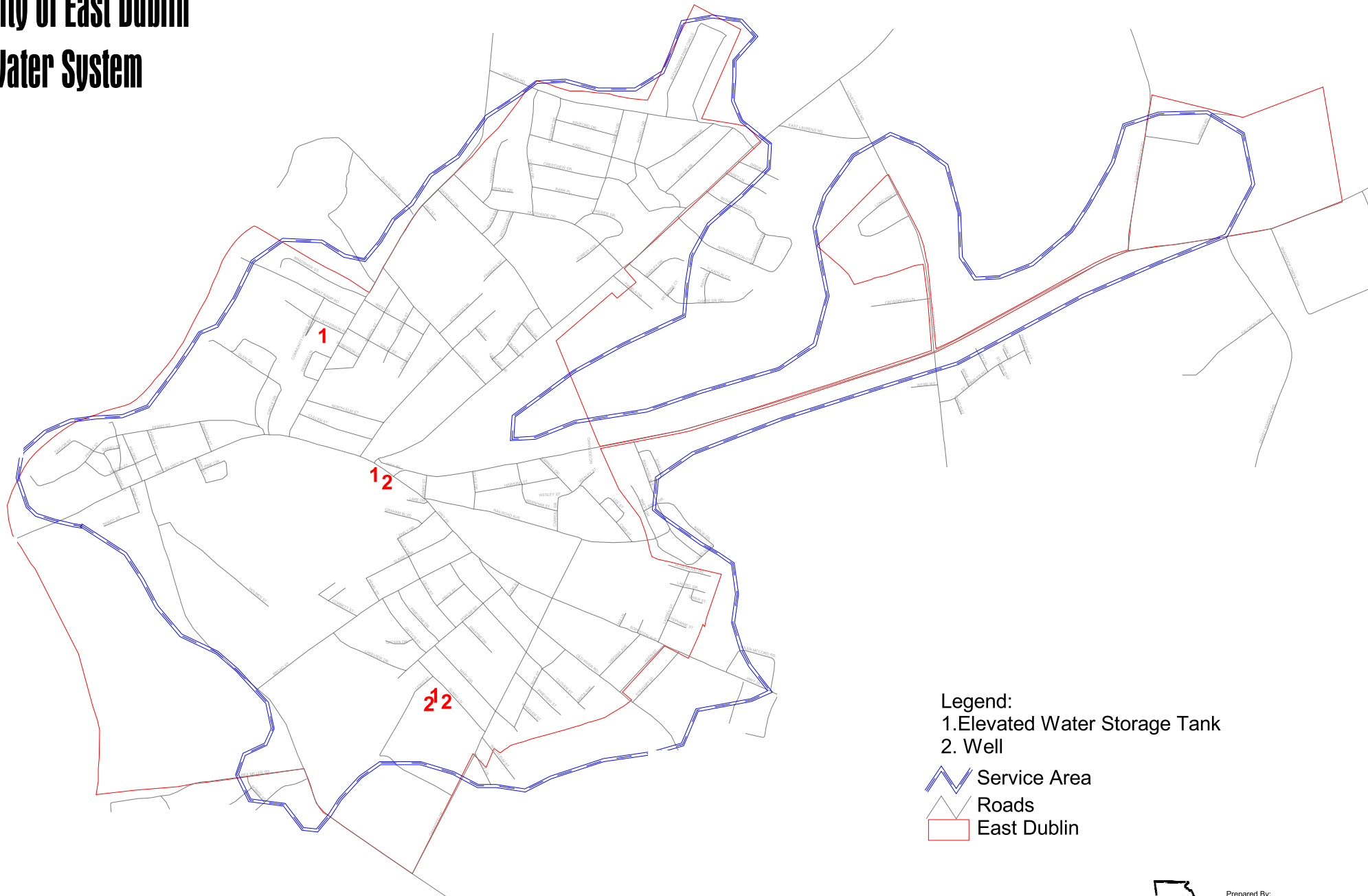


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MAP CFS-16

City of East Dublin

Water System



Legend:
1. Elevated Water Storage Tank
2. Well

-  Service Area
-  Roads
-  East Dublin

SOURCE: City of East Dublin, 2008
Heart of Georgia Altamaha RDC, 2008



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MAP CFS-17

City of East Dublin

Sewer System



- Legend:
- 1. Sewage Treatment Facility
 - 2. Lift Station
 -  Service Area
 -  Roads
 -  East Dublin

SOURCE: City of East Dublin, 2008
Heart of Georgia Altamaha RDC, 2008

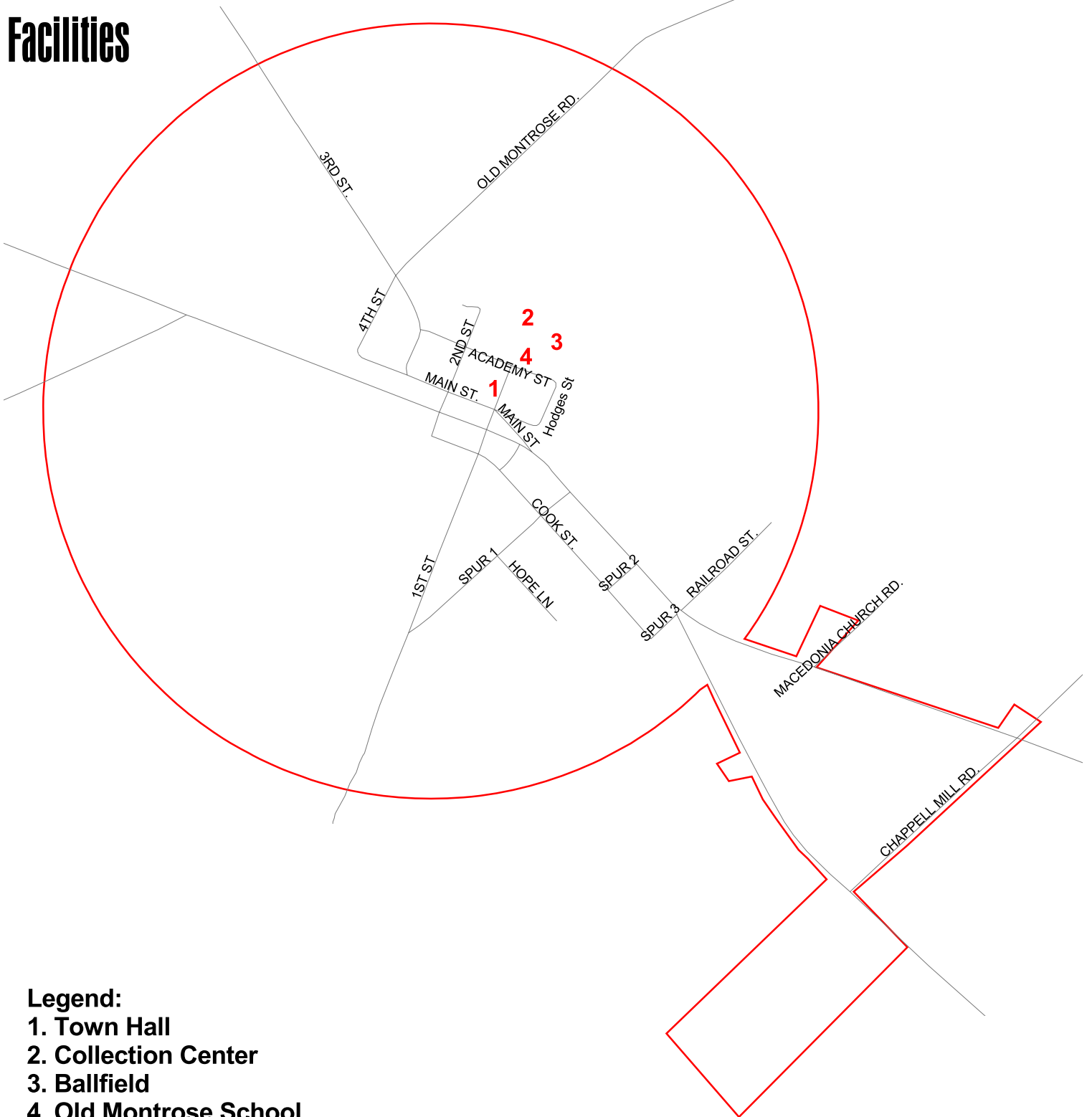


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MAP CFS-18

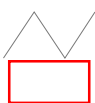
Town of Montrose

Facilities



Legend:

- 1. Town Hall
- 2. Collection Center
- 3. Ballfield
- 4. Old Montrose School



Roads

Montrose



SOURCE: Town of Montrose, 2008
Heart of Georgia Altamaha RDC, 2008



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MAP CFS-19

Town of Montrose Water System



- Legend:**
- 1. Well
 - 2. Water Storage Tank
 - 3. Old Water Storage Tank
 - 4. Back-up Well

-  Service Area
-  Roads
-  Montrose

SOURCE: Town of Montrose, 2008
Heart of Georgia Altamaha RDC, 2008

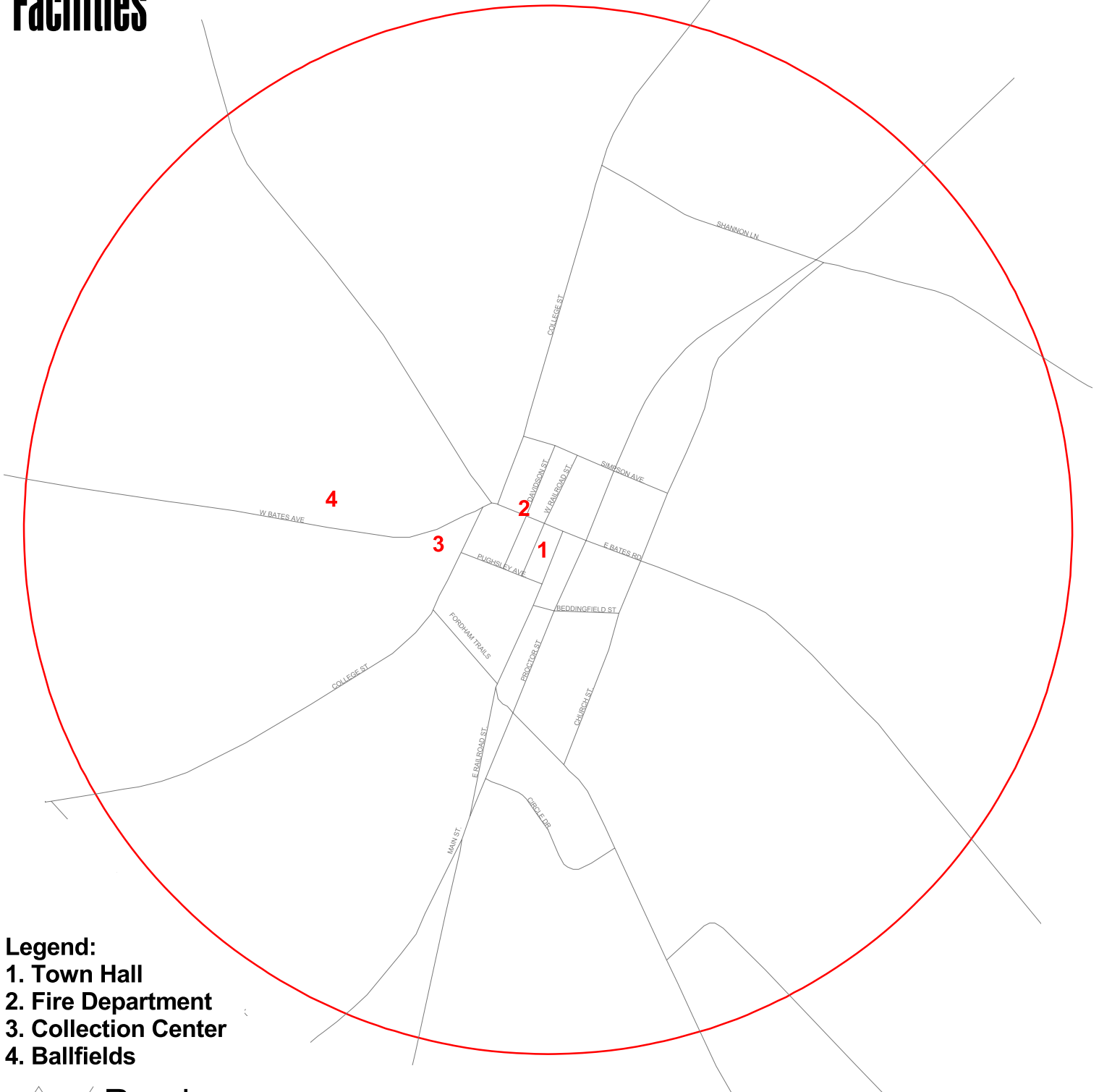


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MAP CFS-20

Town of Rentz

Facilities



- Legend:**
- 1. Town Hall
 - 2. Fire Department
 - 3. Collection Center
 - 4. Ballfields



SOURCE: Town of Rentz, 2008
Heart of Georgia Altamaha RDC, 2008

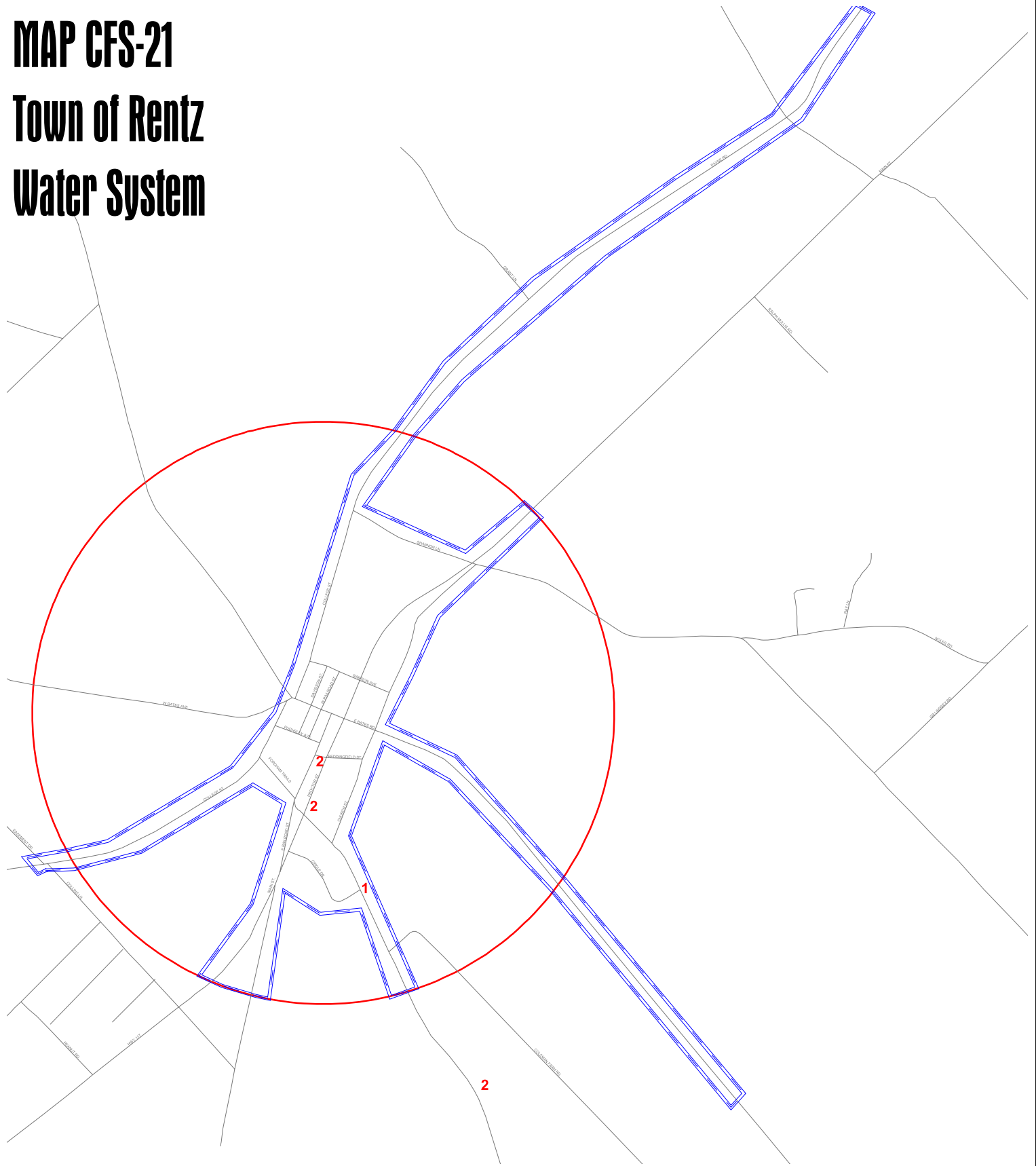


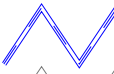


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MAP CFS-21

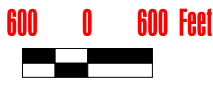
Town of Rentz

Water System



-  Service Area
-  Roads
-  Rentz

Legend:
1. Water Storage Tank
2. Well



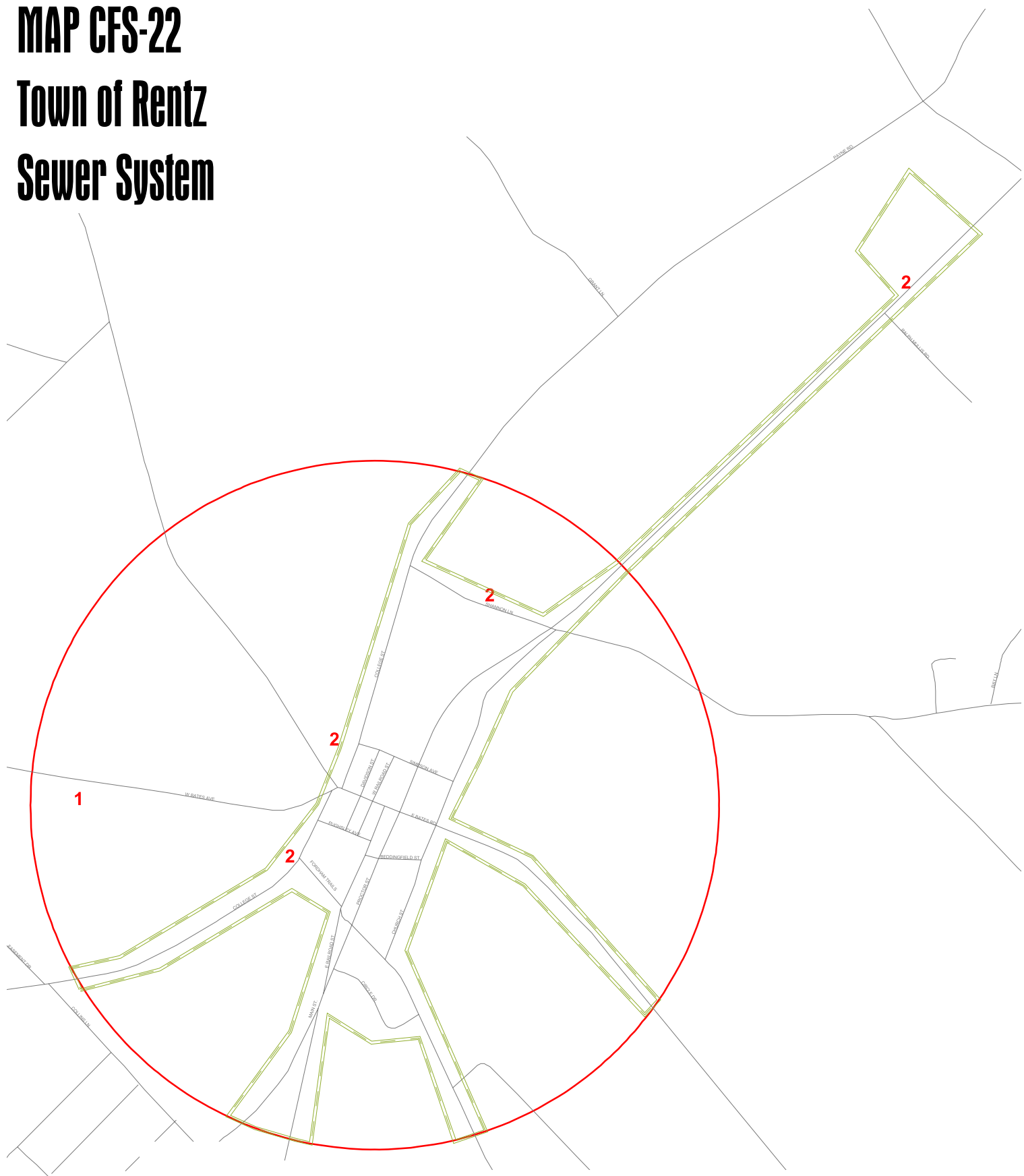
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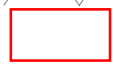
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Heart of Georgia Altamaha RDC, 2008

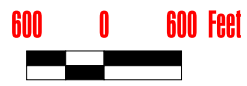
MAP CFS-22

Town of Rentz

Sewer System



 Roads
 Rentz



Legend:
 1. Wastewater Treatment Plant/Oxidation Pond
 2. Pump Station



SOURCE: Town of Rentz, 2008
 Heart of Georgia Altamaha RDC, 2008

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HOUSING

Introduction

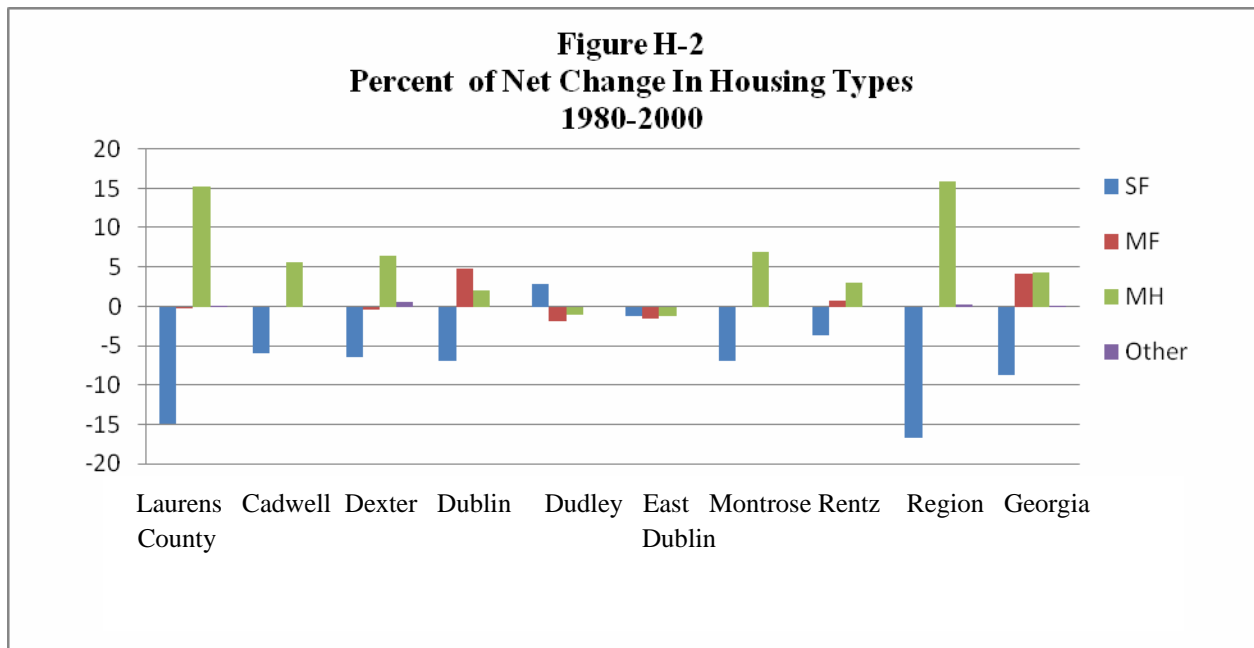
Housing is a key link in a comprehensive plan with important relationships to population, economic development, and land use. Growth of almost any sort usually means more people, and they need a place to live. Land must be available for development of a wide range of housing types; there needs to be choice in housing; and housing must be affordable and desirable. Improving the quality of life for people has to begin by ensuring decent, safe, and sanitary shelter. Availability and affordability of housing, and its quality and appearance have become issues important to continued economic development and social equity concerns in many communities. The condition of a community's housing may reflect the condition of the community itself.

Housing Types and Mix

Composition of Housing Stock

As shown on table H-1, Laurens County's total housing units increased by 46.5 percent (6,245 units) from 1980-2000 (13,442 to 19,687 units). The county's population grew at 21.3 percent compared to the state's 50 percent during the period. Laurens County gained 1,958 single-family homes (31.4 percent) from 1980-2000, while Dublin gained 403 such units (36.2 percent). East Dublin had 793 single-family homes in 1980. Twelve units were gained by 1990 and six of the units were lost by 2000. There are currently 799 single-family homes in East Dublin. The smaller municipalities saw a decline of single-family homes from 1990-2000, with the exception of Cadwell. There was a gain of 10 single-family homes in Cadwell from 1990-2000. The county gained 514 multi-family homes (8.2 percent), while Dublin gained 529 such units (47.6 percent) from 1980-2000 and lost 21 such units from 1990-2000. The number of multi-family homes in the smaller municipalities stayed consistent from 1980-2000, with little to no increase. Manufactured homes increased county-wide by 3,754 units from 1980-2000 (more than 1.7 times gain in the county, 6.2 times in Dublin). There were 195 manufactured homes in East Dublin, 9 of which were lost from 1980-2000 (-4.7 percent). This compares to Georgia's 2.5

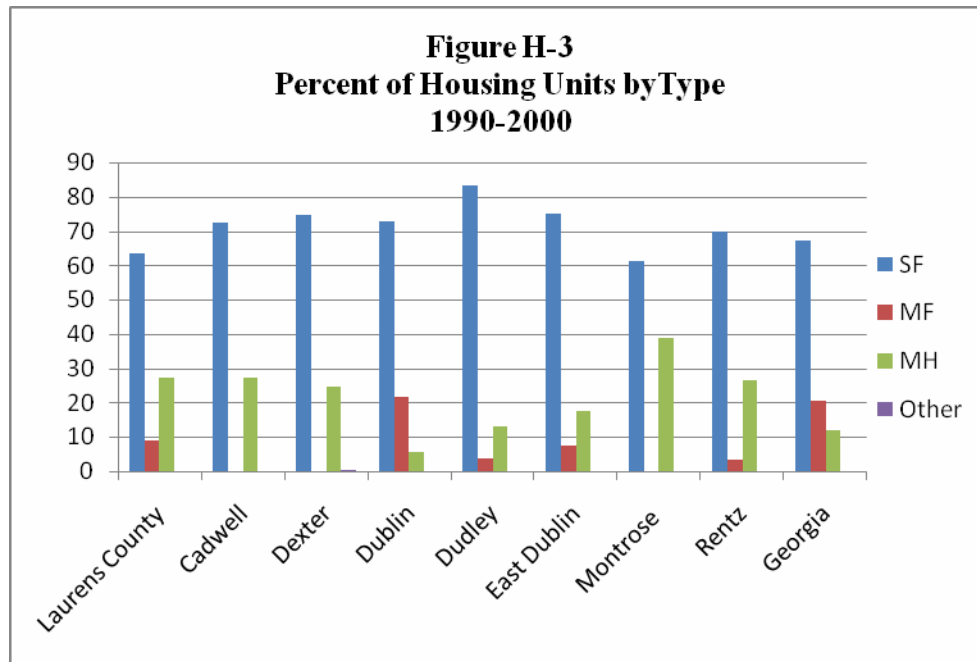
times increase during the period. The smaller municipalities experienced a minimal increase in manufactured housing. Cadwell gained 16 manufactured housing units (32 percent), Dexter gained 15 such units (27.7 percent), Dudley gained three (10 percent) such units, Montrose gained five (21 percent) units, and Rentz gained three (6.5 percent) such units. The dramatic growth of manufactured housing reflects the popularity of this lower cost housing option, which allows home ownership for more residents, as well as the availability of land upon which to locate such units.



Source: Table H-2

Table H-1 shows from 1990-2000, Laurens County gained 3,183 net total housing units, while gaining 1,453 single-family homes, 137 multi-family, and 1,574 manufactured housing units. Nearly 49 out of 100 net new housing units were manufactured homes compared to 10 out of 100 for the state. During the same period, Dublin gained 475 units, including 84 manufactured homes, 75 multi-family, and 316 single-family units. East Dublin lost 31 net total housing units, losing four (4) manufactured homes, 21 multi-family, and six (6) single-family units. Cadwell gained 26 net total housing units, gaining 10 single-family units and 16 manufactured homes. Dexter increased their net total housing units by five (5), losing 10 single-family units and one (1) multi-family unit, while gaining 15 manufactured homes and one (1) other unit. Dudley added 37 homes to its net total housing units, gaining 36 additional single-family units, losing two (2) multi-family units, and gaining three (3) manufactured homes. Montrose gained two (2)

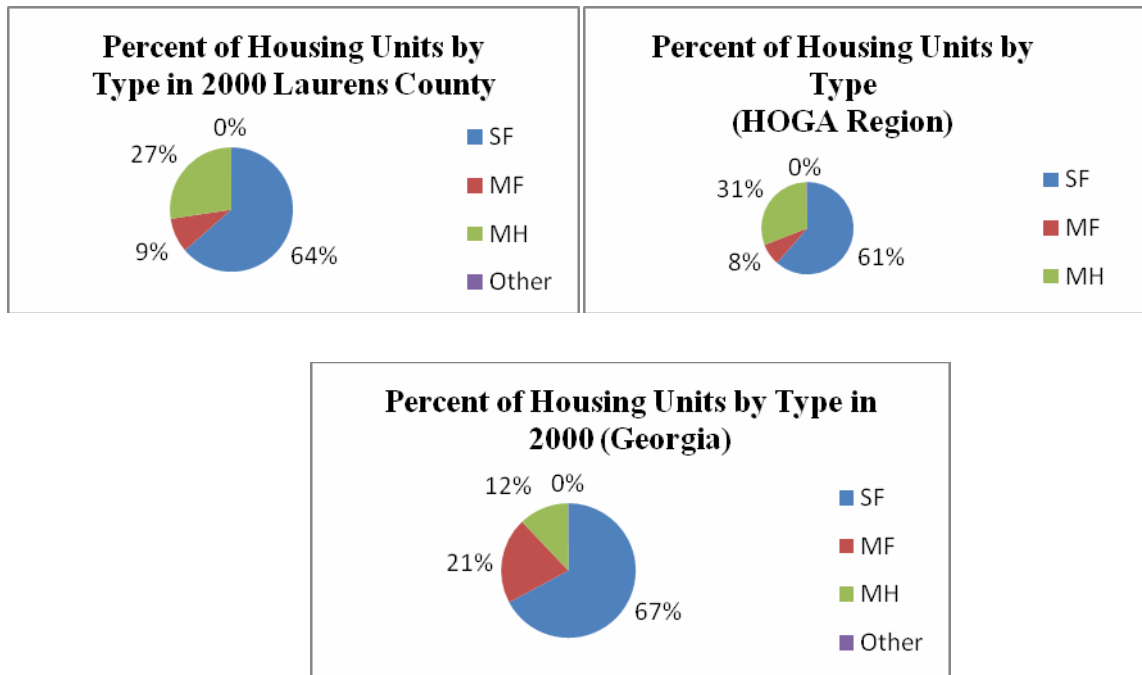
net total housing units, while losing three (3) single-family units and gaining five (5) manufactured homes. Rentz experienced a net loss of nine (9) housing units, losing 13 single-family units, gaining one (1) multi-family unit, and gaining three (3) manufactured homes. Georgia had a net increase of 76 out of 100 new housing units as single-family units for the decade, as compared to Laurens County’s 46 of out 100 units.



Source: Table H-2

As shown on Table H-2, Laurens County had a slightly lower amount of manufactured housing (27.3 percent) in 2000 than Region 9 (30.6 percent), but more than the state (12 percent). Region 9 has the most manufactured housing of any region in Georgia. The county had more single-family units (63.6 percent) than the Region (61.5 percent) and less than the state (67.1 percent). The county had more multi-family units (9.0 percent) than the Region (7.6 percent) and less than the state (20.7 percent).

Figure H-4
Percent of Housing Units by Type
Laurens County, Region, and Georgia 2000



Source: Table H-2

Projected Housing Increases

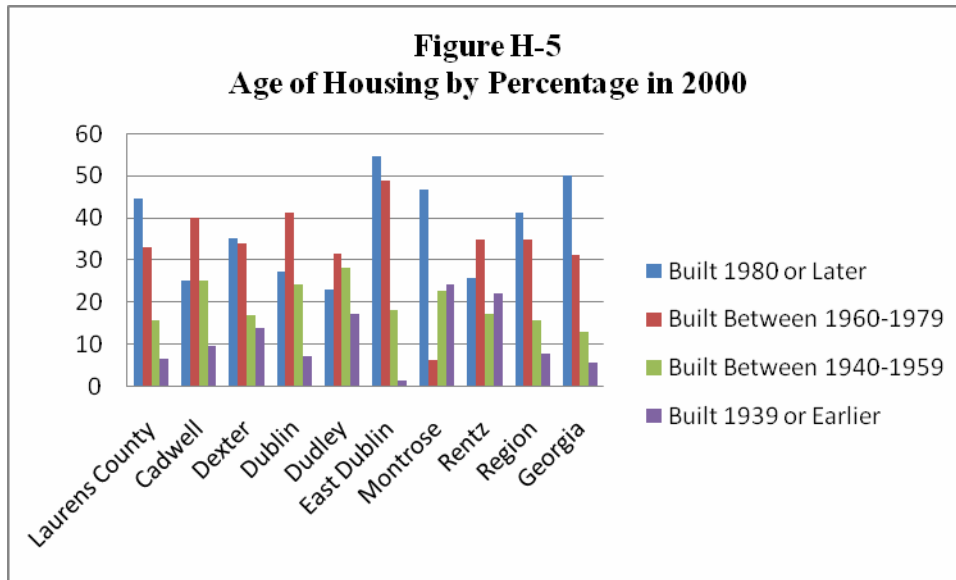
Table H-3 provides projections for future housing in Laurens County by jurisdiction and type. Laurens County is expected to gain about 8,432 housing units (occupied) or 49.3 percent by 2030, while Dublin’s gain is expected to be about 2,649 housing units (43 percent). East Dublin is projected to gain 349 housing units (36.7 percent) by 2030, Cadwell is expected to gain about 89 units (67 percent), Dexter is expected to gain 72 units (34 percent), Montrose is projected to gain 28 units (50 percent), Rentz is projected to gain 30 units (20 percent), and Dudley’s expected increase is 95 housing units (50.5 percent). A considerable increase in multi-family housing units is projected by 2030 for the county overall at 59 percent (931 units), with a slightly smaller percentage increase of 50 percent (6 units) in Rentz and 48.6 percent (643 units) in Dublin. East Dublin’s expected gain in such units is 127 percent (101 units). Cadwell, Dexter, and Montrose currently have no multi-family housing and do not anticipate any multi-family

development. Most of the single-family increase (3,618 units or 32.5 percent) is expected in unincorporated Laurens County. Dublin's expected gain in such units is 39.9 percent (1,779 units). Neither Montrose nor Rentz is expected to gain any single-family units by 2030. Of the smaller municipalities, Cadwell is projected to experience a substantial increase in the number of single-family units. Cadwell's single-family housing gain is expected to be about 45 housing units (33 percent). As expected based on recent trends, 3,891 or 46.1 percent of the total 8,432 projected increases in occupied housing units county-wide by 2030 is expected to be in manufactured homes. Within Dublin, that increase is projected at 227 units (72.5 percent). This compares to expected increases in East Dublin of 57 manufactured homes (39.9 percent), Cadwell's 46 units (139 percent), Dudley's 18 units (62 percent), Montrose's 29 units (132 percent), Rentz's 29 units (104 percent), and 52 such units (108 percent) in Dexter.

Condition and Occupancy

Age of Housing Units

Table H-4 shows that most of Laurens County's housing (44.6 percent) has been built in the last 25 years (primarily manufactured housing and single-family units), while about 27.3 percent of Dublin's and 31.6 percent of East Dublin's dates from this period. The smaller municipalities experienced significant growth within this time period. About 47 percent of Montrose's housing has been built within the last 25 years, 25 percent of Cadwell units, 23 percent of Dudley's units, 25.9 percent of Rentz's units, while 35.3 percent of Dexter's units were built in that time. These numbers still trail those of the state as a whole. About 50 percent of Georgia's units have been built during this time. Laurens County has generally older housing stock than the state, but slightly newer than that of the Region. About 25 percent of Montrose's housing is more than 70 years old as is 22 percent of Rentz's, 17.2 percent of Dudley's, and 9.8 percent of Cadwell's.



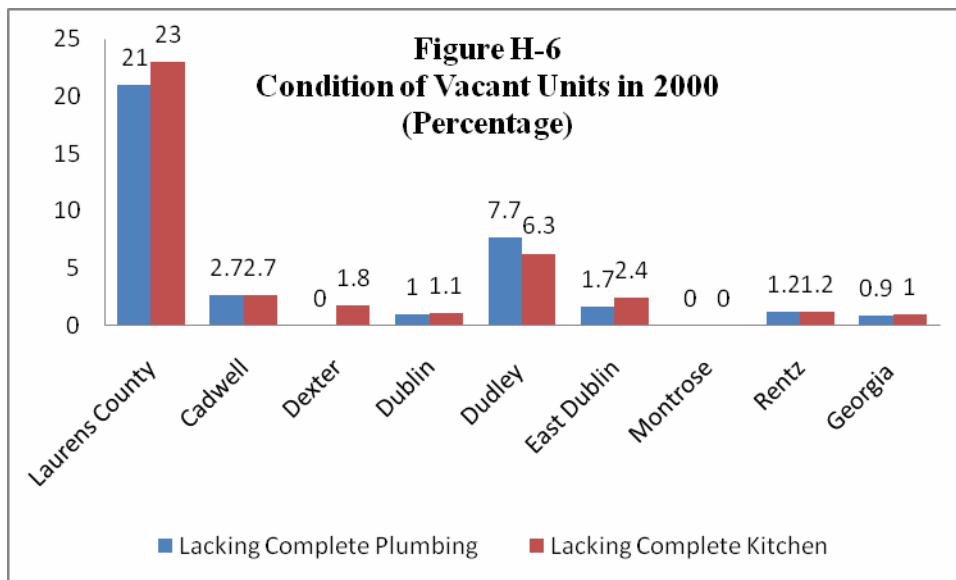
Source: Table H-4

Quality of Housing Stock

Table H-5 shows an unusual increase (4.6 percentage points) in total housing units lacking complete plumbing in Laurens County since 1980, but a substantial decrease in such units in Dublin (down from 10.1 to 1.0 percent) during the period. The county’s rate of 21 percent in 2000 remained much higher than Georgia’s 0.9 percent, as well as Dudley’s 7.7 percent, East Dublin’s 1.7 percent, and Rentz’s 1.2 percent. Cadwell, Dexter, and Montrose had no units with incomplete plumbing reported in 2000. Five of the eight governments of Laurens County had less than Region Nine’s 2.5 percent of such units. They were Dexter, Dublin, East Dublin, Montrose, and Rentz. Only 0.8 percent of occupied units in Laurens County, 0.6 percent in Dublin, 3.2 percent in Dudley, and 0.5 percent in East Dublin lacked complete plumbing. This compares to 0.9 percent for the Region in 2000. The U.S. Census Bureau defines complete plumbing as having hot and cold piped water, a flush toilet, and a tub or shower within the dwelling.

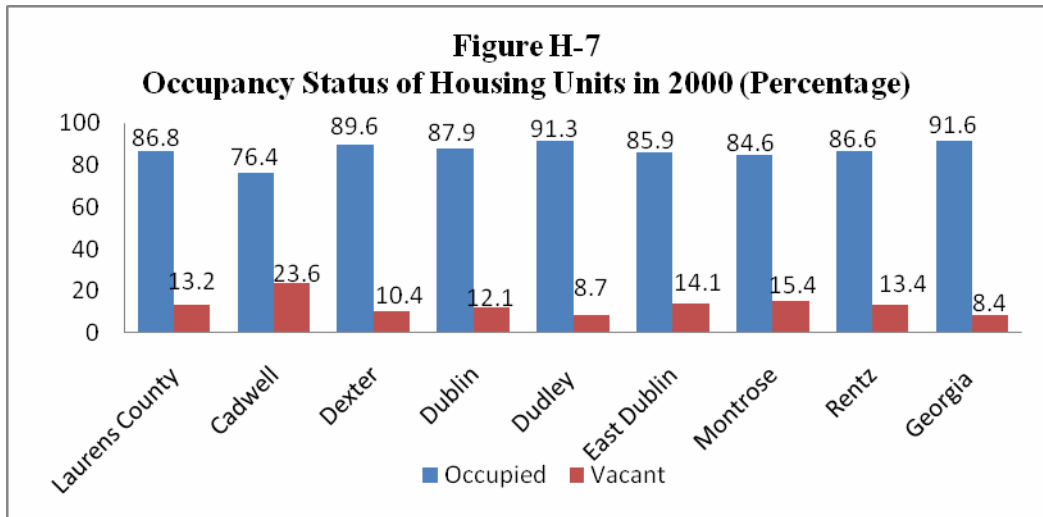
Some 23 percent of the county’s, 1.1 percent of Dublin’s, and 2.4 percent of East Dublin’s total housing units lacked complete kitchen facilities in 2000. Smaller municipalities such as Cadwell (2.7 percent) and Dudley (6.3 percent) had a significant amount of total housing units that lacked complete kitchen facilities. This ranges from one to 20 times more likely than the state, and even more so than the Region. Montrose reported no such units. Complete kitchen facilities, as defined by the U.S. Census Bureau, consist of a sink with piped water, a stove, and

refrigerator located inside the housing unit. Vacant units are much more likely to lack complete plumbing or kitchens, as to be expected, except in Dublin, where 42 out of the 79 units lacking complete kitchen facilities were occupied. Thirty-seven out of 71 units lacking complete plumbing facilities in Dublin were occupied. Overcrowding, which the U.S. Census Bureau defines as more than one person per room, is a problem for Dublin, East Dublin and Montrose. Dublin’s 5.4 percent, East Dublin’s 7.1 percent, and Montrose’s 12.5 percent in 2000 was higher than the Region’s 4.7 percent and the state’s 4.8 percent. The county’s rate was slightly lower at 4.1 percent, decreasing 0.6 percent since 1990, as were Dexter’s (0.5 percent) and Dudley’s (0.9 percent). Cadwell and Rentz had no overcrowded units reported in 2000.



Source: Table H-5

Poverty and blight is generally scattered throughout Laurens County and its municipalities because of the widespread low incomes. There are concentrated areas needing housing rehabilitation in Old Scottsville, Southside Dublin Revitalization Area, Johnson/Brantley homes Area, and North Franklin/Washington/Mary Streets of Dublin. Additional identified areas of poverty include Clover/Price Street areas of East Dublin, Pecan Street of Cadwell, Cemetery Road/Pineway Drive areas of Dexter, North of U.S. 80/Bobbitt Street areas of Dudley, Railroad Street area and Fourth (4th) Street area of Montrose, and Fordham’s Trailer Park of Rentz.



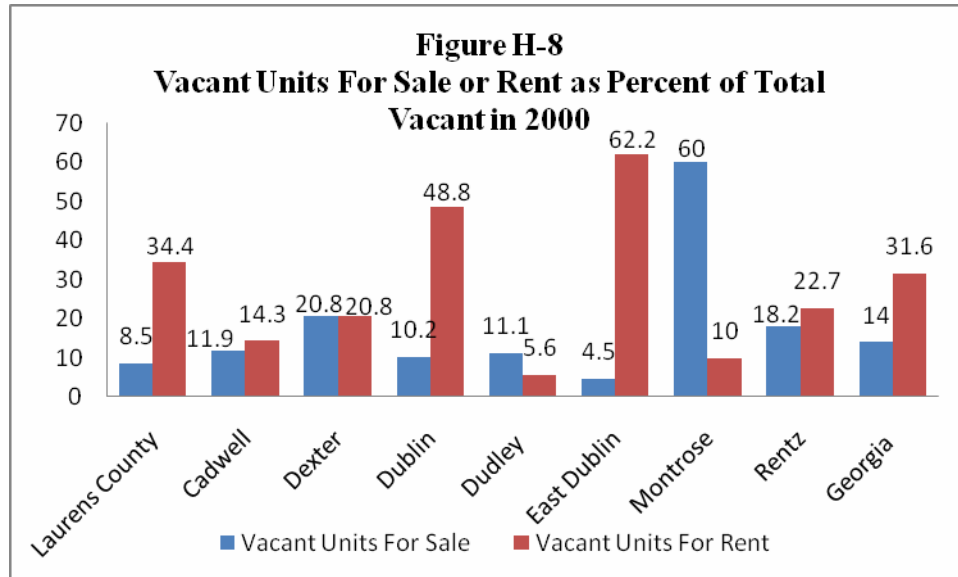
Source: Table H-6

Housing Tenancy

As shown on table H-6, over 71 percent of Laurens County’s 86.8 occupied housing units were owner occupied (28.7 percent renter occupied) in 2000, while Dexter and Rentz had even more owner occupied units at nearly 85.5 and 82.4 percent, respectively (more than the Region’s 73.6 percent or Georgia at 67.5 percent). Dublin and East Dublin’s such units were slightly lower at 55 and 60.4 percent. The percentage of owner occupied units decreased in Dudley since 1990 (1.2 percentage points) after increasing 9.9 percentage points between 1980 and 1990 for a net increase of 8.7 percentage points since 1980. Dublin had the most renter occupied units countywide at 45 percent, which was more than the Region (26.4 percent) and state (32.5 percent). Montrose had the least amount of renter occupied units countywide at 7.3 percent. About 3,723 vacant units were listed as available for sale in 2000, including 847 units in Dublin. Within the smaller municipalities, Cadwell had the most vacant housing units, 42 (23.6 percent).

Housing vacancies at 13.2 percent for the county, 12.1 percent for Dublin, and 14.1 percent for East Dublin were less than the Region’s 14.3 percent, and more than the state’s 8.4 percent in 2000. The vacancy rates for Montrose (15.4 percent) and Cadwell (23.6 percent) were more than the Region and the state. Vacant housing units were less likely to be for sale in Laurens County (8.5 percent) or East Dublin (4.5 percent) than in the Region (9.4 percent) or state (14 percent), except in Dexter (20.8 percent), Montrose (60 percent), or Rentz (18.2 percent). In Dudley (11.1 percent), Cadwell (11.9 percent) and Dublin (10.2 percent) such units were less likely to be for sale than the state, but more so than the Region. They were more likely

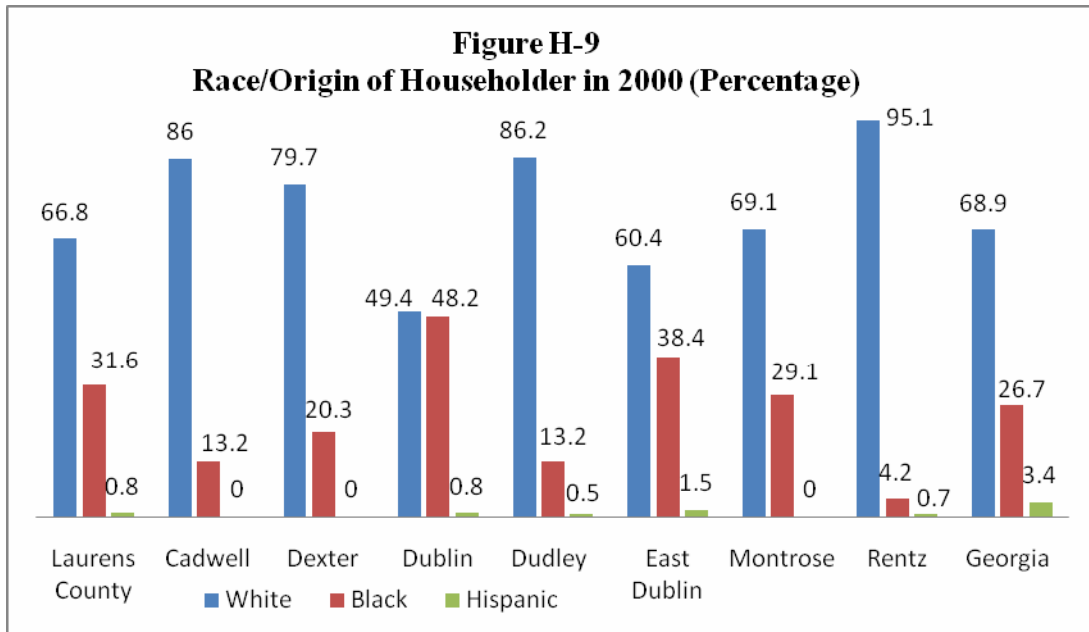
to be for rent in Dublin (48.8 percent) and East Dublin (62.2 percent) than elsewhere in the county (34.4 percent), Region (25.9 percent), or Georgia (31.6 percent). Vacant housing units in Dublin (59 percent), East Dublin (66.7 percent), or Montrose (70 percent) were much more likely to be for sale or rent than in Laurens County as a whole (42.9 percent). The lack of homes on the market in unincorporated Laurens County is largely due to the housing stock’s age and condition and families retaining control over an old homeplace, even if vacant.



Source: Table H-7

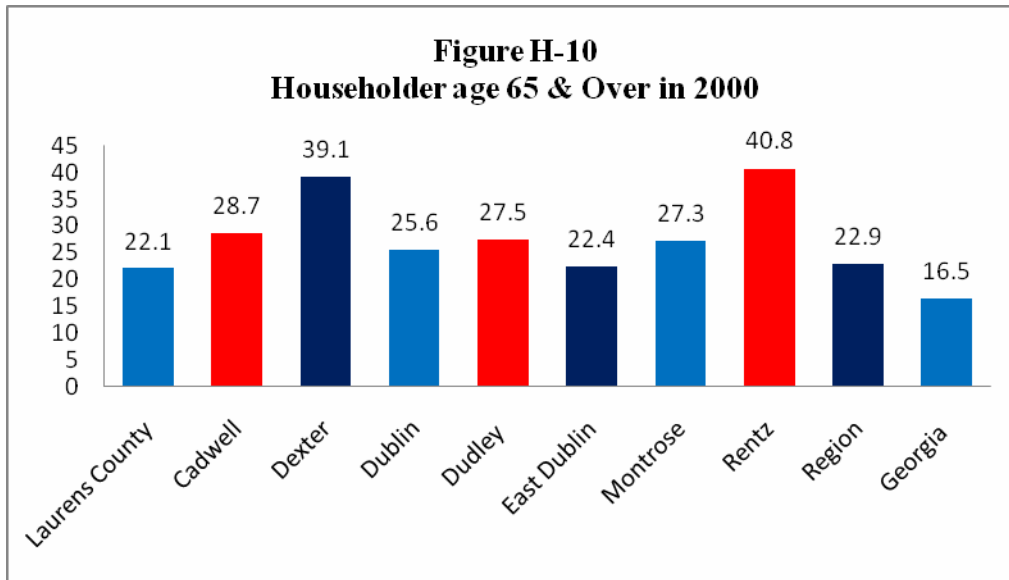
Householder Characteristics

Householders in Laurens County were predominantly white (66.8 percent), with 31.6 percent black, and 0.8 percent Hispanic in 2000. The larger municipalities had the highest percentage of black householders, ranging from 48.2 percent in Dublin and 38.4 percent in East Dublin. Smaller municipalities had a lower percentage of black householders (Cadwell, 13.2 percent; Dexter, 20.3 percent; Dudley, 13.2 percent; Montrose, 29.1 percent; and Rentz, 4.2 percent). The black population was considerably higher in Laurens County than in the Region (24.6 percent) or state (26.7 percent), while the Hispanic population was much lower than either. Cadwell, Dexter, and Montrose reported no Hispanic householders in 2000. East Dublin had the highest Hispanic householder percentage, 1.5 in 2000. Laurens County (0.8 percent), Dublin (0.8 percent), Dudley (0.5 percent), and Rentz (0.7 percent) showed minimal increases in Hispanic householders in 2000. Although the percentage of Hispanics throughout Laurens County is lower than the state, it appears that the number of Hispanic households is increasing. See table H-6.



Source: Table H-6

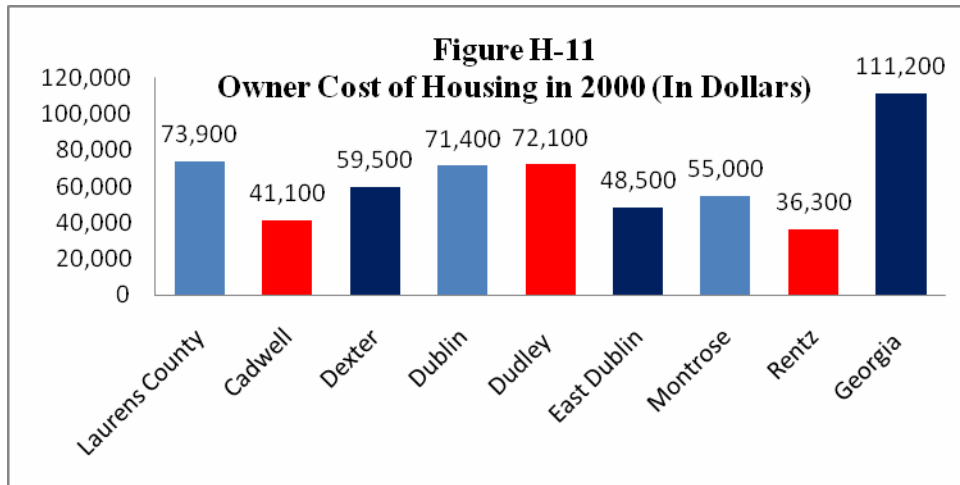
Table H-6 verifies that householders within Laurens County (22.1 percent) and East Dublin (22.4 percent) were slightly less likely to be 65 or over than those in the Region (22.9 percent); however, those in the county’s other municipalities were more likely to be seniors (Cadwell 28.7 percent, Dexter 39.1 percent, Dublin 25.6 percent, Dudley 27.5 percent, Montrose 27.3 percent, or Rentz 40.8 percent). However, all Laurens County percentages were still significantly higher than Georgia’s 16.5 percent. The high percentage of elderly householders has potential implication in terms of housing conditions, such as the inability financially and physically to make repairs. Other issues include the need for accessibility adaptations and elderly support services if they remain in their homes. It also means there will be more occupied houses becoming vacant in Laurens County, and an opportunity to utilize them in marketing for potential new residents.



Source: Table H-6

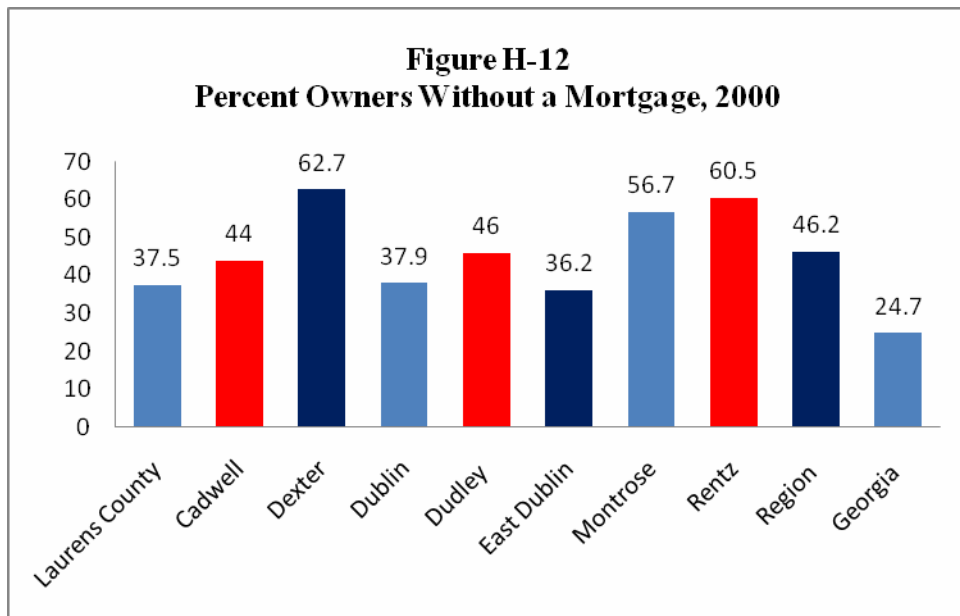
Cost of Housing

Table H-8 show the median owner specified value of housing in Laurens County was \$73,900 (66.5 percent of the state’s \$111,200) in 2000. Median values in Laurens County’s seven cities were even lower. Dudley had the highest at \$72,100, followed by Dublin’s \$71,400, Dexter at \$59,500, Montrose’s \$55,000, East Dublin at \$48,500, Cadwell’s \$41,100, and Rentz at \$36,300. Laurens County’s median owner specified value was more than the five adjacent counties (Bleckley, Dodge, Telfair, Wheeler, and Treutlen) ranging from \$7,400 to \$26,300 higher. The median mobile home value in Laurens County was \$30,400, the highest value in the Region. This was still more than 10 percent less than Georgia’s median manufactured home value of \$33,600. Existing homes in the county (286) sold for an average price of \$82,287, more than the Region average of \$71,937. The average purchase price in 2000 for such units in Georgia (\$150,625) was almost double that of Laurens County. Forty-six (46) new homes were reported sold county-wide in 2000 for an average price of \$128,749. Since 2000, new subdivision developments and scattered single-family residential developments have been occurring.



Source: Table H-8

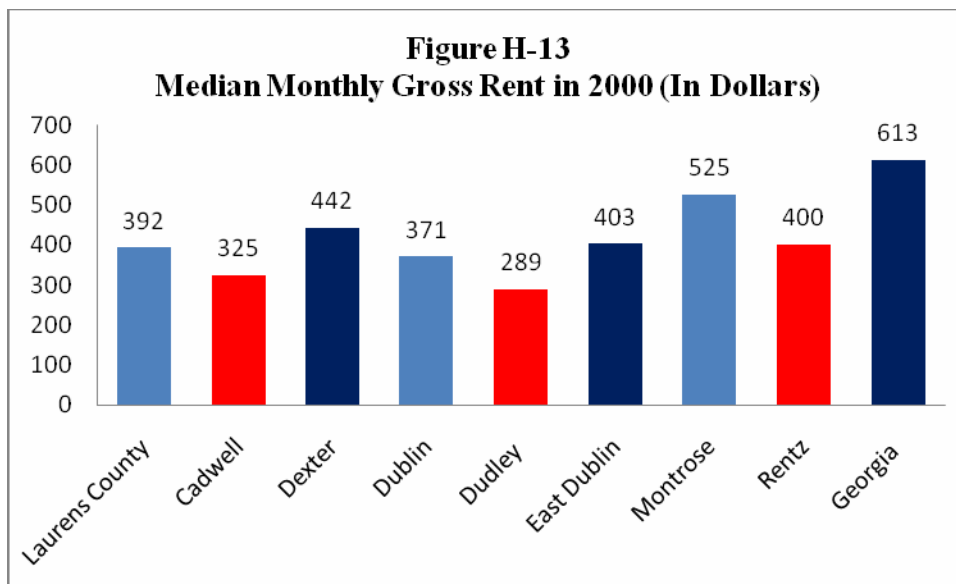
The monthly owner cost of housing in Laurens County for those with a mortgage was about 56 to 89 percent of the state (\$1,039) in 2000. The median in the county was \$793 compared to \$770 in Dublin. It was the lowest countywide at \$583 in Cadwell and the most in Montrose (\$925). Almost 63 percent of Dexter’s, 60.5 percent of Rentz’s, and 56.7 percent of Montrose’s owners did not have a mortgage in 2000, compared to 46.2 percent for the Region and 24.7 percent for the state. The county’s rate of 37.5 percent and Dublin’s 37.9 percent fell between the state and Region, and were just higher than that of East Dublin (36.2 percent).



Source: Table H-8

The cost of living difference with Georgia ranged from 18.8 to 25 percent less within the county. It was slightly higher in Rentz (\$262) than in the county (\$236). Cadwell had the lowest cost of living at \$195. The large number of less costly manufactured housing units and the older housing stock within Laurens County help explain the lower housing costs. These lower values and costs could be utilized in residential marketing.

Median rent within Laurens County was \$392 compared to \$371 in Dublin, \$403 in East Dublin, \$325 in Cadwell, \$442 in Dexter, \$289 in Dudley, \$400 in Rentz, and \$525 in Montrose. Renters in Laurens County and its seven cities were about two to four times less likely to pay cash rent than those in the state (6.1) percent. About one in 20 renters in Dublin, more than one in four renters in Dexter, and one in ten in the county did not pay cash rent compared to about 14 percent of renters in the Region. See table H-8.

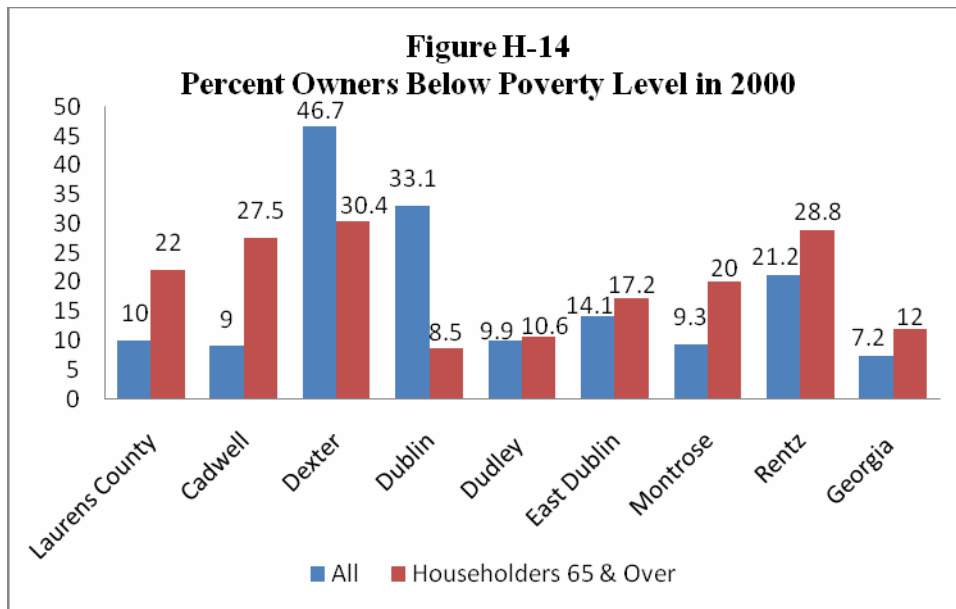


Source: Table H-9

Cost-Burdened Households

Table H-8 confirms that owner householders in Laurens County (16.4 percent) were much less likely to be cost burdened than those in the Region (18.8 percent) or the state (21.0 percent). Dexter owner householders (19.4 percent) were more likely to be cost burdened than others countywide, while Montrose (3.3 percent) owner householders were less likely. The U.S. Census Bureau defines cost burdened as paying more than 30 percent of one’s gross income for housing costs.

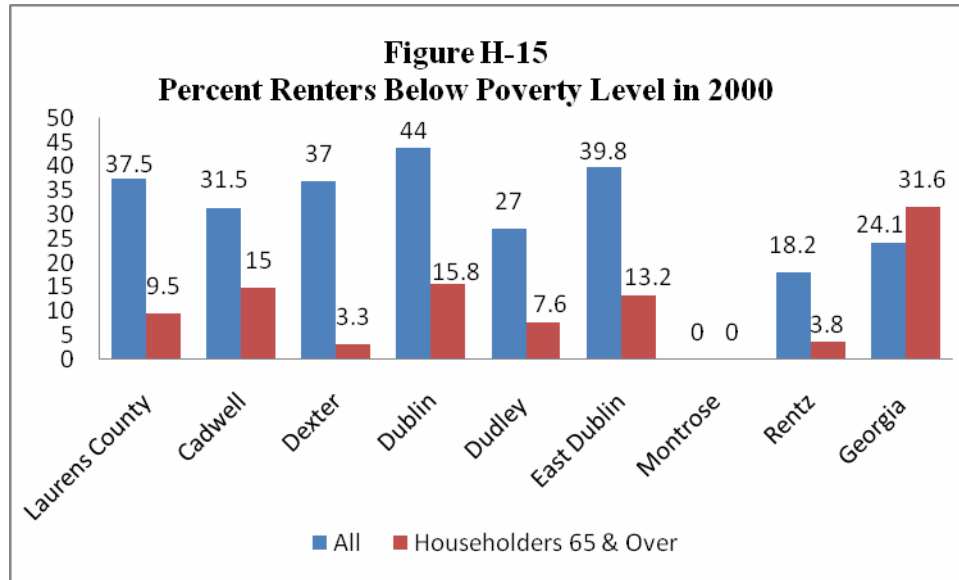
Homeowners within the county were more than twice as likely to live in poverty as those in Georgia as a whole (10 percent for county, 33.1 percent for Dublin, 46.7 percent for Dexter, and 14.1 percent for East Dublin). The poverty statistics for elderly homeowners were even higher with more than one (1) in five (5) or 22 percent of the county’s elderly homeowners living below the poverty level. Dexter had a much higher percentage of such homeowners than the county at 30.4 percent compared to 8.5 percent for Dublin, 17.2 percent for East Dublin, and 12 percent for the state. Smaller municipalities such as Rentz (28.8 percent), Montrose (20 percent), and Cadwell (27.5 percent) had a higher percentage of elderly householders that live below the poverty line. These statistics confirm low incomes in the county, but also have implications for housing conditions. Many of these homeowners will not be able to afford housing improvements without financial assistance.



Source: Table H-8

Approximately 33.6 percent of renters in Laurens County were cost burdened, while about 36 percent in Dublin, 28 percent in Cadwell, 25.9 percent in Dexter, and 34 percent in East Dublin were cost-burdened in 2000. This compares to the states rate of 35.4 percent and the region at 31.6 percent. Dudley (13.5 percent) and Rentz (15.2 percent) renters were less likely to be cost burdened. Montrose reported no cost burdened renters in 2000. Renters in Laurens County (37.5 percent) were more than one and one-half times as likely as those in the state (24.1 percent) to live below the poverty line. Dublin and East Dublin renters (44 and 39.8 percent, respectively) were even more likely to live in poverty, while Rentz renters were the least likely at

18.2 percent. A significant number of senior citizen renters live below the poverty line in Laurens County. Almost 16 percent of Dublin’s senior renters live in poverty, compared to the state’s 31.6 percent. Montrose reported no senior citizen renters living below the poverty line. There are 545 units of public housing in Laurens County, located throughout the seven cities at 11 different sites (3,500 people). A significant number of the public housing has been financed through Low Income Housing Tax Credit units. See table H-9.



Source: Table H-9

Special Housing Needs

As the elderly population of Laurens County, Dexter, Dudley, Cadwell, Rentz, Montrose, Dublin, and East Dublin grows, there will be increasing need for assistance to aging homeowners with normal maintenance and repairs as well as accessibility adaptations and services provided for those who remain in their own homes. The availability and cost of such assistance is a concern for those on fixed incomes and/or those who cannot physically make the repairs themselves. Often in developing rural communities, such as Laurens County and its municipalities, family members, neighbors, and/or churches provide volunteer assistance to meet the needs of elderly homeowners. The needs may also be lessened because of the large numbers of homes without a mortgage. Homeowners may be able to afford repairs even if they have lower incomes. The local senior center and the Heart of Georgia Altamaha Area Agency on Aging provide further assistance with obtaining needed services. Elderly renters, while they may not

have the same maintenance and repair issues as homeowners, are a special concern given their increased likelihood of living in poverty due to restricted incomes.

Elderly housing facilities for those unable to remain in their own home in Laurens County consist of three public nursing homes (384 beds) and 17 personal care homes (241 beds). The Carl Vinson VA Medical Center has a 161 bed nursing home care program for veterans of Middle and South Georgia. In addition, Sheridan Senior Living in Dublin provides 54 units for elderly residents only.

There may be a market for public and/or private development of retirement housing for Laurens County's elderly population and attracting retirees, including congregate housing for both those who can function independently, as well as those who need care. Development of retirement housing needs to take place within or near Dublin or East Dublin where more infrastructure and services are available.

The Macon Rescue Mission operates a homeless shelter in Macon; services are available for individuals in Laurens County, Atlanta, and surrounding areas. A local homeless shelter is needed for the citizens of Laurens County, due to the increasing number of clients from the area served at the Macon Rescue Mission. Women In Need of God's Shelter (WINGS) is a domestic violence shelter located in Dublin. It serves clients from Laurens County and surrounding counties. There were 447 police actions taken in Laurens County in 2000 in response to domestic violence reports.

There were an estimated 143 migrant and seasonal farm workers in Laurens County in 1994. It is known that this figure has increased somewhat in recent years, but an accurate count is difficult to obtain due to cultural differences and language barriers, as well as the illegal immigration issue. There are USDA programs to assist with migrant housing needs, but they are not known to have been utilized in Laurens County. This is not a significant issue in Laurens County as elsewhere in the Region because of the type of agriculture in the county.

An estimated 33.5 percent of the adult population of Laurens County has some type of mental, physical, or developmental disability that may or may not require special housing needs. An estimated 2,416 adults in Laurens County were in need of substance abuse treatment in 2001. The Veterans Affairs Medical Center Substance Abuse Treatment Facility provides mental and substance abuse assistance for veterans of Middle and South Georgia. Twin Oaks, Quentin Price

MD Crisis, Step One Recovery Center Community Mental Health of Middle Georgia, and Promise of Hope are residential units that specialize in mental, physical, and/or substance abuse.

Jobs-Housing Balance

Current and historic data on characteristics of Laurens County's population that impact housing needs in the county and its cities, such as age, household size, income, average wages, and commuting patterns of the resident and nonresident workforce are addressed in the Population and Economic Development elements of this plan. Housing supply and affordability issues will not be constraining elements to expected growth. On the converse, the housing market in the county will support and should help attract growth and development. There is a somewhat limited availability of housing for immediate occupancy, but ample land is available for development or location. The number of subdivisions in Laurens County has increased in recent years, developers are beginning to focus on building multiple single-family homes in close proximity to each other and perspective homeowners welcome the idea.

Overall Laurens County does not have major housing issues, especially ones which will prevent, or have limiting influences to, expected accommodation of future growth and development. Some special housing needs, particularly for the elderly and low income, do exist. There are also needs for housing rehabilitation, quality developments, more apartments, loft apartments in the downtown areas, homeless shelters, existing program promotion for individuals and developers, code enforcement, and land use regulation.

**TABLE H-1
LAURENS COUNTY
TYPES OF HOUSING UNITS, 1980-2000**

	Single Family			Multi-Family			Manufactured Housing			Others			Total		
	1980	1990	2000	1980	1990	2000	1980	1990	2000	1980	1990	2000	1980	1990	2000
Laurens County	10,572	11,077	12,530	1,256	1,633	1,770	1,614	3,794	5,368	0	0	19	13,442	16,504	19,687
Cadwell		123	133		0	0		34	50		0	0		157	183
Dexter		173	163		1	0		39	54		0	1		213	218
Dublin	4,661	4,748	5,064	989	1,443	1,518	208	304	388	0	0	0	5,858	6,495	6,970
Dudley		148	184		10	8		26	29		0	0		184	221
East Dublin	793	805	799	50	100	79	195	190	186	0	0	0	1,038	1,095	1,064
Montrose		41	38		0	0		19	24		0	0		60	62
Rentz		134	121		5	6		43	46		0	0		182	173

Source: U.S. Census Bureau (1980, 1990, 2000), www.census.gov

^{1/} Includes Other category.

TABLE H-2
LAURENS COUNTY
PERCENTAGE OF TYPES OF HOUSING UNITS, 1980-2000

	Single Family			Multi-Family			Manufactured Housing			Others		
	1980	1990	2000	1980	1990	2000	1980	1990	2000	1980	1990	2000
Laurens County	78.6	67.1	63.6	9.3	9.9	9.0	12.0	23.0	27.3	0	0	.1
Cadwell		78.3	72.3		0	0		21.7	27.3		0	0
Dexter		81.2	74.8		.4	0		18.3	24.8		0	.5
Dublin	79.6	73.1	72.7	16.9	22.2	21.7	3.6	4.7	5.6	0	0	0
Dudley		80.4	83.3		5.4	3.6		14.1	13.1		0	0
East Dublin	76.4	73.5	75.1	4.8	9.1	7.4	18.8	17.4	17.5	0	0	0
Montrose		68.3	61.3		0	0		31.7	38.7		0	0
Rentz		73.6	69.9		2.7	3.5		23.6	26.6		0	0
Region	78.2	67.6	61.5	N/A	N/A	7.6	14.7	23.3	30.6	N/A	N/A	0.3
Georgia	75.8	64.9	67.1	16.6	22.7	20.7	7.6	12.4	12.0	N/A	N/A	0.1

Source: U.S. Census Bureau (1980, 1990, 2000), www.census.gov; Heart of Georgia Altamaha RDC staff, 2006.

^{1/} Includes Other category.

TABLE H-3
Current and Projected Occupied Housing Units By Type
2000-2030

Laurens County, Cadwell, Dexter, Dublin, Dudley, East Dublin, Montrose, Rentz

	2000	2010	2015	2020	2025	2030
Laurens County						
SF	11,132	12,241	12,827	13,453	14,059	14,750
MF	1,569	1,829	1,967	2,127	2,277	2,500
MH	4,374	5,605	6,260	6,956	7,592	8,265
O	8	0	0	0	0	0
Totals	17,083	19,675	21,054	22,536	23,928	25,515
Cadwell						
SF	99	110	116	123	132	142
MF	0	0	0	0	0	0
MH	33	50	57	64	72	79
O	0	0	0	0	0	0
Totals	132	160	173	187	204	221
Dexter						
SF	160	156	160	167	174	181
MF	0	0	0	0	0	0
MH	48	75	84	90	95	100
O	1	0	0	0	0	0
Totals	209	231	244	257	269	281
Dublin						
SF	4,523	4,872	5,190	5,590	5,902	6,302
MF	1,324	1,487	1,594	1,729	1,833	1,967
MH	313	388	428	468	504	540
O	0	0	0	0	0	0
Totals	6,160	6,747	7,212	7,787	8,239	8,809
Dudley						
SF	151	180	190	200	210	220
MF	8	12	12	14	14	16
MH	29	40	41	43	45	47
O	0	0	0	0	0	0
Totals	188	232	243	257	269	283
East Dublin						
SF	729	822	845	873	888	920
MF	79	124	136	148	168	180
MH	143	168	180	190	196	200
O	0	0	0	0	0	0
Totals	951	1,114	1,161	1,211	1,252	1,300

TABLE H-3
Current and Projected Occupied Housing Units By Type
2000-2030
Laurens County, Cadwell, Dexter, Dublin, Dudley, East Dublin, Montrose, Rentz
(continued)

	2000	2010	2015	2020	2025	2030
Montrose						
SF	34	33	32	32	32	33
MF	0	0	0	0	0	0
MH	22	29	35	40	47	51
O	0	0	0	0	0	0
Totals	56	62	67	72	79	84
Rentz						
SF	117	108	109	110	111	112
MF	6	6	6	8	10	12
MH	28	40	45	49	53	57
O	0	0	0	0	0	0
Totals	151	154	160	167	174	181

Note: SF is Single-Family; MF is Multi-family; MH is Manufactured Housing; O is Other.

Source: U.S. Bureau of Census, www.census.gov; Projections made by Heart of Georgia Altamaha RDC Staff, 2008.

**TABLE H-4
LAURENS COUNTY
AGE OF HOUSING BY PERCENTAGE**

	Built 1990 or later			Built 1980-89			Built 1960-79			Built 1940-59			Built 1939 or earlier		
	1980	1990	2000	1980	1990	2000	1980	1990	2000	1980	1990	2000	1980	1990	2000
Laurens County	N/A	N/A	24.2	N/A	28.4	20.4	N/A	42.8	33.0	N/A	20.0	15.9	17.3	8.8	6.6
Cadwell	N/A	N/A	14.7	N/A	14.5	10.4	N/A	40.3	39.9	N/A	27.0	25.1	28.9	18.2	9.8
Dexter	N/A	N/A	17.4	N/A	18.6	17.9	N/A	45.2	34.0	N/A	25.8	17.0	35.5	10.4	13.8
Dublin	N/A	N/A	11.7	N/A	19.7	15.6	N/A	43.1	41.1	N/A	28.2	24.2	17.6	9.0	7.4
Dudley	N/A	N/A	11.7	N/A	25.3	11.3	N/A	36.0	31.6	N/A	20.8	28.1	19.2	18.0	17.2
East Dublin	N/A	N/A	13.9	N/A	.2	17.7	N/A	57.6	48.8	N/A	19.0	18.3	5.3	3.4	1.4
Montrose	N/A	N/A	25.8	N/A	25.4	21.0	N/A	33.9	6.4	N/A	10.2	22.6	58.5	30.5	24.2
Rentz	N/A	N/A	21.9	N/A	14.4	4.0	N/A	51.4	34.7	N/A	18.2	17.4	63.4	16.0	22.0
Region	N/A	N/A	22.6	N/A	N/A	18.7	N/A	N/A	35.0	N/A	N/A	15.9	N/A	N/A	7.8
Georgia	N/A	N/A	27.9	N/A	32.1	22.0	N/A	41.7	31.3	N/A	18.1	13.0	14.7	8.1	5.9

^{1/} Includes housing units built from 1990 to March, 2000.

^{2/} Includes housing units built from 1980 to March, 1990.

^{3/} Includes housing units built from 1960 to March, 1980.

Source: U.S. Census Bureau (1980, 1990, 2000), www.census.gov; Heart of Georgia Altamaha RDC staff, 2006.

**TABLE H-5
LAURENS COUNTY
CONDITION OF HOUSING, 1980-2000**

	Lacking Complete Plumbing Facilities						Lacking Complete Kitchen Facilities						Overcrowded Units						
	1980		1990		2000		1980		1990		2000		1980		1990		2000		
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	
Laurens County																			
Total Units	950	16.4	268	1.6	404	21	N/A	N/A	222	1.3	457	23							
Occupied Units	N/A	N/A	N/A	N/A	138	.8	N/A	N/A	N/A	N/A	117	.7	N/A	N/A	681	4.7	692	4.1	
Vacant Units	N/A	N/A	N/A	N/A	266	10.2	N/A	N/A	N/A	N/A	340	13.1							
Cadwell																			
Total Units	26	15.7	5	3.1	5	2.7	N/A	N/A	0	0	5	2.7							
Occupied Units	N/A	N/A	N/A	N/A	0	0	N/A	N/A	N/A	N/A	0	0	N/A	N/A	1	.7	0	0	
Vacant Units	N/A	N/A	N/A	N/A	5	9.8	N/A	N/A	N/A	N/A	5	9.8							
Dexter																			
Total Units	5	2.3	4	1.8	0	0	N/A	N/A	9	4.0	4	1.8							
Occupied Units	N/A	N/A	N/A	N/A	0	0	N/A	N/A	N/A	N/A	2	1.0	N/A	N/A	4	2.0	3	1.5	
Vacant Units	N/A	N/A	N/A	N/A	0	0	N/A	N/A	N/A	N/A	2	22.2							
Dublin																			
Total Units	592	10.1	28	.4	71	1.0	N/A	N/A	52	.8	79	1.1							
Occupied Units	N/A	N/A	N/A	N/A	37	.6	N/A	N/A	N/A	N/A	42	.7	N/A	N/A	291	4.9	334	5.4	
Vacant Units	N/A	N/A	N/A	N/A	34	4.2	N/A	N/A	N/A	N/A	37	4.6							
Dudley																			
Total Units	13	7.8	7	3.9	17	7.7	N/A	N/A	3	1.7	14	6.3							
Occupied Units	N/A	N/A	N/A	N/A	6	3.2	N/A	N/A	N/A	N/A	3	1.6	N/A	N/A	5	3.0	4	2.1	
Vacant Units	N/A	N/A	N/A	N/A	11	33.3	N/A	N/A	N/A	N/A	11	33.3							
East Dublin																			
Total Units	155	14.9	14	1.3	18	1.7	N/A	N/A	21	1.9	26	2.4							
Occupied Units	N/A	N/A	N/A	N/A	5	.5	N/A	N/A	N/A	N/A	0	0	N/A	N/A	47	5.1	68	7.1	
Vacant Units	N/A	N/A	N/A	N/A	13	11.5	N/A	N/A	N/A	N/A	26	23							

**TABLE H-5
LAURENS COUNTY
CONDITION OF HOUSING, 1980-2000
(continued)**

	Lacking Complete Plumbing Facilities						Lacking Complete Kitchen Facilities						Overcrowded Units						
	1980		1990		2000		1980		1990		2000		1980		1990		2000		
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	
Montrose																			
Total Units	15	23.1	3	5.1	0	0	N/A	N/A	3	5.1	0	0							
Occupied Units	N/A	N/A	N/A	N/A	0	0	N/A	N/A	N/A	N/A	0	0	N/A	N/A	4	.08	7	12.5	
Vacant Units	N/A	N/A	N/A	N/A	0	0	N/A	N/A	N/A	N/A	0	0							
Rentz																			
Total Units	5	3.7	2	1.1	2	1.2	N/A	N/A	0	0	2	1.2							
Occupied Units	N/A	N/A	N/A	N/A	0	0	N/A	N/A	N/A	N/A	0	0	N/A	N/A	1	.6	0	0	
Vacant Units	N/A	N/A	N/A	N/A	2	9.1	N/A	N/A	N/A	N/A	2	9.1							
Region																			
Total Units		7.5		1.7		2.5		N/A		N/A		N/A		N/A		N/A		N/A	
Occupied Units						0.9						0.7							4.7
Vacant Units																			
Georgia																			
Total Units	75,618	3.8	28,462	1.1	29,540	0.9	71,793	3.6	24,014	0.9	31,717	1.0							
Occupied Units	59,491	3.2	22,921	1.0	17,117	0.6			16,794	0.7	15,161	0.5		5.3		4.0			4.8
Vacant Units	16,127	11.4	5,541	2.0	12,423	4.5			7,220	2.7	16,556	6.0							

Source: U.S. Census Bureau (1980, 1990, 2000), www.census.gov; Heart of Georgia Altamaha RDC staff, 2006.

**TABLE H-6
LAURENS COUNTY
OCCUPANCY STATUS OF HOUSING UNITS, 1980-2000**

	Laurens County						Cadwell					
	1980		1990		2000		1980		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Total Housing Units	13,484	100	16,504	100	19,687	100	166	100	157	100	178	100
Occupied Housing Units	12,447	92.3	14,514	87.9	17,083	86.8	157	94.6	142	90.4	136	76.4
Vacant Housing Units	995	7.4	1,990	12.1	2,604	13.2	9	5.4	15	9.6	42	23.6
Owner Occupied Units	8,580	68.9	10,285	70.9	12,172	71.3	111	66.9	114	80.3	93	68.4
Renter Occupied Units	3,867	31.1	4,229	29.1	4,911	28.7	46	27.7	28	19.7	43	31.6
Owner Vacancy Rate		1.1		1.6						2.6		
Renter Vacancy Rate		8.8		10.9						9.7		
Owner to Renter Ratio of Vacancy												
White Householder			10,131	69.8	11,419	66.8			125	88	117	86.0
Black Householder			4,321	29.8	5,394	31.6			17	12	18	13.2
Other Race Householder			11	0	270	1.6			0	0	1	.7
Hispanic Householder			64	.4	130	.8			0	0	0	0
Householder Age 65 or Over			1,589	10.9	3,782	22.1			31	21.8	39	28.7

**TABLE H-6
LAURENS COUNTY
OCCUPANCY STATUS OF HOUSING UNITS, 1980-2000
(continued)**

	Dexter						Dublin					
	1980		1990		2000		1980		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Total Housing Units	214	100	213	100	231	100	5,861	100	6,495	100	6,977	100
Occupied Housing Units	198	92.5	197	92.5	207	89.6	5,454	93.1	5,893	90.7	6,130	87.9
Vacant Housing Units	16	7.5	16	7.5	24	10.4	404	6.9	602	9.3	847	12.1
Owner Occupied Units	185	86.4	170	86.3	177	85.5	3,331	61.1	3,484	59.1	3,372	55
Renter Occupied Units	29	13.6	27	13.7	30	14.5	2,123	38.9	2,409	40.9	2,758	45
Owner Vacancy Rate				1.2				1.9		1.8		
Renter Vacancy Rate				3.6				8.3		9.6		
Owner to Renter Ratio of Vacancy												
White Householder			155	78.7	165	79.7			3,315	56.3	3,031	49.4
Black Householder			42	21.3	42	20.3			2,530	42.9	2,953	48.2
Other Race Householder			0	0	0	0			7	.1	146	2.4
Hispanic Householder			1	.5	0	0			28	.5	48	.8
Householder Age 65 or Over			41	20.8	81	39.1			755	12.8	1,567	25.6

**TABLE H-6
LAURENS COUNTY
OCCUPANCY STATUS OF HOUSING UNITS, 1980-2000
(continued)**

	Dudley						East Dublin					
	1980		1990		2000		1980		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Total Housing Units	167	100	184	100	207	100	1038	100	1095	100	1105	100
Occupied Housing Units	165	98.8	165	89.7	189	91.3	940	90.6	919	83.9	949	85.9
Vacant Housing Units	2	1.2	19	10.3	18	8.7	98	9.4	176	16.1	156	14.1
Owner Occupied Units	117	70.1	132	80	149	78.8	592	63	586	63.8	573	60.4
Renter Occupied Units	48	28.7	33	20	40	21.2	348	37	333	36.2	376	39.6
Owner Vacancy Rate				3.6				1.5		2.0		
Renter Vacancy Rate				5.7				14.7		19.6		
Owner to Renter Ratio of Vacancy												
White Householder			140	84.8	163	86.2			633	68.9	573	60.4
Black Householder			25	15.2	25	13.2			284	30.9	365	38.4
Other Race Householder			0	0	1	.5			0	0	11	1.2
Hispanic Householder			0	0	1	.5			4	.4	14	1.5
Householder Age 65 or Over			24	14.5	52	27.5			111	12.1	213	22.4

TABLE H-6
LAURENS COUNTY
OCCUPANCY STATUS OF HOUSING UNITS, 1980-2000
(continued)

	Montrose						Rentz					
	1980		1990		2000		1980		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Total Housing Units	65	100	60	100	65	100	134	100	182	100	164	100
Occupied Housing Units	50	76.9	50	83.3	55	84.6	121	90.3	157	86.3	142	86.6
Vacant Housing Units	15	23.1	10	16.7	10	15.4	13	9.7	25	13.7	22	13.4
Owner Occupied Units	38	58.5	38	76.0	51	92.7	84	62.7	120	65.9	117	82.4
Renter Occupied Units	12	18.5	12	24.0	4	7.3	37	27.6	37	20.3	25	17.6
Owner Vacancy Rate				2.6						1.6		
Renter Vacancy Rate				29.4						15.9		
Owner to Renter Ratio of Vacancy												
White Householder			41	82.0	38	69.1			150	95.5	135	95.1
Black Householder			9	18.0	16	29.1			7	4.5	6	4.2
Other Race Householder			0	0	1	1.8			0	0	1	.7
Hispanic Householder			0	0	0	0			0	0	1	.7
Householder Age 65 or Over			12	24.0	15	27.3			27	17.2	58	40.8

TABLE H-6
LAURENS COUNTY
OCCUPANCY STATUS OF HOUSING UNITS, 1980-2000
(continued)

	Region						Georgia		
	1980		1990		2000		1980	1990	2000
	No.	%	No.	%	No.	%	%	%	%
Total Housing Units	86,488	100	98,346	100	115,484	100	100	100	100
Occupied Housing Units	N/A		N/A		98,923	85.7	92.3	89.7	91.6
Vacant Housing Units	N/A		N/A		16,561	14.3	7.7	10.3	8.4
Owner Occupied Units	N/A		N/A		72,840	73.6	65.0	64.9	67.5
Renter Occupied Units	N/A		N/A		26,083	26.4	35.0	35.1	32.5
Owner Vacancy Rate	N/A		N/A			2.1	1.7	2.5	1.9
Renter Vacancy Rate	N/A		N/A			14.1	7.9	12.2	8.2
Owner to Renter Ratio of Vacancy	N/A		N/A		0.36		0.37	0.34	.44
White Householder	N/A		N/A			73.0	75.8	74.2	68.9
Black Householder	N/A		N/A			24.6	23.5	24.3	26.7
Other Race Householder	N/A		N/A			2.4	0.7	1.5	4.4
Hispanic Householder	N/A		N/A			4.8	1.0	1.3	3.4
Householder Age 65 or Over	N/A		N/A			22.9	18.6	17.9	16.5

Source: U.S. Census Bureau (1980, 1990, 2000), www.census.gov; *Georgia State of the State's Housing: Service Delivery Region 9*, UGA, 2003.

**TABLE H-7
LAURENS COUNTY
VACANCY STATUS OF HOUSING UNITS, 1980-2000**

	Laurens County						Cadwell					
	1980		1990		2000		1980		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Total Vacant Housing Units	995	100	1990	100	2604	100	9	100	15	100	42	100
For Sale Only			164	8.2	222	8.5			3	20	5	11.9
For Rent			520	26.1	896	34.4			3	20	6	14.3
Rented or Sold, Not Occupied			115	5.8	216	8.3			0	0	6	14.3
For Seasonal, Rec., or Occasional Use			118	5.9	241	9.3			1	6.7	6	14.3
For Migratory Workers			5	.3	1	0			0	0	0	0
Other Vacant			1,068	53.7	1028	39.5			8	53.3	19	45.2
Vacant Units for Sale Only as % of Units for Rent or Sale				24		19.9				50		45.5
Vacant, built 1950-59			N/A	N/A	355	13.6			N/A	N/A	13	25.5
Vacant, built 1940-49			N/A	N/A	228	8.8			N/A	N/A	5	9.8
Vacant, built 1939 or Earlier			N/A	N/A	160	6.1			N/A	N/A	0	0
Vacant Lacking Compl. Plumbing			N/A	N/A	266	10.2			N/A	N/A	5	9.8
Vacant Lacking Compl. Kitchen			N/A	N/A	340	13.1			N/A	N/A	5	9.8

	Dexter						Dublin					
	1980		1990		2000		1980		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Total Vacant Housing Units	16	100	16	100	24	100	404	100	602	100	847	100
For Sale Only			2	12.5	5	20.8			63	10.5	86	10.2
For Rent			1	6.3	5	20.8			255	42.4	413	48.8
Rented or Sold, Not Occupied			5	31.3	0	0			43	7.1	74	8.7
For Seasonal, Rec., or Occasional Use			0	0	1	4.2			9	1.5	25	3.0
For Migratory Workers			0	0	0	0			0	0	0	0
Other Vacant			8	50	13	54.2			232	38.5	249	29.4
Vacant Units for Sale Only as % of Units for Rent or Sale				66.7		50				19.8		17.2
Vacant, built 1950-59			N/A	N/A	1	11.1			N/A	N/A	167	20.6
Vacant, built 1940-49			N/A	N/A	0	0			N/A	N/A	140	17.3
Vacant, built 1939 or Earlier			N/A	N/A	1	11.1			N/A	N/A	56	6.9
Vacant Lacking Compl. Plumbing			N/A	N/A	0	0			N/A	N/A	34	4.2
Vacant Lacking Compl. Kitchen			N/A	N/A	2	22.2			N/A	N/A	37	4.6

**TABLE H-7
LAURENS COUNTY
VACANCY STATUS OF HOUSING UNITS, 1980-2000
(continued)**

	Dudley						East Dublin					
	1980		1990		2000		1980		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Total Vacant Housing Units	2	100	19	100	18	100	98	100	176	100	156	100
For Sale Only			5	26.3	2	11.1			12	6.8	7	4.5
For Rent			2	10.5	1	5.6			81	46	97	62.2
Rented or Sold, Not Occupied			0	0	2	11.1			4	2.3	10	6.4
For Seasonal, Rec., or Occasional Use			0	0	2	11.1			6	3.4	5	3.2
For Migratory Workers			0	0	0	0			0	0	0	0
Other Vacant			12	63.2	11	61.1			73	41.5	37	23.7
Vacant Units for Sale Only as % of Units for Rent or Sale				71.4		66.7				12.9		6.7
Vacant, built 1950-59			N/A	N/A	0	0			N/A	N/A	24	21.2
Vacant, built 1940-49			N/A	N/A	11	33.3			N/A	N/A	0	0
Vacant, built 1939 or Earlier			N/A	N/A	22	66.7			N/A	N/A	0	0
Vacant Lacking Compl. Plumbing			N/A	N/A	11	33.3			N/A	N/A	13	11.5
Vacant Lacking Compl. Kitchen			N/A	N/A	11	33.3			N/A	N/A	26	2.3

	Montrose						Rentz					
	1980		1990		2000		1980		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Total Vacant Housing Units	15	100	10	100	10	100	13	100	25	100	22	100
For Sale Only			1	10	6	60			2	8	4	18.2
For Rent			5	50	1	10			7	28	5	22.7
Rented or Sold, Not Occupied			0	0	0	0			0	0	0	0
For Seasonal, Rec., or Occasional Use			0	0	0	0			2	8	1	4.5
For Migratory Workers			0	0	0	0			0	0	0	0
Other Vacant			4	40	3	30			14	56	12	54.5
Vacant Units for Sale Only as % of Units for Rent or Sale				16.7		85.7				22.2		44.4
Vacant, built 1950-59			N/A	N/A	0	0			N/A	N/A	0	0
Vacant, built 1940-49			N/A	N/A	1	16.7			N/A	N/A	0	0
Vacant, built 1939 or Earlier			N/A	N/A	3	50			N/A	N/A	0	0
Vacant Lacking Compl. Plumbing			N/A	N/A	0	0			N/A	N/A	2	9.1
Vacant Lacking Compl. Kitchen			N/A	N/A	0	0			N/A	N/A	2	9.1

**TABLE H-7
LAURENS COUNTY
VACANCY STATUS OF HOUSING UNITS, 1980-2000
(continued)**

	Region						Georgia					
	1980		1990		2000		1980		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Total Vacant Housing Units	N/A	N/A	N/A	N/A	16,561	100	156,698	100	271,803	100	275,368	100
For Sale Only					1,549	9.4	20,915	13.3	38,816	14.3	38,440	14.0
For Rent					4,292	25.9	55,897	35.7	115,115	42.4	86,905	31.6
Rented or Sold, Not Occupied					1,359	8.2	16,598	10.6	20,006	7.4	20,353	7.4
For Seasonal, Rec., or Occasional Use					2,052	15.1	30,485 ^{1/}	19.5 ^{1/}	33,637	12.4	50,064	18.2
For Migratory Workers					207	1.2			617	0.2	969	0.4
Other Vacant					6,652	40.2	32,263	20.6	63,612	23.4	78,637	28.6
Vacant Units for Sale Only as % of Units for Rent or Sale	N/A	N/A	N/A	N/A		26.5		27.2		25.2		30.7
Vacant, built 1950-59	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	26,859	9.8
Vacant, built 1940-49	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	16,238	5.9
Vacant, built 1939 or Earlier	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	20,958	7.6
Vacant Lacking Compl. Plumbing	N/A	N/A	N/A	N/A	N/A	N/A	3,762 ^{2/}	4.9	N/A		12,423	4.5
Vacant Lacking Compl. Kitchen	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		16,556	6.0

^{1/} Includes migratory.

^{2/} Includes only vacant for sale or rent, lacking complete plumbing.

^{3/} Includes seasonal and migratory only.

Source: U.S. Census Bureau (1980, 1990, 2000), www.census.gov; *Georgia State of the State's Housing: Service Delivery Region 9*, UGA, 2003.

**TABLE H-8
LAURENS COUNTY
OWNER COST OF HOUSING, 1980-2000**

	Laurens County						Cadwell					
	1980		1990		2000		1980		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Owner Specified Value												
Less than \$50,000			3,491	55	2,014	26.8			67	84.8	33	66
\$50,000 - \$99,999			2,289	36	3,475	46.3			11	13.9	17	34
\$100,000 or more			577	9.1	2,020	26.9			0	0	0	0
Median	\$28,100		\$46,500		\$73,900		\$21,200		\$30,200		\$41,100	
Median Purchase Price of Single Family Units	N/A		N/A									
Monthly Owner Costs												
Not Mortgaged			2,574	41	2,815	37.5			51	69	22	44
Less than \$300			453	7.2	116	1.5			0	0	2	4
\$300-\$499			1,212	19.3	524	7.0			5	6.8	7	14
\$500-\$699			964	15.3	1,138	15.2			14	18.9	7	14
\$700-\$999			744	11.8	1,587	21.1			4	5.4	12	24
\$1,000 or More			336	5.3	1,329	28.3			0	0	0	0
Median with Mortgage			\$539		\$793				\$559		\$583	
Median without Mortgage			\$171		\$236				\$141		\$195	
Owner Housing Costs as % ^{1/}												
Less than 20%			3,952	62.9	4,661	62.1			45	60.8	36	72
20-29%			1,159	18.4	1,451	19.3			19	25.7	5	10
30% or More			1,103	17.6	1,232	16.4			10	13.5	8	16
Owner Occupied Households Below Poverty Level			N/A	N/A	1,274	10			N/A	N/A	7	9
Owner Occupied Householder 65 Years or Over Below Poverty Level			N/A	N/A	840	22			N/A	N/A	11	27.5

**TABLE H-8
LAURENS COUNTY
OWNER COST OF HOUSING, 1980-2000
(continued)**

	Dexter						Dublin					
	1980		1990		2000		1980		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Owner Specified Value												
Less than \$50,000			89	71.2	47	35.1			1,525	49.1	880	27.7
\$50,000 - \$99,999			34	27.2	69	51.5			1,186	38.2	1,491	46.9
\$100,000 or more			2	1.6	18	13.4			264	8.5	464	14.6
Median	\$26,200		\$37,100		\$59,500		\$31,900		\$50,700		\$71,400	
Median Purchase Price of Single Family Units												
Monthly Owner Costs												
Not Mortgaged			87	66.9	84	62.7			1,177	37.5	1,205	37.9
Less than \$300			13	10	2	1.5			227	7.2	59	1.9
\$300-\$499			8	6.1	12	9			635	20.2	219	6.9
\$500-\$699			18	13.8	17	12.7			469	15	502	15.8
\$700-\$999			4	3.1	12	9			407	13	608	19.1
\$1,000 or More			0	0	7	5.2			222	7.1	586	18.5
Median with Mortgage			\$504		\$645				\$555		\$770	
Median without Mortgage			\$142		\$205				\$185		\$242	
Owner Housing Costs as % ^{1/}												
Less than 20%			81	62.3	79	58.9			1,890	60.2	2,043	64.2
20-29%			31	23.8	22	16.4			642	20.5	573	18.1
30% or More			12	9.2	26	19.4			567	18.1	506	15.9
Owner Occupied Households Below Poverty Level			N/A	N/A	85	46.7			N/A	N/A	1,134	33.1
Owner Occupied Householder 65 Years or Over Below Poverty Level			N/A	N/A	28	30.4			N/A	N/A	137	8.5

**TABLE H-8
LAURENS COUNTY
OWNER COST OF HOUSING, 1980-2000
(continued)**

	Dudley						East Dublin					
	1980		1990		2000		1980		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Owner Specified Value												
Less than \$50,000			49	47.1	21	16.7			380	78.7	241	52.9
\$50,000 - \$99,999			50	48.1	83	65.9			98	20.3	184	40.4
\$100,000 or more			5	4.8	22	17.5			2	1	31	6.8
Median	\$27,200		\$51,900		\$72,100		\$24,700		\$36,400		\$48,500	
Median Purchase Price of Single Family Units												
Monthly Owner Costs												
Not Mortgaged			35	36.1	58	46			186	40	165	36.2
Less than \$300			0	0	0	0			51	11	16	3.5
\$300-\$499			4	4.1	6	4.8			142	30.5	73	16
\$500-\$699			14	14.4	25	19.8			62	13.3	99	21.7
\$700-\$999			13	13.4	29	23			24	5.2	64	14
\$1,000 or More			4	4.1	8	6.3			0	0	39	8.6
Median with Mortgage			\$696		\$750				\$440		\$597	
Median without Mortgage			\$189		\$228				\$157		\$218	
Owner Housing Costs as % ^{1/}												
Less than 20%			61	62.9	98	77.8			298	64.1	262	57.5
20-29%			23	23.7	14	11.1			70	15.1	94	20.6
30% or More			13	13.4	14	11.1			97	20.9	87	19.1
Owner Occupied Households Below Poverty Level			N/A	N/A	15	9.9			N/A	N/A	80	14.1
Owner Occupied Householder 65 Years or Over Below Poverty Level			N/A	N/A	7	10.6			N/A	N/A	39	17.2

**TABLE H-8
LAURENS COUNTY
OWNER COST OF HOUSING, 1980-2000
(continued)**

	Montrose						Rentz					
	1980		1990		2000		1980		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Owner Specified Value												
Less than \$50,000			14	66.7	7	23.3			65	78.3	33	38.4
\$50,000 - \$99,999			6	28.6	18	60			18	21.7	40	46.5
\$100,000 or more			1	4.8	5	16.7			0	0	13	15.2
Median	\$27,200		\$37,500		\$55,000		\$21,400		\$34,200		\$36,300	
Median Purchase Price of Single Family Units												
Monthly Owner Costs												
Not Mortgaged			13	76.5	17	56.7			53	61.6	52	60.5
Less than \$300			0	0	0	0			6	7	2	2.3
\$300-\$499			0	0	2	6.7			18	20.9	9	10.5
\$500-\$699			2	11.8	4	13.3			9	10.5	7	8.1
\$700-\$999			2	11.8	2	6.7			0	0	14	16.3
\$1,000 or More			0	0	5	16.7			0	0	2	2.3
Median with Mortgage			\$750		\$925				\$442		\$680	
Median without Mortgage			\$205		\$206				\$154		\$262	
Owner Housing Costs as % ^{1/}												
Less than 20%			13	76.5	22	73.3			66	76.7	55	64
20-29%			2	11.8	5	16.7			11	12.8	13	15.1
30% or More			1	5.9	1	3.3			8	9.3	16	18.6
Owner Occupied Households Below Poverty Level			N/A	N/A	5	9.3			N/A	N/A	25	21.2
Owner Occupied Householder 65 Years or Over Below Poverty Level			N/A	N/A	2	20			N/A	N/A	15	28.8

**TABLE H-8
LAURENS COUNTY
OWNER COST OF HOUSING, 1980-2000
(continued)**

	Region						Georgia					
	1980		1990		2000		1980		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Owner Specified Value												
Less than \$50,000							69.2		27.6		9.5	
\$50,000 - \$99,999							26.3		46.6		34.2	
\$100,000 or more							4.5		25.7		56.3	
Median						N/A	\$36,900	N/A	\$71,300	N/A	\$111,200	N/A
Median Purchase price of Single Family Units					\$71,937						150,625	
Monthly Owner Costs												
Not Mortgaged	N/A		N/A		18,722	46.2		32.0		29.7		24.7
Less than \$300					798	2.0		27.4		4.1		0.6
\$300-\$499					3,332	8.2		27.6		12.8		3.9
\$500-\$699					6,099	15.1				15.4		9.5
\$700-\$999					6,685	16.5				20.5		21.3
\$1,000 or More					4,847	12.0		13.0 ²		17.6		39.9
Median with Mortgage							\$340		\$737		\$1,039	N/A
Median without Mortgage							\$107		\$182		\$259	N/A
Owner Housing Costs as % of income ^{1/}	N/A		N/A									
Less than 20%						63.4			55.5		54.8	
20-29%						17.8			24.6		23.3	
30% or More						18.8			19.3		21.0	
Owner Occupied Households Below Poverty Level	N/A		N/A					11.1	139,479	9.1	146,893	7.2
Owner Occupied Householder 65 Years or Over Below Poverty Level	N/A		N/A						64,320	19.2	49,363	12.0

^{1/} Does not add to 100% because does not include households "not computed."

^{2/} Includes \$500 or more

^{3/} Includes \$300 or more

Source: U.S. Census Bureau (1980, 1990, 2000), www.census.gov; Georgia State of the State's Housing: Service Delivery Region 9, UGA, 2003.

**TABLE H-9
LAURENS COUNTY
RENTER COST OF HOUSING, 1980-2000**

	Laurens County						Cadwell					
	1980		1990		2000		1980		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Monthly Gross Rent												
No Cash Rent			410	10.1	449	9.5			5	19.2	5	11.1
Less than \$200			946	23.4	673	14.2			10	38.5	4	8.9
\$200-\$299			1,061	26.2	554	11.7			9	34.6	14	31.1
\$300-\$499			1,378	34.1	1,963	41.3			2	7.7	15	33.3
\$500 or More			247	6.1	1,112	23.4			0	0	7	15.5
Median	\$168		\$282		\$392		\$123		\$204		\$325	
Gross Rent as % of Income ^{1/}												
Less than 20%			1,180	29.2	1,557	32.7			2	7.7	25	55.5
20-29%			846	20.9	952	20.1			10	38.5	2	4.4
30% or More			1,504	37.2	1,595	33.6			9	34.6	13	28.9
Renter Occupied Households Below Poverty Level			N/A	N/A	1,842	37.5			N/A	N/A	17	31.5
Renter Occupied Householder 65 Years or Over Below Poverty Level			N/A	N/A	363	9.5			N/A	N/A	6	15

	Dexter						Dublin					
	1980		1990		2000		1980		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Monthly Gross Rent												
No Cash Rent			8	29.6	7	25.9			121	5.1	133	4.9
Less than \$200			6	22.2	0	0			688	28.8	521	19.1
\$200-\$299			3	11.1	4	14.8			539	22.5	323	11.8
\$300-\$499			10	37	9	33.3			865	36.1	1,078	39.4
\$500 or More			0	0	7	25.9			180	7.5	678	24.8
Median	\$120		\$304		\$442		\$166		\$283		\$371	
Gross Rent as % of Income ^{1/}												
Less than 20%			9	33.3	11	40.7			773	32.3	923	33.7
20-29%			6	22.2	2	7.4			516	21.6	533	19.5
30% or More			4	14.8	7	25.9			905	37.8	971	35.5
Renter Occupied Households Below Poverty Level					10	37					1,205	44
Renter Occupied Householder 65 Years or Over Below Poverty Level					3	3.3					253	15.8

**TABLE H-9
LAURENS COUNTY
RENTER COST OF HOUSING, 1980-2000
(continued)**

	Dudley						East Dublin					
	1980		1990		2000		1980		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Monthly Gross Rent												
No Cash Rent			9	22.5	5	13.5			16	4.9	33	8.7
Less than \$200			6	15	7	18.9			67	20.5	54	14.2
\$200-\$299			10	25	11	29.7			116	35.5	58	15.3
\$300-\$499			12	30	12	32.4			121	37	133	35.1
\$500 or More			3	7.5	0	0			7	2.1	101	26.7
Median	\$156		\$297		\$289		\$175		\$279		\$403	
Gross Rent as % of Income ^{1/}												
Less than 20%			17	42.5	22	59.4			61	18.7	132	34.8
20-29%			4	10	2	5.4			63	19.3	76	20
30% or More			10	25	5	13.5			182	55.7	129	34
Renter Occupied Households Below Poverty Level			N/A	N/A	10	27			N/A	N/A	153	39.8
Renter Occupied Householder 65 Years or Over Below Poverty Level			N/A	N/A	5	7.6			N/A	N/A	30	13.2

	Montrose						Rentz					
	1980		1990		2000		1980		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Monthly Gross Rent												
No Cash Rent			4	33.3	0	0			0	0	9	27.3
Less than \$200			5	41.7	0	0			13	46.4	2	6.1
\$200-\$299			3	25	0	0			11	39.3	8	24.2
\$300-\$499			0	0	0	0			2	7.1	7	21.2
\$500 or More			0	0	2	100			2	7.1	7	21.2
Median			\$175		\$525		\$113		\$225		\$400	
Gross Rent as % of Income ^{1/}												
Less than 20%			6	50	0	0			12	42.6	14	42.4
20-29%			0	0	2	100			2	7.1	5	15.2
30% or More			4	33.3	0	0			11	39.3	5	15.2
Renter Occupied Households Below Poverty Level			N/A	N/A	0	0			N/A	N/A	6	18.2
Renter Occupied Householder 65 Years or Over Below Poverty Level			N/A	N/A	0	0			N/A	N/A	2	3.8

**TABLE H-9
LAURENS COUNTY
RENTER COST OF HOUSING, 1980-2000
(continued)**

	Region						Georgia					
	1980		1990		2000		1980		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Monthly Gross Rent												
No Cash Rent	N/A	N/A	N/A	N/A	3,493	13.9		6.1		5.1		6.1
Less than \$200	N/A	N/A	N/A	N/A	3,448	13.7		42.9		12.1		6.0
\$200-\$299	N/A	N/A	N/A	N/A	4,293	17.1		32.2		12.3		5.8
\$300-\$499	N/A	N/A	N/A	N/A	9,860	39.2		17.5		35.9		20.9
\$500 or More	N/A	N/A	N/A	N/A	4,062	16.1		1.2		34.6		61.2
Median	N/A	N/A	N/A	N/A	N/A		\$211		\$433	N/A	\$613	N/A
Gross Rent as % of Income ^{1/}	N/A	N/A	N/A	N/A								
Less than 20%	N/A	N/A	N/A	N/A	8,333	33.1				30.4		33.0
20-29%	N/A	N/A	N/A	N/A	4,485	17.8				25.8		23.0
30% or More	N/A	N/A	N/A	N/A	7,949	31.6				37.0		35.4
Renter Occupied Households Below Poverty Level	N/A		N/A		N/A		N/A	29.0	218,716	26.4	235,800	24.1
Renter Occupied Householder 65 Years or Over Below Poverty Level	N/A		N/A		N/A		N/A		43,886	43.6	32,366	31.6

^{1/} Does not add to 100% because does not include households “not computed.”

Source: U.S. Census Bureau (1980, 1990, 2000), www.census.gov

RESOLUTION

WHEREAS, the Georgia Planning Act of 1989 requires all local governments in Georgia to prepare a comprehensive plan; and

WHEREAS, the Georgia Department of Community Affairs has established new "Standards and Procedures for Local Comprehensive Planning (Local Planning Requirements)" under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and implementation thereof, public participation, and coordinated review; and

WHEREAS, Laurens County, Georgia is participating with the municipalities of Cadwell, Dexter, Dublin, Dudley, East Dublin, Montrose, and Rentz in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989 and the Local Planning Requirements, currently through the Laurens County Comprehensive Plan Executive Committee and with the assistance of the Heart of Georgia Altamaha Regional Development Center, to update its existing adopted comprehensive plan with a new full plan update; and

WHEREAS, this coordinated and comprehensive planning process thus far has resulted in the development of the first phases of a new comprehensive plan, a draft *Community Assessment* and a draft *Community Participation Program*, for Laurens County; and

WHEREAS, requirements for public participation in the development of these comprehensive plan components as mandated by the Local Planning Requirements have been met, including a joint public hearing held on October 9, 2008 in part to brief the public on the draft *Community Assessment* and *Community Participation Program* plan components, and to receive further input prior to submission of these plan components for review and comment; and

WHEREAS, Laurens County has participated in the development, reviewed, and approved both its *Community Assessment* and *Community Participation Program* as part of its local comprehensive plan update under the Georgia Planning Act of 1989.

NOW, THEREFORE BE IT RESOLVED that the Laurens County Board of Commissioners certifies that public participation and other requirements of the Standards and Procedures for Local Comprehensive Planning have been met, and that the *Community Assessment* and *Community Participation Program* components of *The Laurens County Joint Comprehensive Plan* are hereby authorized to be submitted to the Heart of Georgia Altamaha Regional Development Center and the Georgia Department of Community Affairs for formal review, comment, and recommendation before formal preparation of its *Community Agenda* and finalization of its local comprehensive plan update as mandated by Georgia law and the Georgia Department of Community Affairs.

SO RESOLVED, this 27th day of October, 2008.

BY: 

ATTEST: 

RESOLUTION

WHEREAS, the Georgia Planning Act of 1989 requires all local governments in Georgia to prepare a comprehensive plan; and

WHEREAS, the Georgia Department of Community Affairs has established new "Standards and Procedures for Local Comprehensive Planning (Local Planning Requirements)" under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and implementation thereof, public participation, and coordinated review; and

WHEREAS, the Town of Cadwell, Georgia is participating with Laurens County and the municipalities of Dexter, Dublin, Dudley, East Dublin, Montrose, and Rentz in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989 and the Local Planning Requirements, currently through the Laurens County Comprehensive Plan Executive Committee and with the assistance of the Heart of Georgia Altamaha Regional Development Center, to update its existing adopted comprehensive plan with a new full plan update; and

WHEREAS, this coordinated and comprehensive planning process thus far has resulted in the development of the first phases of a new comprehensive plan, a draft *Community Assessment* and a draft *Community Participation Program*, for the Town of Cadwell; and

WHEREAS, requirements for public participation in the development of these comprehensive plan components as mandated by the Local Planning Requirements have been met, including a joint public hearing held on October 9, 2008 in part to brief the public on the draft *Community Assessment* and *Community Participation Program* plan components, and to receive further input prior to submission of these plan components for review and comment; and

WHEREAS, the Town of Cadwell has participated in the development, reviewed, and approved both its *Community Assessment* and *Community Participation Program* as part of its local comprehensive plan update under the Georgia Planning Act of 1989.

NOW, THEREFORE BE IT RESOLVED that the Mayor and Town Council of the Town of Cadwell certify that public participation and other requirements of the Standards and Procedures for Local Comprehensive Planning have been met, and that the *Community Assessment and Community Participation Program* components of *The Laurens County Joint Comprehensive Plan* are hereby authorized to be submitted to the Heart of Georgia Altamaha Regional Development Center and the Georgia Department of Community Affairs for formal review, comment, and recommendation before formal preparation of its *Community Agenda* and finalization of its local comprehensive plan update as mandated by Georgia law and the Georgia Department of Community Affairs.

SO RESOLVED, this 16th day of October, 2008.

BY: Richard Gandy ATTEST: Sue Stucky

RESOLUTION

WHEREAS, the Georgia Planning Act of 1989 requires all local governments in Georgia to prepare a comprehensive plan; and

WHEREAS, the Georgia Department of Community Affairs has established new "Standards and Procedures for Local Comprehensive Planning (Local Planning Requirements)" under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and implementation thereof, public participation, and coordinated review; and

WHEREAS, the Town of Dexter, Georgia is participating with Laurens County and the municipalities of Cadwell, Dublin, Dudley, East Dublin, Montrose, and Rentz in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989 and the Local Planning Requirements, currently through the Laurens County Comprehensive Plan Executive Committee and with the assistance of the Heart of Georgia Altamaha Regional Development Center, to update its existing adopted comprehensive plan with a new full plan update; and

WHEREAS, this coordinated and comprehensive planning process thus far has resulted in the development of the first phases of a new comprehensive plan, a draft *Community Assessment* and a draft *Community Participation Program*, for the Town of Dexter; and

WHEREAS, requirements for public participation in the development of these comprehensive plan components as mandated by the Local Planning Requirements have been met, including a joint public hearing held on October 9, 2008 in part to brief the public on the draft *Community Assessment* and *Community Participation Program* plan components, and to receive further input prior to submission of these plan components for review and comment; and

WHEREAS, the Town of Dexter has participated in the development, reviewed, and approved both its *Community Assessment* and *Community Participation Program* as part of its local comprehensive plan update under the Georgia Planning Act of 1989.

NOW, THEREFORE BE IT RESOLVED that the Mayor and Town Council of the Town of Dexter certify that public participation and other requirements of the Standards and Procedures for Local Comprehensive Planning have been met, and that the *Community Assessment* and *Community Participation Program* components of *The Laurens County Joint Comprehensive Plan* are hereby authorized to be submitted to the Heart of Georgia Altamaha Regional Development Center and the Georgia Department of Community Affairs for formal review, comment, and recommendation before formal preparation of its *Community Agenda* and finalization of its local comprehensive plan update as mandated by Georgia law and the Georgia Department of Community Affairs.

SO RESOLVED, this 10th day of November, 2008.

BY: 

ATTEST: 

RESOLUTION

WHEREAS, the Georgia Planning Act of 1989 requires all local governments in Georgia to prepare a comprehensive plan; and

WHEREAS, the Georgia Department of Community Affairs has established new "Standards and Procedures for Local Comprehensive Planning (Local Planning Requirements)" under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and implementation thereof, public participation, and coordinated review; and

WHEREAS, the City of Dublin, Georgia is participating with Laurens County and the municipalities of Cadwell, Dexter, Dudley, East Dublin, Montrose, and Rentz in coordinated and comprehensive planning process under the Georgia Planning Act of 1989 and Local Planning Requirements, currently through the Laurens County Comprehensive Plan Executive Committee and with the assistance of the Heart of Georgia Altamaha Regional Development Center, to update its existing adopted comprehensive plan with a new full plan update; and

WHEREAS, this coordinated and comprehensive planning process thus far has resulted in the development of the first phases of a new comprehensive plan, a draft Community Assessment and a draft Community Participation Program, for the City of Dublin; and

WHEREAS, requirements for public participation in the development of these comprehensive plan components as mandated by the Local Planning Requirements have been met, including a joint public hearing held on October 9, 2008 in part to brief the public on the draft Community Assessment and Community Participation Program plan components, and to receive further input prior to submission of these plan components for review and comment; and

WHEREAS, the City of Dublin has participated in the development, reviewed, and approved both its Community Assessment and Community Participation Program as part of its local comprehensive plan update under the Georgia Planning Act of 1989.

NOW, THEREFORE BE IT RESOLVED that the Mayor and City Council of the City of Dublin certify that public participation and other requirements of the Standards and Procedures for Local Comprehensive Planning have been met, and that the Community Assessment and Community Participation Program components of The Laurens County Joint Comprehensive Plan are hereby authorized to be submitted to the Heart of Georgia Altamaha Regional Development Center and the Georgia Department of Community Affairs for formal review, comment, and recommendation before formal preparation of its Community Agenda and finalization of its local comprehensive plan update as mandated by Georgia law and the Georgia Department of Community Affairs.

SO RESOLVED, this 6th day of November 2008.

BY: _____



ATTEST: _____



RESOLUTION

WHEREAS, the Georgia Planning Act of 1989 requires all local governments in Georgia to prepare a comprehensive plan; and

WHEREAS, the Georgia Department of Community Affairs has established new "Standards and Procedures for Local Comprehensive Planning (Local Planning Requirements)" under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and implementation thereof, public participation, and coordinated review; and

WHEREAS, the City of Dudley, Georgia is participating with Laurens County and the municipalities of Cadwell, Dexter, Dublin, East Dublin, Montrose, and Rentz in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989 and the Local Planning Requirements, currently through the Laurens County Comprehensive Plan Executive Committee and with the assistance of the Heart of Georgia Altamaha Regional Development Center, to update its existing adopted comprehensive plan with a new full plan update; and


WHEREAS, this coordinated and comprehensive planning process thus far has resulted in the development of the first phases of a new comprehensive plan, a draft *Community Assessment* and a draft *Community Participation Program*, for the City of Dudley; and

WHEREAS, requirements for public participation in the development of these comprehensive plan components as mandated by the Local Planning Requirements have been met, including a joint public hearing held on October 9, 2008 in part to brief the public on the draft *Community Assessment* and *Community Participation Program* plan components, and to receive further input prior to submission of these plan components for review and comment; and


WHEREAS, the City of Dudley has participated in the development, reviewed, and approved both its *Community Assessment* and *Community Participation Program* as part of its local comprehensive plan update under the Georgia Planning Act of 1989.

NOW, THEREFORE BE IT RESOLVED that the Mayor and City Council of the City of Dudley certify that public participation and other requirements of the Standards and Procedures for Local Comprehensive Planning have been met, and that the *Community Assessment and Community Participation Program* components of *The Laurens County Joint Comprehensive Plan* are hereby authorized to be submitted to the Heart of Georgia Altamaha Regional Development Center and the Georgia Department of Community Affairs for formal review, comment, and recommendation before formal preparation of its *Community Agenda* and finalization of its local comprehensive plan update as mandated by Georgia law and the Georgia Department of Community Affairs.

SO RESOLVED, this 16 day of October, 2008.

BY:  - Mayor
JASON LOCKE

ATTEST:



RESOLUTION
CITY OF EAST DUBLIN

WHEREAS, the Georgia Planning Act of 1989 requires all local governments in Georgia to prepare a comprehensive plan; and

WHEREAS, the Georgia Department of Community Affairs has established new "Standards and Procedures for Local Comprehensive Planning (Local Planning Requirements)" under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and implementation thereof, public participation, and coordinated review; and

WHEREAS, the City of East Dublin, Georgia is participating with Laurens County and the municipalities of Cadwell, Dexter, Dublin, Dudley, Montrose, and Rentz in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989 and the Local Planning Requirements, currently through the Laurens County Comprehensive Plan Executive Committee and with the assistance of the Heart of Georgia Altamaha Regional Development Center, to update its existing adopted comprehensive plan with a new full plan update; and

WHEREAS, this coordinated and comprehensive planning process thus far has resulted in the development of the first phases of a new comprehensive plan, a draft *Community Assessment* and a draft *Community Participation Program*, for the City of East Dublin; and


WHEREAS, requirements for public participation in the development of these comprehensive plan components as mandated by the Local Planning Requirements have been met, including a joint public hearing held on October 9, 2008 in part to brief the public on the draft *Community Assessment* and *Community Participation Program* plan components, and to receive further input prior to submission of these plan components for review and comment; and

WHEREAS, the City of East Dublin has participated in the development, reviewed, and approved both its *Community Assessment* and *Community Participation Program* as part of its local comprehensive plan update under the Georgia Planning Act of 1989.

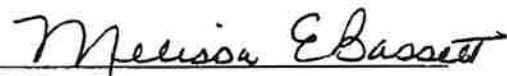
NOW, THEREFORE BE IT RESOLVED that the Mayor and City Council of the City of East Dublin certify that public participation and other requirements of the Standards and Procedures for Local Comprehensive Planning have been met, and that the *Community Assessment* and *Community Participation Program* components of the *Laurens County Joint Comprehensive Plan* are hereby authorized to be submitted to the Heart of Georgia Altamaha Regional Development Center and the Georgia Department of Community Affairs for formal review, comment, and recommendation before formal preparation of its *Community Agenda* and finalization of its local comprehensive plan update as mandated by Georgia law and the Georgia Department of Community Affairs.

SO RESOLVED by the Mayor and Council of the City of East Dublin the 13th day of October, 2008.

ATTEST:



George H. Gornto, Mayor



Melissa E. Bassett, City Clerk

(SEAL)

RESOLUTION

WHEREAS, the Georgia Planning Act of 1989 requires all local governments in Georgia to prepare a comprehensive plan; and

WHEREAS, the Georgia Department of Community Affairs has established new "Standards and Procedures for Local Comprehensive Planning (Local Planning Requirements)" under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and implementation thereof, public participation, and coordinated review; and

WHEREAS, the Town of Montrose, Georgia is participating with Laurens County and the municipalities of Cadwell, Dexter, Dublin, Dudley, East Dublin, and Rentz in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989 and the Local Planning Requirements, currently through the Laurens County Comprehensive Plan Executive Committee and with the assistance of the Heart of Georgia Altamaha Regional Development Center, to update its existing adopted comprehensive plan with a new full plan update; and

WHEREAS, this coordinated and comprehensive planning process thus far has resulted in the development of the first phases of a new comprehensive plan, a draft *Community Assessment* and a draft *Community Participation Program*, for the Town of Montrose; and

WHEREAS, requirements for public participation in the development of these comprehensive plan components as mandated by the Local Planning Requirements have been met, including a joint public hearing held on October 9, 2008 in part to brief the public on the draft *Community Assessment* and *Community Participation Program* plan components, and to receive further input prior to submission of these plan components for review and comment; and

WHEREAS, the Town of Montrose has participated in the development, reviewed, and approved both its *Community Assessment* and *Community Participation Program* as part of its local comprehensive plan update under the Georgia Planning Act of 1989.

NOW, THEREFORE BE IT RESOLVED that the Mayor and Town Council of the Town of Montrose certify that public participation and other requirements of the Standards and Procedures for Local Comprehensive Planning have been met, and that the *Community Assessment and Community Participation Program* components of *The Laurens County Joint Comprehensive Plan* are hereby authorized to be submitted to the Heart of Georgia Altamaha Regional Development Center and the Georgia Department of Community Affairs for formal review, comment, and recommendation before formal preparation of its

Community Agenda and finalization of its local comprehensive plan update as mandated by Georgia law and the Georgia Department of Community Affairs.

SO RESOLVED, this 17th day of November, 2008.

BY: 

ATTEST: 

RESOLUTION

WHEREAS, the Georgia Planning Act of 1989 requires all local governments in Georgia to prepare a comprehensive plan; and

WHEREAS, the Georgia Department of Community Affairs has established new "Standards and Procedures for Local Comprehensive Planning (Local Planning Requirements)" under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and implementation thereof, public participation, and coordinated review; and

WHEREAS, the Town of Rentz, Georgia is participating with Laurens County and the municipalities of Cadwell, Dexter, Dublin, Dudley, East Dublin, and Montrose in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989 and the Local Planning Requirements, currently through the Laurens County Comprehensive Plan Executive Committee and with the assistance of the Heart of Georgia Altamaha Regional Development Center, to update its existing adopted comprehensive plan with a new full plan update; and

WHEREAS, this coordinated and comprehensive planning process thus far has resulted in the development of the first phases of a new comprehensive plan, a draft *Community Assessment* and a draft *Community Participation Program*, for the Town of Rentz; and

WHEREAS, requirements for public participation in the development of these comprehensive plan components as mandated by the Local Planning Requirements have been met, including a joint public hearing held on October 9, 2008 in part to brief the public on the draft *Community Assessment* and *Community Participation Program* plan components, and to receive further input prior to submission of these plan components for review and comment; and

WHEREAS, the Town of Rentz has participated in the development, reviewed, and approved both its *Community Assessment* and *Community Participation Program* as part of its local comprehensive plan update under the Georgia Planning Act of 1989.

NOW, THEREFORE BE IT RESOLVED that the Mayor and Town Council of the Town of Rentz certify that public participation and other requirements of the Standards and Procedures for Local Comprehensive Planning have been met, and that the *Community Assessment and Community Participation Program* components of *The Laurens County Joint Comprehensive Plan* are hereby authorized to be submitted to the Heart of Georgia Altamaha Regional Development Center and the Georgia Department of Community Affairs for formal review, comment, and recommendation before formal preparation of its *Community Agenda* and finalization of its local comprehensive plan update as mandated by Georgia law and the Georgia Department of Community Affairs.

SO RESOLVED, this 13th day of October, 2008.

BY: _____



ATTEST: _____

