

**Joint Comprehensive Plan Update for Monroe County and  
the Cities of Culloden & Forsyth**

**Draft Community Assessment**

**Prepared by  
The Comprehensive Planning Steering Committee  
With Assistance from  
The Middle Georgia Regional  
Development Center**

**2007**

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## IDENTIFICATION OF POTENTIAL ISSUES AND OPPORTUNITIES

The following is a list of **potential** issues and opportunities categorized into eight (8) community elements:

1. Population/Demographics
2. Economic Development
3. Housing
4. Natural & Cultural Resources
5. Land Use
6. Community Facilities & Services
7. Intergovernmental Coordination
8. Transportation

The list is meant to help outline past and present circumstances and to identify **potential** opportunities for community growth and improvement. Based upon stakeholder input obtained during the preparation of the *Community Agenda* this list of **potential** issues and opportunities will be revised and modified. Further evaluation of the following community elements can be found in *Appendix A: Supporting Data Analysis & Information*.

**NOTE:** *As required by the State Planning Recommendations, data and projections provided by the Department of Community Affairs were used for the following analysis. The projections are based on past population trends. The DCA and U.S. Census Bureau figures indicate the current and future loss of population, which is in direct contradiction to the considerable population growth that is occurring throughout Monroe County. Given the location of the County along the I-75 corridor between Atlanta and Macon, the relocation of the Department of Corrections to Forsyth, and the boom in suburban housing developments, it is likely that the county will continue to experience significant population growth over the several years.*

### **POPULATION**

#### **Issues**

- Located in Central Georgia and between the two largest cities in the State, approximately 50 miles South of Atlanta and 25 miles North of Macon, Monroe County offers the unique blend of both old and new.
- Monroe County estimates and local data indicate that growth rates will increase rather dramatically, growing at a rate of approximately 30.4 percent between the present and the year 2025. This results in an increased demand for infrastructure and services to be provided within the community. Local officials must plan now for the growth that is anticipated

to occur within the next 20 years, rather than wait to react when the demand outpaces the supply.

- The Census Bureau's future projections indicate during the planning period the City of Forsyth and the City of Culloden population are expected to continue its decline with a population decrease.
- Projections indicate that substantially more households will be present within the community in 20 years. Consequently, significant developments will be occurring within the community over this time period to ensure that the housing demands are met. Almost 3,000 housing units are projected to be added to the housing stock within Monroe County by the year 2025, which is likely to result in sprawl.
- The high school age population in Monroe County is expected to reach a 20-year low in the year 2025 despite a 36 percent increase in the number of households in Monroe County. This will have significant implications on the school system and its programs.

### **Opportunities**

- The population within Monroe County is projected to consistently grow. As a result, the labor pool within the community will consequently increase. With adequate skills and training, Monroe County may increase its marketability from an economic development standpoint.
- Projections indicate an increased population in high growth areas. If done in conjunction with effective land use planning, this growth could be beneficial to the community. Without effective land use planning, the historical integrity and sense of place within the community could be negated.

## ***ECONOMIC DEVELOPMENT***

### **Issues**

- Water and wastewater infrastructure are only available in certain portions of the county. Development is likely to occur in areas supported by such infrastructure. Development could be hindered or limited due to areas lacking appropriate infrastructure in adequate quantities.
- Over half of Monroe County's residents commute to other counties for work, indicating that the community does not currently have enough jobs to keep its residents working within the county.

- Educational attainment within the incorporated jurisdictions lags far behind the state average for high school graduates. Monroe County, as a whole, is only slightly behind the state average.

### Opportunities

- The community has the opportunity to capitalize on commercial, retail, and service sector increases due to the addition of the Georgia Department of Corrections at the Tift College Campus.
- The Development Authority of Monroe County is seeking an industry to locate within the Plant Percal facility. Increases to the tax base, as well as increased numbers of jobs, will benefit the community if this is accomplished.
- Monroe County has the potential to target public safety businesses and industries to complement the Georgia Public Safety Training Center in order to enhance the tax base and increase the number of jobs. An interested audience for such products will be present as long as the Training Center brings law enforcement personnel to the community.
- A new tour booklet will be available by the end of 2006 produced by the Chamber of Commerce.
- The presence of the Georgia Forestry Association headquarters in the City of Forsyth offers potential partnership opportunities between the City of Forsyth, Monroe County, the Chamber of Commerce, and the GFA. Given the amount of forestry land in Monroe County, the GFA could serve as a conduit to development opportunities and compatible forestry industry business recruitment efforts in the community.

## ***HOUSING***

### Issues

- It is projected the Monroe County population will increase significantly over the next twenty years, and so too will the number of housing units. These projections are also supported by the relocation of the Georgia Department of Corrections Headquarters to the Tift College Campus. Nearly 400 employees will be moved to this new location. Many of these employees are anticipated to relocate in or around the City of Forsyth. Growth will also be influenced in no small part by Forsyth's geography. Urban sprawl from Atlanta and Macon coupled with the accessibility of I-75 indicate the inevitability of housing growth.
- Property values are on the rise in Monroe County, and by all indications, this trend is likely to continue. The average price for new and existing

homes is \$130,872, which is the second highest in the region. These rising property values coupled with the anticipated population growth could hinder those looking to buy a home in Monroe County.

### Opportunities

- A 2006 Forsyth Housing Assessment was undertaken to determine housing conditions and needs throughout the City of Forsyth. The major findings in the study reveal that the city has a relatively good housing stock. This assertion is based on the high percentage of standard housing in the community. On the other hand, the study also identified areas of concern based on condition. One of these areas is the James Street/College Street block due to its close proximity to the downtown area.
- Additionally, the assessment positions the community to address housing needs through various assistance programs such as the Community Housing Investment Program (CHIP) and the USDA Rural Development programs.
- To address the high property values, down payment assistance is available to those who qualify through the USDA. There are also reduced interest rates available through the Georgia Dream program for first time home buyers.

## ***NATURAL & CULTURAL RESOURCES***

### Issues

- Due to the fact that I-75 bisects Monroe County, there has been a significant amount of both residential and commercial growth along the I-75 corridor and in the Bolingbroke and High Falls areas of the county. As Monroe continues to become a bedroom community for people living in Macon and Atlanta and growth increases, measures should be put into place that guide the form and manner of development.
- Encroaching development from Bibb, Butts, and Lamar Counties, in particular, has the potential to greatly decrease the amount of agricultural and forestry lands and open space areas.
- Ensuring the continued protection of environmentally sensitive areas in the county, which include protected river corridors, groundwater recharge areas, wetlands, lakes, and forestry areas. These areas protect water quality and provide a habitat for a variety of plant and animal life.

- Protecting the cultural heritage of the incorporated and unincorporated areas of the County. Forsyth has already taken steps to do so; however, there is a lack of protective measures elsewhere in the County.

## Opportunities

- With all of the natural resources and recreational opportunities, Monroe County has the opportunity to increase its promotion of nature-based tourism and to develop incentives that promote longer stays and more money spent in the community.
- Monroe County and the cities of Forsyth and Culloden have the opportunity to further protect and enhance their natural resources through continued active involvement with the Middle Georgia Clean Air Coalition. The Clean Air Coalition is committed to improving the region's air quality by increasing the use of alternative fuels and other clean air strategies.
- To preserve cultural and natural resources of the county in the unincorporated areas, particularly those in Bolingbroke and High Falls, which are facing increasing development pressures.
- Monroe County has the opportunity to guide development and protect forestry, farmland, and open space areas through the adoption of tree ordinances, agriculture preservation incentives, and conservation easements.
- The City of Forsyth has the opportunity to create attractive entrances to the city through the use of corridor overlay zones and management practices.
- Continue redevelopment and revitalization through the Forsyth Downtown Development Authority and the Forsyth Better Hometown façade improvement and building rehabilitation programs within Forsyth's historic commercial and adjacent residential areas to increase and maintain a high quality of life and promote economic development.
- There is the opportunity for the City of Forsyth's Housing Authority and Forsyth Better Hometown to work together to develop alternative housing options (such as high quality lofts and apartments) in Forsyth's historic downtown buildings.
- In efforts to attract and retain heritage tourists, the City of Forsyth, in partnership with the Forsyth Better Hometown and Forsyth-Monroe Chamber of Commerce, should seek a greater variety, both in cuisine and price range, of restaurants and retail opportunities for the historic commercial downtown.

- The City of Culloden's Ellis field is used a couple of times throughout the year, and it has the potential to evolve into a more recognized entertainment venue and become a place where concerts and festivals are held on a regular basis. With dedicated development and marketing efforts, Ellis Field has the potential to become a profitable economic venture for the city.
- Promote a county-wide preservation plan which takes into account Juliette, Culloden, Forsyth, Bolingbroke, Smarr, and other historic and natural resources in the county to capitalize on the economic opportunities, which accompany sound heritage and nature-based tourism practices. Key players in the development of this plan include: the Forsyth Better Hometown, the Monroe County Historical Society, the Monroe/Forsyth Chamber of Commerce, Monroe County, and the cities of Forsyth and Culloden.

## ***LAND USE***

### **Issues**

- Monroe County is quickly becoming a bedroom community for Macon and Atlanta. Suburban residential developments are being constructed throughout the county. Some of these developments are just outside the city limits of Forsyth, and others are concentrated around the Bolingbroke and High Falls areas of the county.
- Agricultural and Forestry land is being encroached upon by development, particularly along the I-75 Corridor near the Bolingbroke and High Falls areas.
- Strip commercial development along the I-75 Exit 187 creates an unattractive entrance into the City of Forsyth.
- Future investment in areas along I-75 in Monroe County will have to compete against resources needed to improve infrastructure necessary to accommodate the new residential and commercial growth.

### **Opportunities**

- Monroe County has the opportunity to establish land protection measures and incentives that will make land preservation more attractive and feasible for owners and sellers of agricultural and forestry land.
- For the new suburban residential developments being constructed, the county has the opportunity to encourage neo-traditional development techniques and neighborhood commercial centers be incorporated into new subdivisions.

- There are some infill development and redevelopment opportunities in both Monroe County and the City of Forsyth. Forsyth has already begun some redevelopment initiatives in its historic commercial center and should continue and expand upon them. Both entrance corridors that lead into downtown Forsyth off of I-75 (exits 186 and 187) are areas that should be considered for redevelopment. The city and county have the opportunity to ensure that an infill or redevelopment is done in a manner that is compatible with existing surrounding development.
- There is the opportunity to establish attractive entrance corridors into the cities of Forsyth and Culloden as well as attractive entranceways into the county itself.

## ***COMMUNITY FACILITIES AND SERVICES***

### Issues

- Each jurisdiction must evaluate the capacity of its water and wastewater system and determine if expansion, rehabilitation, or enhancement is desired to meet future demand. Without such improvements, steps should be taken to limit the amount of growth within the community to ensure water and wastewater availability.
- Plant Scherer is the largest (in output) coal-fired plant in the country. The plant was rated as the worst emitter of carbon dioxide in the country in 1999. Increasing federal and state regulation with respect to air quality threatens the plants' long-term survival.
- With the recent designation of the vacant Tift College campus as the future home of the Georgia Department of Corrections, the electrical infrastructure required to serve the campus is in need of updating and expansion. The City of Forsyth has limited revenue for such expansion.
- Monroe County Hospital administration has indicated that the existing hospital within the community is in need of expanding service offerings in order to remain competitive. At present time, a number of medical services are not offered within Monroe County.
- Monroe County officials have indicated that the current Government Administration Building is extremely cramped for space and is becoming aged. Relocation is not a feasible option because no suitable facility currently exists within the community. Budgetary constraints preclude construction of a new facility.
- The City of Forsyth recently unveiled a newly designed website. The new website provides a great deal more information than the former one. This

is a positive tool that, if maintained, will benefit residents and visitors alike. Monroe County's website provides basic information and would be greatly improved with additional information and continued updates. The City of Culloden has a basic website; however, it would be beneficial, especially for economic development and tourism efforts, for the city to make some adjustments to the current website. With today's technology, more and more people are choosing to receive their information electronically and the communities should consider placing some of the public information available at the city halls and county offices online, to make it more accessible. Examples of public information that other communities around Georgia and the United States provide on city/county websites include: Zoning Ordinances and the Zoning Map; Subdivision Ordinances; Land Use Plans and Current/Future Land Use Maps and Comprehensive Plans.

### Opportunities

- Monroe County and the cities of Culloden and Forsyth have the opportunity to plan for infrastructure placement in those areas that are slated for future development. This planning would eliminate the need for the placement of infrastructure after the development has already taken place. It would also allow the County and the Cities to identify areas where they would like to see less intense development and steer infrastructure placement away from those areas.
- The City of Forsyth recently created a wireless technology district, or "hot spot," in the City's historic downtown commercial district. In addition to being a great service to the community, this initiative can be used as an economic development incentive tool to recruit new businesses downtown, as well as a tourism catalyst for attracting visitors off the interstate into the downtown area. More businesses and customers would ensure that downtown Forsyth remains an active and thriving area of the city.
- Monroe County Hospital has an opportunity to either expand its existing facility or to build a new hospital. A feasibility study has been commissioned to determine what health care services are deemed important within the community. Upon completion of the study, the Hospital Board will evaluate the results to determine whether expansion or construction of a new facility is a prudent decision.
- The recent announcement that the Georgia Department of Corrections will move its five metro Atlanta headquarter locations into the Tift College campus facilities provides the community with an attractive tenant for this campus that has sat vacant for a number of years.
- The proposed new facility that will house both Forsyth-Monroe County Chamber of Commerce and the Development Authority will allow these

important organizations to hire additional staff and to expand their level of service.

- The recent grand opening of a newly constructed Head Start Center will allow the community to begin receiving child education and family learning opportunities. Proposed programs include: Head Start, Parent Support Group meetings, Georgia Fatherhood Program, Family Literacy Training, “How-To” Parenting classes, and Family Night activities.
- Monroe County has a highly regarded school system, with student performance exceeding state averages over a variety of performance-related criteria. A good school system is attractive to those seeking to relocate. With metro Atlanta to the county’s north and Macon-Bibb to the south, Monroe County has the opportunity to expand their school system to meet the increasing demand resulting from rapid population growth.
- Monroe County and the City of Forsyth have the opportunity to produce compatible websites that can be interconnected with private websites to ensure more efficient distribution of community information. If community information is more easily accessible, residents will be more willing to participate in community activities, travelers will be more willing to plan a stop in the area, and those looking to relocate will be more open to moving to the area.
- Continued preservation and promotion of the county’s outstanding parks and recreation areas, such as Lake Juliette, Rum Creek Wildlife Management Area, and High Falls State Park.

## ***INTERGOVERNMENTAL COORDINATION***

### **Issues**

- In order to remain in compliance with provisions of the Georgia Planning Act, the communities must adopt an updated Service Delivery Strategy (SDS). Failure to update the SDS will result in the community’s inability to obtain State funding for a variety of projects.
- Given the rapid growth the communities will be facing over the next few years, local leaders should endeavor to accommodate for the growth by developing than efficient plan for providing services in all areas of the county which are experiencing the most growth.

### **Opportunities**

- Monroe County has the opportunity to take advantage of its membership in the Central Georgia Joint Development Authority (made up of Bibb, Jones,

Monroe and Twiggs Counties) and work closely with other member counties to further economic development initiatives within the community.

- Monroe County and the City of Forsyth have the opportunity to work together to plan for future growth and development and ensure that it happens in a manner in keeping with community character and sense of place.
- Monroe County and the City of Forsyth recently created a joint Building Department along with passage of an ordinance adopting administrative procedures for the enforcement of State minimum standard codes for construction.

## ***TRANSPORTATION***

### Issues

- To accommodate the extensive growth taking place in both northern and southern Monroe County, the local road network will likely have to be improved to meet desired level of service standards.
- Expected increased traffic volume resulting from the new Department of Corrections facilities relocating from metro-Atlanta to the vacant Tift College Campus in Forsyth.
- There is concern about the amount of traffic coming through downtown Forsyth--particularly truck traffic and the impact it has on the City's efforts to establish a pedestrian-friendly atmosphere in the downtown area. Traffic signal timing problems combined with the heavy truck traffic causes major traffic congestion during certain times of the day.

### Opportunities

- The City of Forsyth and Monroe County do not have a road classification system that identifies arterial and collector roads in their land development regulations or an official major thoroughfare map. With the expected growth in the City of Forsyth and unincorporated Monroe County, it will be beneficial for both jurisdictions to establish an official major thoroughfare system that will insure proper traffic flow, and that the road network is in place to handle the projected volume of traffic.
- Monroe County currently lacks an interconnected network of bikeways and walkways. Bicycle and pedestrian facilities can be an important mode of transportation in Forsyth and Monroe County.
- A countywide transit development plan should be developed in order to determine the existing and future mobility needs of Monroe County residents and how to best address these needs.

## **ANALYSIS OF EXISTING DEVELOPMENT PATTERNS**

An understanding of current land use and development patterns allows for the identification of past and present trends. The information gained through this evaluation can greatly facilitate the planning process by indicating appropriate areas for growth, where protective measures for natural and cultural resources are needed, and to ensure the provision of appropriate infrastructure, transportation systems, and community facilities.

The Analysis of Existing Development Patterns consists of three major sections: (1) evaluation of the existing land use patterns within the Cities of Forsyth and Culloden and Monroe County, (2) a discussion of the areas requiring special attention; and (3) the identification of recommended character areas. (See Appendix for related Maps.)

### ***LAND USE***

Existing land use data for Monroe County and the cities of Culloden and Forsyth was collected in 2004 through a combination of windshield surveys and tax office data. This information was used to develop the following set of existing land use categories:

- Residential
- Residential Apartment
- Residential Mobile Home
- Commercial
- Industrial
- Public/Institutional
- Utilities/Communication/Transportation
- Park/Recreational/Conservation
- Agriculture
- Forestry
- Vacant/Abandoned/ Redevelopment

According to the 2000 US Census, Monroe County has 395.63 square miles of land area and 2.17 square miles of water area for a total area of 397.80 square miles. Monroe County is rated 59<sup>th</sup> out of the 159 Georgia counties in total area. Census information indicates that the unincorporated areas of Monroe County contain 250,899.2 acres of land. The census data also shows that the City of Culloden has 492.8 acres of land (or 0.77 square miles). More recent data gained from a 2004 windshield survey and tax office data shows the City of Forsyth to have a total 3,858.24 acres. When added together, this indicates that Monroe County's total acreage is 255,250.24 acres, or 398.83 square miles, which differs from US Census information by 0.26 square miles. This is a negligible difference most likely due to a difference in data collection methods between the two sources. In efforts to use the most recent data available for each jurisdiction and to coordinate with the City of Forsyth's Land Use Plan and Monroe

County's Land Use Plan, the following analysis will be based on the total acreage indicated by the tax parcel data for Forsyth and US Census information for Monroe County.

## **Residential**

Land designated as residential includes various densities of single-family housing. Manufactured housing, duplexes, and some types of multi-family housing may currently be present in these areas.

Residential development in Monroe County is located primarily in the central portion of the county with a strong concentration in the Bolingbroke and High Falls areas and the City of Forsyth. According to land use data from 2004, 29.38 percent of land in the City of Forsyth is classified as residential. Between 1992 and 2004, there was a decrease of 14.3 percent in land classified as residential. The reason for this decrease could be attributed to the further separation of the residential category in 2004 data or land previously categorized as residential may have been shifted into other categories such as commercial or industrial. Between 1992 and 2004, the residential apartment land use category was added. This category includes multi-family apartment-style housing; however, single-family and duplex housing units may also be currently present in these land use areas. Data from 2004 shows that only 0.69 percent of land use in the City of Forsyth is designated for residential-apartment use.

According to the most recent Monroe County windshield survey completed for its Land Use Plan, 4.7 percent of the total land area in the county is residential, which includes single-family dwellings, apartments, and mobile home parks. The percentage of land used for residential purposes will most likely increase significantly over the next decade due to net migration increases. This prediction is based upon data that shows between 1990 and 2000, 81 percent of Monroe County's population increase was due to net migration.

A major factor in the high amount of net migration for Monroe County is its location between Atlanta and Macon and the fact that I-75 bisects the county. Growth is encroaching into Monroe County from the northwest and southeast along I-75; the two principal regions seeing a significant amount of growth are the High Falls area in the north and Bolingbroke area to the south.

Growth in the Bolingbroke area of Monroe County is a direct result of population trends occurring in Bibb County. Bibb County has been experiencing a negative migration trend, with more people moving away from the county than moving into it. While not all of the residents leaving Bibb are migrating to Monroe, the sprawl from Bibb County is a significant contributing factor to the residential growth in the southeastern part of Monroe County. The primary areas of growth in Bolingbroke are along Pea Ridge Road, Pate Road, and Highways 23 and 87.

One of the primary reasons the High Falls area of Monroe County is experiencing rapid growth is due to sprawl from metro-Atlanta. Residents enjoy easy access to I-75 while

living close to a Georgia State Park, which offers numerous outdoor recreational activities and many scenic areas. The influx of people into the High Falls and Bolingbroke areas may indicate that people are demanding a higher standard of living that offers quite, rural lifestyle with easy access to the cities of Macon and Atlanta.

## **Commercial**

Land designated as commercial consists of land uses considered non-industrial businesses including: retail establishments, offices, service facilities, entertainment, and heavy commercial facilities. The majority of Monroe County's commercial establishments are located within the City of Forsyth.

According to data from 2004, Forsyth has 9.38 percent of its total land area designated for commercial uses, which includes those establishments located in the downtown and historic district. This is a 4.63 percent increase from 1992. The notable increase in commercial uses in Forsyth could be due to land annexation, the conversion of land previously classified as residential into commercial use, or the conversion of land previously considered forestry into commercial use, particularly along the I-75 corridor.

The commercial areas in Forsyth are primarily located along I-75 interchanges and its downtown central business district. Commercial establishments located along I-75 are those typically found along highways, such as gas stations, hotels/motels, and fast food restaurants, conveniences oriented toward travelers. Commercial uses located in downtown Forsyth mostly cater to local residents and heritage tourists and consist of businesses such as banks, drug stores, small retail establishments, and restaurants.

The unincorporated areas of Monroe County have significantly less land dedicated to commercial uses than Forsyth, with only 0.16 percent of its land dedicated to commercial uses. Further, the amount of commercially utilized land in the unincorporated areas has actually decreased from the 0.21 percent it was in 1992. The primary uses in the county are gas stations located at highway interchanges and small neighborhood food stores, most of which are located near or in the areas of Bolingbroke, Juliette, and Smarr.

## **Industrial**

Land designated as industrial provides for manufacturing facilities, processing plants, factories, warehousing, and wholesale trade facilities, mining or mineral extraction activities, and other similar uses. Land use data for 2004 shows that 4.11 percent of land in the City of Forsyth is designated for industrial use; a 2.01 percent increase from 1992. One of the primary industrial areas in Forsyth is the Monroe County Industrial Park with 90 of its total 171 acres still available for use. The largest company located in the Monroe County Industrial Park is Perdue Farms.

Only 0.37 percent of land in the unincorporated areas of Monroe County is categorized as industrial. Some major industrial uses in Monroe County are located along US Highway 41, between Bolingbroke and Forsyth, and include: Hanson Aggregates (crushed stone), Ridge Pallets (wooden pallets), and Southern Forest Industries

(hardwood lumber, wood chips, sawdust and crossties). Florida Rock Industries, Inc. (granite processing plant) is another major industrial use located at the corner of Pea Ridge Road and Highway 87.

### **Public/Institutional**

Land designated for public and/or institutional use includes facilities used for public purposes such as: state, federal, and local government uses; schools; post offices; cemeteries; churches; colleges; hospitals; and correctional facilities.

Land use data from 2004 shows that 9.97 percent of land in the City of Forsyth is designated for public and/or institutional use; a 1.11 percent decrease from 1992. Some of the major public/institutional uses in Forsyth are the Monroe County Courthouse, City Hall, the Monroe County Board of Education and the Tift College Campus. There are also a number of public schools, cemeteries, churches located in the city.

In the unincorporated areas of Monroe County, 0.46 percent of the land is classified as public/institutional. There are churches and cemeteries scattered throughout the county, but the Georgia Public Safety Training Center (GPSTC) occupies the largest area of land used for public purposes in Monroe County. The GPSTC is located along I-75 just north of the Forsyth city limits.

### **Utilities, Communication, Transportation**

Land designated as utilities, communication, and transportation includes facilities such as public transit stations, power generation plants, major transportation routes, railroad facilities, radio and cell towers, airports, and commercial waterways.

Land use data from 2004 shows that 5.26 percent of land in the City of Forsyth is designated for transportation use. There are several major road systems that run through the City of Forsyth and Monroe County such as Interstates 75 and 475; US Highways 23, 41, and 341; Georgia State Highways 18, 42, 74, 83, and 87; and 44 miles of railroad track.

According to the 1992 Monroe County/City of Forsyth Joint Comprehensive Plan, the total road mileage in 1991 for Monroe County was 606.35 miles. Georgia Department of Transportation data states that as of December 31, 2005, the total road mileage for Monroe County to be 668.04. This is an increase of 10.17 percent since 1992. Of the 668.04 miles in Monroe County, 28.31 miles are Interstate, 155.32 miles are state highways, 459.04 are county roads, and 25.37 miles are city streets.

The Georgia Power Company operates and maintains Plant Scherer, a coal-fired electricity facility on Lake Juliette in Monroe County. Plant Scherer is located on 12,000 acres west of Highway 87 and north of Highway 18. The main operating area of Plant Scherer covers approximately 3,500 acres of land. Lake Juliette, whose waters serve as a coolant to plant operations, covers approximately 3,600 acres. Plant Scherer is a \$21 billion dollar facility and is a joint venture of Oglethorpe Power Corporation, Georgia

Power Company, Florida Power and Light, Municipal Electric Authority of Georgia, Gulf Power, Jacksonville Electric Authority, and Dalton Utilities. Plant Scherer opened the first of its four units in 1984. The plant has a life of 40 to 60 years.

### **Parks/Recreation/Conservation**

Land designated for park, recreation, and/or conservation uses includes publicly or privately-owned active or passive recreational areas such as playgrounds, public parks, or private golf courses. Wildlife management areas, national forest, nature preserves and land designated for future conservation may also be included in these areas.

Land designated for park, recreation, and/or conservation use in the City of Forsyth has increased from 0.23 percent in 1992 to 3.04 percent in 2004. This increase is probably due to the annexation of previously unincorporated land.

Monroe County's recreational facilities include: three golf courses, the Forsyth Golf Club, River Forest Golf Club, and the Brickyard at Riverside Golf Club; High Falls State Park; Camp Kaleo; and a recreational area with pavilions, baseball fields, and open space located between Highway 42 and I-75. The 1,050-acre High Falls State Park is located in the northwest corner of the county where visitors enjoy a variety of outdoor activities along the Towaliga River, 650-acre lake, and wooded areas. Camp Kaleo, located south of Forsyth off of Highway 42, is a 318-acre recreational facility owned by the Georgia Baptist Convention. Operated by the Men's Ministries, Camp Kaleo's primary use is as a wilderness summer camp with a 20-acre lake, swimming pool, activity fields, and a gymnasium. When space permits, the camp is open for rentals.

Monroe County also has a few conservation areas. One is located in the northeast corner of the county, the Oconee National Forest, with 238 acres owned by the U.S. Forestry Service.

The Rum Creek Wildlife Management Area is the other conservation area within Monroe County. First established in 1975, an agreement was formed with Georgia Power whereby Georgia Power acquired land for WMA and has a lease agreement with the Game and Fish Division of the Georgia Department of Natural Resources to manage Lake Juliette and some of the surrounding areas. Rum Creek includes 6,000 acres that is available for hunting, fishing, and boating as long as recreational activities do not interfere with operations of Plant Scherer.

### **Agriculture/Forestry**

Land designated as agricultural/forestry refers to land dedicated to farming (commercial and non-commercial fields, lots, pastures, livestock production, and orchards), commercial timber or pulpwood harvesting, and any wooded parcels not being used in a specific manner. Agriculture and Forestry are two separate categories on the existing and future land use map. The majority of the land in Monroe County is dedicated to these uses.

Agriculture

Land use data from 2004 shows that 9.10 percent of the land in the City of Forsyth is classified as agricultural. USDA agriculture data from 2002 shows that Monroe County has 24.7 percent of its land dedicated to agricultural uses. Since 1992, the number of farms and the amount of land dedicated to farms has increased; however, the average size of farms (in acres) has fluctuated. Monroe County's primary agricultural product in 2003 was poultry/egg, accounting for 62.8 percent of the county's total agricultural production. The second highest product was livestock at 15.6 percent, and forestry and forestry-related products came in at 12.2 percent of the total agricultural production. The remaining 9.4 percent of agriculture production was in cotton, wheat, hay, soybean, and straw crops.

Forestry

Land use data for 2004 shows that 28.37 percent of land in the City of Forsyth is designated as forestry land. Monroe County also has a high percentage of its land designated as forest.

**Undeveloped/Vacant/Abandoned/Redevelopment**

Land designated as vacant, abandoned, and/or in need of redevelopment is land that may be: absent of any structures, have structures in a state of disrepair, and/or may lack services such as water and sewer. The City of Forsyth has experienced a 20 percent decrease in vacant land since 1992; its current percentage of vacant land is only 0.09 percent. This significant decrease is probably due to the development of the land, which would effectively classify it as another land use.

## ***AREAS REQUIRING SPECIAL ATTENTION***

The following areas requiring special attention were identified based upon an evaluation of the existing land use patterns and trends within Monroe County, the City of Forsyth and the City of Culloden.

### **Areas of Significant Natural/Cultural Resources**

- Antiques Trail (Bolingbroke)
- Camp Kaleo
- Conservation area (purchased w/FEMA funds)
- Culloden Cemeteries (All 5, including 1 slave cemetery with no marked graves)
- Culloden Historic District
- Forsyth Cemetery
- Forsyth Historic District, both residential & commercial areas
- High Falls State Park
- Historic Train Depot/Monroe County Historical Society Museum & Genealogy Room
- Hubbard Dormitory, Teacher's Cottage, Founders House
- Hunting and Fishing resources
- Lake Juliette
- Monroe County Courthouse
- Ocmulgee River
- Oconee National Forest
- Old City Hall/Fire Department in Forsyth
- Old Mary Persons Auditorium
- "Old Negro School" on 341 S. in Culloden
- Peach Blossom Trail (near Culloden)
- Prime Agricultural Land throughout the county
- Rose Theatre
- Rum Creek Wildlife Management Area
- Smarr Community
- Tift College Campus
- Towaliga River
- Village of Juliette

### **Areas of Rapid Development**

- Monroe County borders Butts, Lamar, Upson, Crawford, Bibb, Jones, and Jasper Counties. The areas that are currently experiencing the most development are those that border Butts and Bibb Counties.
- I-75 Corridor in Forsyth and Monroe County is identified as a high growth area. There is an opportunity to establish design control ordinances.
- Benson Ham Road, in the City of Forsyth paralleling I-75, has the potential to be attractive to both industrial and commercial development in the future.

- Various commercial areas in the City of Forsyth and Monroe County. Both jurisdictions have the opportunity to establish suitable zoning for commercial establishments that locate within the community to sustain growth in an appropriate manner.
- Bolingbroke, junction of I-75 and I-475.

### **Areas Where Development May Be Outpacing Availability of Community Facilities/Services**

- The unincorporated areas of Monroe County. (including Juliette, Smarr, Bolingbroke)
- City of Forsyth
- Areas currently not served by water and wastewater infrastructure, which includes all areas outside of the Cities of Forsyth and Culloden, the High Falls area, and areas served by the Macon Water Authority. There is a lack of water and wastewater infrastructure within the community, which has the potential to stymie prospective economic development opportunities.

### **Areas In Need of Redevelopment (in terms of physical appearance)**

- City of Forsyth
- I-75 Corridor
- James Street district (plans underway)
- Tift College Campus (currently pending redevelopment for use by the Georgia Department of Corrections)
- Kynette Park and surrounding neighborhood
- High Falls Area
- Downtown Culloden

### **Large Abandoned Structures or Sites (including those that are environmentally contaminated)**

- Big Chick restaurant across from Train Depot in Forsyth
- Two Dogs Tavern, a former bar/nightclub (E. Johnson Street between N. Kimball & N. Harris)
- Former Wal-Mart Shopping Center (when new Wal-Mart is built)
- Plant Percale, a former industrial facility along U.S. 23 N., is currently abandoned; however, the Development Authority intends to redevelop the facility for use by another industry.
- Former location of Monroe County Sheriff's Department and Jail (located behind the library)
- Former Colonial Store and Mays Garage
- Former Krisham Tire Place
- Former Good Times Tavern on Indian Springs Drive
- Abandoned Concrete Warehouse at W. Main and S. 41 in Forsyth

- Vacant buildings in downtown Culloden including former City Hall, Jail, and Library
- Abandoned gas station at Rumble Road and I-75
- Facility along Pate Road in Bolingbroke
- Trane Plant (once the company relocates to Macon)

**Areas with Significant Infill Development Opportunities**

- Old Wal-Mart shopping center when new location opens.

**Areas of Significant Disinvestment, Poverty or Unemployment**

- High Falls area
- James Street/College Street
- Lover's Lane
- Ensign Road
- Box Ankle Road

## **RECOMMENDED CHARACTER AREAS**

A “Character Area” is defined as a specific geographic area within the community that:

- Has **unique or special characteristics to be preserved or enhanced** (such as a downtown, a historic district, a neighborhood, or a transportation corridor);
- Has **potential to evolve into a unique area** with more intentional guidance of future development through adequate planning and implementation (such as a strip commercial corridor that could be revitalized into a more attractive village development pattern); or
- **Requires special attention** due to unique development issues (rapid change of development patterns, economic decline, etc).

Each character area is a planning sub-area within the community where more detailed, small-area planning and implementation of certain policies, investments, incentives, or regulations may be applied in order to preserve, improve, or otherwise influence its future development patterns in a manner consistent with the community vision. The following table identifies these potential character areas. These areas will be modified, changed or removed based upon the input from stakeholders, the steering committee and local government officials during the Community Agenda phase of the Comprehensive Planning Process. Maps 2a-2c in Appendix D are the initial Character Area Maps that accompany the table below.

<b>Character Area</b>	<b>Description/ Location</b>	<b>Development Strategy</b>
<b>Agriculture/Forestry/ Open Space</b>	<ul style="list-style-type: none"> <li>• Oconee National Forest</li> <li>• Rum Creek Wildlife Management Area</li> <li>• Lake Juliette</li> <li>• High Falls State Park</li> <li>• Forest and timber lands</li> </ul>	Lands in open or cultivated state or sparsely settled, including woodlands, farm lands, conservation, and greenspace. These areas should be preserved to protect the identity of the community.
<b>Commercial/Retail</b>	<ul style="list-style-type: none"> <li>• I-75 Corridor</li> <li>• “Hamburger Alley”</li> </ul>	Characteristics include orientation of buildings to the highway; high transit, including stops and shelters; on-site parking; and large setbacks for buildings.
<b>Redeveloping Neighborhoods</b>	<ul style="list-style-type: none"> <li>• James Street/College</li> <li>• Lover’s Lane Area</li> <li>• Kynette Park Area</li> <li>• Powerhouse Road</li> <li>• High Falls</li> </ul>	Areas that have most of its original housing stock in place, but housing conditions are worsening due to low homeownership rates or lack of property maintenance. Losing their neighborhood identity and are in need of enhancement. Locate grant and other resources to assist with rehabilitation of homes in need of repair. Also, identify where infrastructure upgrades are needed in these neighborhoods.

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<b>Downtown Areas</b>	<ul style="list-style-type: none"> <li>• Downtown Culloden</li> <li>• Downtown Forsyth</li> </ul>	A focal point of the community with a sense of identity commonly associated with general retail, services, commercial, local government operations, and public/open space for pedestrian use.
<b>Historic Areas</b>	<ul style="list-style-type: none"> <li>• Juliette</li> <li>• Bolingbroke</li> <li>• Culloden National Register District</li> <li>• Forsyth National Register District and Local Historic District</li> <li>• Old Hubbard Dormitory</li> </ul>	Historic district or area containing features, landmarks, and civic or cultural uses of historic interest. Characterizations may vary based on size, location, and history of the community. The integrity of the community should be preserved to ensure that such resources are not lost within the community.
<b>Industrial Areas</b>	<ul style="list-style-type: none"> <li>• Rumble Road Industrial Park</li> <li>• Monroe County Industrial Park</li> <li>• Plant Percale</li> </ul>	Land use in higher intensity manufacturing, assembly, processing activities where noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, radiation, or other nuisance characteristics are not contained on site.
<b>Natural Resources and Environmentally Sensitive Areas</b>	<ul style="list-style-type: none"> <li>• Oconee National Forest</li> <li>• Lake Juliette</li> <li>• Rum Creek Wildlife Management Area</li> <li>• High Falls</li> </ul>	Areas need to be preserved to protect the identity of the community and for future generations to enjoy.
<b>Public Safety</b>	<ul style="list-style-type: none"> <li>• GA Public Safety Training Center</li> <li>• Monroe County Jail</li> <li>• Public Safety suppliers (manufacturing and commercial)</li> </ul>	An area where public safety functions have become a mainstay within the community. This area can be expanded to include additional manufacturing and commercial establishments, provided appropriate zoning classifications are identified in areas surrounding the area currently provided by public safety operations. (This is not intended to identify each fire or police station.)

# ANALYSIS OF CONSISTENCY WITH QUALITY COMMUNITY OBJECTIVES

To help communities evaluate current policies, activities and development patterns, DCA has established fifteen (15) **Quality Community Objectives** which are separated into four (4) different areas of community development:

1. Development Patterns
2. Resource Conservation
3. Social and Economic Development
4. Governmental Relations

These objectives are intended to: help communities identify areas in need of improvement or further development; assist in identifying further potential issues and opportunities; and provide a foundation for adapting local activities and implementation practices when developing specific *Short Term Work Program* items for the *Community Agenda*.

## **DEVELOPMENT PATTERNS**

### **Traditional Neighborhoods**

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

- In its zoning ordinance, the City of Forsyth has designated certain areas as traditional neighborhoods to ensure that the traditional patterns of development found throughout the city are continued when redevelopment or new development occurs.

### **Infill Development**

*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.*

- The Georgia Department of Corrections (DOC) will be locating administrative operations at the former Tift College Campus. Activities have begun to further the process of DOC's relocation.
- A new Wal-Mart shopping center is planned for the City of Forsyth. An opportunity exists for immediate infill development with the old Wal-Mart site.

## **Sense of Place**

*Traditional downtown areas should be maintained as a community focal point. Where this is not possible, activity centers should serve as such points. Community focal points should be attractive, mixed-use, and pedestrian-oriented where people tend to gather for the purpose of shopping, dining, socializing, and entertainment.*

- In the northern portion of the City of Forsyth, near the Georgia Public Safety Training Center and the Monroe County Sheriff's Office/Jail, is an area where the community can further economic development efforts in regards to the public safety (law enforcement and fire protection) sector.
- The City of Culloden has a sense of place highlighted by three festivals that occur during the course of the year in the downtown area: Highland Games, Blues Festival, and the Ham Slam.
- The Juliette community is widely known due to the movie "Fried Green Tomatoes" being filmed in this area.
- The Bolingbroke crossroads community has some historic homes and buildings antique shops and a restaurant that attracts people from throughout Monroe and surrounding counties.

## **Transportation Alternatives**

*Alternatives to the automobile should be made available to each community. They include mass transit, bicycle routes, and pedestrian facilities.*

- Monroe County currently lacks an interconnected network of bikeways and walkways. Bicycle and pedestrian facilities can be an important mode of transportation in Forsyth and Monroe County.
- To accommodate the extensive growth taking place in both northern and southern Monroe County, the local road network will likely have to be improved to meet desired level of service standards.
- Middle Georgia Community Action Agency, Inc. (MGCAA) provides transportation services for Monroe County residents that are clients of the following human service agencies or programs: Monroe County Senior Center, Monroe County Department of Children and Family Services, Monroe Counseling Center, Monroe Development Services Center-River Edge, Monroe Project Connect, and the Department of Labor (DOL) Vocational Rehabilitation Program-Macon. Monroe County does not at this time operate a Section 5311 rural public transit system.
- A transit program can provide needed mobility to residents of the City of Forsyth and Monroe County that have limited income and automobile availability and physical disabilities. In addition, the number of elderly in the City of Forsyth and

Monroe County is projected to increase significantly over the planning period. This age group will likely require some mobility assistance. To determine the existing and future mobility needs of Monroe County and how to best address these needs, a transit development plan should be created. The Georgia DOT is currently working with the Regional Development Centers to prepare such a plan for every county in the state.

## **Regional Identity**

*Each region should promote and preserve a regional “identity” or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.*

- Due to the presence of several tourist/traveler destinations within the community, Monroe County and its municipalities capitalize on revenue generated from tourism/travel dollars (Juliette, Public Safety Training Center, festivals, historic downtown square, etc.).
- The downtown area of Forsyth is characteristic of the region in terms of architectural styles and heritage.

## **RESOURCE CONSERVATION**

### **Heritage Preservation**

*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.*

- There are two National Register historic districts in Monroe County; the Culloden Historic District and the Forsyth Commercial Historic District.
- The City of Forsyth has an active historic preservation commission that is working to develop a local residential and commercial district with appropriate design guidelines in order to maintain the historic character and ensure that new development complements the historic development.

### **Open Space Preservation**

*New development should be designed to minimize the amount of land consumed, and open space should be set aside from development to be used for public parks or greenway/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.*

- In recognizing the importance of greenspace preservation, recent residential development projects within Monroe County have set aside portions of their projects for open space.

## **Environmental Protection**

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

- The Monroe County Board of Commissioners and the Development Authority of Monroe County are seeking to preserve a parcel located between an industrial facility and the Ocmulgee River.
- Monroe County and the City of Forsyth are using stormwater Best Management Practices (BMPs) for all new development.

## **SOCIAL AND ECONOMIC DEVELOPMENT**

### **Growth Preparedness**

*Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, and sewer) to support new growth, appropriate training of the workforce, and ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.*

- An influx of people are projected to be present within the community due to population relocation from the Atlanta and Macon areas. With these additional employees and residents, the community must ensure that its water, wastewater, stormwater, and road infrastructure network will all be adequate to meet the demands imposed on the systems by additional persons within the community.
- The Development Authority of Monroe County is developing the Rumble Road Industrial Park in order to have a utility-ready location for prospective industries.
- Monroe County and the City of Forsyth recently created a joint Building Department along with passage of an ordinance adopting administrative procedures for the enforcement of State minimum standard codes for construction.

### **Appropriate Businesses**

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

- The community seeks to attract public safety suppliers/manufacturers to the community to complement the Georgia Public Safety Training Center.

- The Development Authority of Monroe County recognizes the need for additional industrial opportunities available within the county. To this end, the Development Authority is recruiting potential prospects to the community.
- The Forsyth-Monroe County Chamber of Commerce has hired a Director of Tourism and Public Relations within the past year to coordinate and market tourism opportunities within the community.
- The presence of the Georgia Forestry Association headquarters in the City of Forsyth offers the potential for partnership between the City of Forsyth, Monroe County, the Chamber of Commerce, and the GFA for compatible business recruitment efforts.

### **Employment Options**

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

- Presently, Monroe County does not have an entrepreneur support program.
- The relocation of the Georgia Department of Corrections to the City of Forsyth provides the community with a high influx of professional, state government positions.

### **Housing Choices**

*A range of housing sizes, 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 (thereby reducing commuting distances) to promote a mixture of income and age groups in each community, and provide a range of housing choices to meet market needs.*

- Additional housing opportunities are projected to be needed within the community to meet the demand of employee relocations associated with the Department of Corrections operations at the former Tift College Campus. At this time, no definitive numbers of people have been identified by DOC regarding relocations, but estimates have up to half of the employees desiring to relocate.

### **Educational Opportunities**

*Educational 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.*

- Currently, there are no workforce training programs or higher educational opportunities available in Monroe County. The closest higher education school is Gordon College, a two-year college, located in Barnesville, GA, approximately 14 miles from the City of Forsyth.

- Monroe County's close proximity to Atlanta and Macon afford its citizens numerous educational opportunities in those neighboring communities.
- Monroe County needs to provide professional jobs to help keep college graduates in the community. As a rapidly developing bedroom community for both Atlanta and Macon, the task could prove quite difficult.

## **GOVERNMENTAL RELATIONS**

### **Local Self-Determination**

*Communities should be allowed to develop and work toward achieving their own vision in the future. Where the State seeks to achieve a particular objective, state financial and technical assistance should be used as an incentive to encourage local government conformity on the objectives.*

- The City of Forsyth was designated as a Signature Community in 2005 by the Georgia Department of Community Affairs. Through a series of community projects, and with the assistance of various state agencies, the city is working towards achieving its vision of the future.

### **Regional Cooperation**

*Regional Cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly when it is critical to the success of a venture, such as protection of shared natural resources or development of a transportation network.*

- Monroe County has membership in the Central Georgia Joint Development Authority along with Bibb, Jones, and Twiggs Counties.
- Monroe County and the Cities of Forsyth and Culloden participate in numerous programs with the Middle Georgia Regional Development Center geared towards formulating overall planning strategies and redeveloping underserved areas.
- Monroe County has membership with the Middle Georgia Clean Air Coalition, which encourages the use of alternative fuels and other strategies to provide cleaner air to the region.

**APPENDIX A: SUPPORTING ANALYSIS OF DATA & INFORMATION**

The information found in the identified Issues and Opportunities section is supplemented by a data evaluation and analysis through the year 2025 pertaining to the following seven (7) categories:

1. Population/Demographics
2. Economic Development
3. Housing
4. Natural and Cultural Resources
5. Community Facilities and Services
6. Intergovernmental Coordination
7. Transportation Systems

A variety of information and sources was used to compile the data including, but not limited to: the use of Woods & Poole, DCA and U.S. Census Bureau data; a review of past and current trends; the Middle Georgia Regional Plan; a 2006 Housing Assessment conducted by the Middle Georgia RDC in association with DCA; and information provided by the Chamber of Commerce and local government officials and staff. In addition, at the request of Monroe County for comparative purposes, pertinent information was included about surrounding counties.

## ***POPULATION/DEMOGRAPHICS***

### **Regional Population**

In Middle Georgia, there is a disparity between urban and rural communities. For example, Bibb and Houston Counties contain a fast-paced urbanized feel within a more densely populated area. Monroe County, along with much of the region, is more rural and more sparsely populated. Although considered rural in terms of population, Monroe follows Peach County as the fifth most densely populated county within the Middle Georgia region. Located in Central Georgia and between the two largest cities in the State, approximately 50 miles South of Atlanta and 25 miles North of Macon, it offers the unique blend of both old and new.

The 2005 estimated total population of Monroe County is 23,544 residents according to the U.S. Census Bureau. Monroe County has grown rapidly since 1980, with a growth rate of 22.1 percent over this time period. Within the last five years, data indicates that the rate has somewhat slowed, with the average growth rate dropping to 8.2 percent (Table 1). However, estimates and local data indicate that growth rates will increase rather dramatically, growing at a rate of approximately 30.4 percent between the present and the year 2025. Due to Monroe County's geographic location between Atlanta and Macon and the presence of I-75, it will likely experience increased development pressures from the north and south as more people who work in those cities desire a more rural lifestyle offered by Monroe County.

While the outlying unincorporated areas of Middle Georgia have experienced population growth, some cities have actually lost population in spite of a strong positive net

migration. Following this trend, growth is currently most highly concentrated along the northeast portion of the county near Interstate 75. The fact that residents are choosing to live further from urban centers and commute to their places of employment may also account for the increase in population. Corresponding to this trend, within the past year, at least 35 subdivisions have been approved in unincorporated Monroe County. As a result, almost 2,000 homes will be added to the area. This, along with other future developments, will contribute to a population swell within the community in coming years.

The City of Forsyth has experienced a slight population decline from 4,268 in 1990 to 4,094 in 2000. The decrease in population may be a result of citizens leaving for more rural unincorporated areas of the county, which could include reasons such as lower property taxes, availability of undeveloped land, relaxed zoning regulations, and a desire for a more rural lifestyle (Table 1). Unfortunately, the Census Bureau's future projections indicate during the planning period the City's population is expected to continue its decline with a population decrease of over 23 percent.

The City of Culloden, a historically agricultural community, experienced a population decline from 281 in 1980 to 223 in 2000 (Table 1). Perhaps the population decrease can be interrelated with the city's aging population. With a majority of the population 65 years or older, it is not a prevalent designation for younger families who are raising children. Unfortunately, according to the US Census, this trend is expected to continue through 2025 with a 32.3 percent decrease, or 165 residents.

Monroe County's surrounding counties--Butts, Jasper, Lamar, and Upson Counties--have similar growth patterns, averaging 10.26 percent population growth between years 1980 to 1990 (Table 2). Although Monroe had the greatest growth with 17.1 percent between the years 1980 to 1990, Butts County is slightly behind with 12.2 percent. Monroe County's rapid population growth between the years 1990 to 2000 leads the surrounding counties with over 67 percent. In comparison, Jasper County's population growth follows Monroe's with only a 35.2 percent increase. Lamar County's population grew the least between the years 1990 to 2000 with 22 percent. It is important to note over the next 20 years, Jasper County is expected to outgrow Monroe County with 31.2 percent increase.

### Population Change

The most significant component of population increase during the last 15 years in Monroe County has been due to net migration (Table 3). Well over half of the total population change was caused by net migration increase, while just over one-third of the total population level change was due to natural migration. The high net migration increase could be the result of sprawl from metro centers and the desire for smaller-scale places for non-economic, quality-of-life reasons.

Throughout the Middle Georgia region, approximately half of the total population is due to net migration and half the result of natural increase. Monroe County's surrounding counties follow same migration pattern as the Middle Georgia region, half of the total

population is from net migration. The State of Georgia total population change follows that of Monroe County. Over two-thirds of Georgia's total population increase has been due to net migration, while just over one-third of the growth has been due to natural increase.

#### Household Data

Possessing the largest number of households in Middle Georgia, Bibb and Houston Counties each have between 40,000 and 60,000 households according to US Census Bureau estimates. With an estimated 8,482 households in 2005, Monroe County has the sixth largest number within the Middle Georgia Region (Table 6). Although, the number of Monroe County households is relatively small in comparison to other jurisdictions within the region, it is expected to increase by over 36 percent, or 3,052 households, over the next 20 years. According to US Census projections, the Cities of Forsyth and Culloden will experience the same rate of increase as the county. The City of Forsyth will experience a diminutive increase of 0.7 percent households, while the City of Culloden is expected to see a decrease of 5.9 percent.

In the Middle Georgia Region, the current number of households is estimated to be 171,508, a moderate increase since 1980. The State of Georgia has seen a greater increase in the number of households over the last 20 years. The number of households in the United States has increased at a slower rate than both Monroe County and the Middle Georgia Region since 1980.

Monroe County's surrounding counties' number of households has had an average 46.18 percent increase over the past 20 years (Table 7). Of those counties, Butts County has had the highest increase of the number of households with over 61 percent, or 2,468. Upson County has seen the smallest increase in the number of households with 16.9 percent, or 1,152. This trend is expected to continue over the next 20 years with the smallest increase in the number of new households in Upson County with almost 14 percent. Although Monroe County is expected to continue its increase of its number of households with 36 percent over the next 20 years, Jasper County is right behind with 35.4 percent.

#### Size of Households

While the number of households has increased around the country, the size of the household has decreased. This can be attributed to the changing economic and social conditions of the past 30 years. Such changes include a general reduction of birth rates as well as dramatic increases in female-headed, single-parent families and the number of non-elderly single households. According to the 2005-2006 Georgia County Guide, 9.1 percent of the total households in Monroe County are female-headed, single-parent families, slightly lower than Georgia's average of 20.6 percent for the year 2000.

Monroe County's household size is slightly higher than the Middle Georgia Region with 2.68 persons per household; the region averages 2.4. The County's average is expected to continue to decrease over the next 20 years to 2.42 (Table 8). With smaller household sizes, the number of households demanded within the community increases,

signifying a need for additional housing. Smaller single-family homes, more affordable housing, and multi-family homes may be necessary to satisfy these future demands indicated in these trends. However, it should be noted that a growth in the number of households will bring about a demand for such public sector services as police and fire protection, utility service, and parks and recreation.

Surrounding counties' average household size follows that of Monroe County (Table 9). The average household size is 2.66 persons per household and is expected to continue to decrease over the next 20 years. Upson County is expected to have the smallest decline with 2.19 persons per household by the year 2025. Upson County also has the highest number of female-headed, single-parent families with 23.6 percent. Jasper County has the least with 17.8 percent.

## **Age Distribution**

Historically in Monroe County, the largest percentage of the population has been in the 35- to 44-year-old and 45- to 54-year-old age ranges (Table 10). With a significant number of working-age residents, jobs are needed to sustain the area workforce. Although, between 25-50 miles from larger urban centers, Monroe County is becoming a popular locale for those who have made the decision to commute to their places of employment. Over time, other age categories have steadily continued to increase, leaving fairly even distribution of the population in all categories except the 14- to 17-year-old and 21- to 24-year-old categories, which have decreased over time.

The high school age population in Monroe County is expected to reach a 20-year low in the year 2025 despite a 36 percent increase in the number of households in Monroe County. These projected population trends have significant budgetary and policy implications in the local education system. With an enrollment decrease, State revenues dedicated to education are likely to decrease within the community, placing more of the burden for sustaining the current level of education funding on the shoulders of the local taxpayers. The younger segment of the population, 5- to 13-year-olds, is estimated to comprise a large percentage of the population in Monroe County through the year 2025 (Table 11).

The age distribution for the Middle Georgia region remained steady from 1980 to 2000. The most significant change was the 65 and older age group representing over ten percent of the population in 1990 to 2000. Age distribution for the State of Georgia shows an aging population from 1980 to 2000. According to the Census Bureau, the increase is driven by the number of people born during the "Baby Boom" after War World II (1946-1964). For example, the highest percentage of the population in 1980 could be grouped into the 44 and younger categories. In 1990, the larger percentage moved up to the 45 and older age groups. Finally, in 2000 the largest percentage of the population in Georgia was the 55-to-64 age group. The United States has experienced a relatively consistent age distribution from 1980 to 2000 with the 65 and older category constantly having the highest population.

The age distribution for Monroe County's surrounding counties has remained steady from 1990 to 2000. However, Butts County had a large increase from 1990 to 2000 in its 21- to 24-year-olds increasing to almost 16 percent of its total population (Table 14-15). Unlike the Middle Georgia Region and the State of Georgia, the 65 or older age group has decreased in every County since 1990 and is expected to continue over the next 20 years. According to the U.S. Census, Upson County had the largest retiree population in 2000 with 14.94 percent.

## **Race and Ethnicity**

In conjunction with Monroe County's population increase, all races or ethnicities identified in Table 13 have increased since 1980 according to the 2000 Census. However, only White and Hispanic populations grew in regards to the percentage of the population within Monroe County, where Blacks or African-Americans currently represent a smaller percentage of the population presently than in previous years. Although the data indicates a decline since 1980, Monroe County is among six other Middle Georgia Counties (Baldwin, Bibb, Twiggs, Peach, and Wilkinson) with a large percentage of black residents (Table 16-18).

In contrast, the Black or African-American population in the City of Forsyth and the City of Culloden is expected to increase over the next 20 years. The City of Forsyth's Black population, 51.92 percent in 1980, is projected to increase to 69.75 percent by the year 2025. The City of Culloden's Black population, 65.48 percent in 1980, is projected to increase to 82.89 percent by the year 2025.

Unlike the rest of the Middle Georgia Region, there will not be a significant increase in the Hispanic population in Monroe during the planning period. According to the Census it is only expected to increase to 1.55 percent of the total population in 2025. However, given that the observed rate of increase of the Hispanic population in Monroe County, it is more likely that the rate of the Hispanic population increase in Monroe County will be comparable to that of the rest of the Middle Georgia region, rather than the negligible increase stated by Census projections.

## **Income Levels**

### Household Income Distribution

Historically in the City of Culloden, the majority of the population had an average annual household income of \$29,999 or less. From 1999 to 2000, the percentage of households that had an average annual income of \$60,000 to \$74,999 increase from 0 percent of the City's population to almost 14 percent.

From 1990 to 2000, over 23 percent of the City of Forsyth's annual household income distribution was 9,999 or less. In 2000, it decreased to 12.6 percent but still remains the highest percentage of households in the City. Within Monroe County, the City of Culloden has the highest percentage of population below the poverty level (Table 22-23).

The average annual household income in Monroe County had been similar to that of both the City of Culloden and City of Forsyth from 1990 to 2000. In 2000, Monroe County had a large increase of household incomes in the \$60,000 to \$99,999 range, especially incomes \$75,000 to \$99,999. Household income distribution in the State of Georgia was similar to the City of Forsyth until the year 2000. The highest percentages of households were in the income range of \$9,999 or less per year. In 2000, the State of Georgia had the most evenly distributed percentage of households among each of the income levels. The State of Georgia had the highest percentage of households with an average income of \$60,000 or greater, with over 12 percent of households in the \$100,000 or greater income level (Table 22-23).

From 1990 to 2000, the majority of the population's annual household income for Monroe County's surrounding counties was \$29,999 or less, averaging over 61.5 percent of the total population (Table 24-25). In 2000, Butts, Jasper, and Lamar had a large increase of household incomes in the \$50,000 to \$99,999 range, averaging a 20.43 percent increase. Upson County also had an increase of incomes in the \$50,000 to \$99,999 range in 2000; not as large as the other counties, it increased by 15.3 percent.

#### Per Capita Income

According to the U.S. Census Bureau, over the past 15 years, the City of Forsyth's per capita income has been lower than the City of Culloden, Monroe County, the State of Georgia, and the United States. This trend is expected to continue for the next 20 years. However, the City of Forsyth's per capita income is slightly higher than the Middle Georgia Region by 6.5 percent. The City of Culloden has historically had a higher per capita income than Monroe County. The per capita income in Monroe County is very close to that of the State of Georgia, but slightly less. In the next 20 years, a similar trend is projected to continue, except for the City of Forsyth. In 2025, the City of Forsyth's per capita income is expected to increase by an estimated 70.8 percent, following just behind the City of Culloden's 98 percent increase.

Historically, Butts County had the lowest per capita income of the surrounding counties. From 1990 to 2000, Lamar County had the lowest per capita income with \$16,666 in 2000 (Table 26). This trend is expected to continue over the next 20 years. In 2025, Jasper County's per capita income is expected to have the largest increase by an estimated 90.3 percent, closely following is Butts County with an 89.3 percent increase.

#### Average Household Income

Monroe County, the City of Culloden, and the City of Forsyth average household incomes have all increased since 1990. The City of Forsyth has had the smallest increase and the lowest household income of \$49,307. In the City of Culloden, the average household income has increased over 100.3 percent since the year 1990 to significantly surpass that of Monroe County and the City of Forsyth. Although the City of Culloden has seen significant increases in its average household income, the rate of growth has been slower than the State of Georgia. Since 1990, the State of Georgia's

average median household income has increased by 117.5 percent, or from \$36,810 to \$80,077 (Table 27). Monroe County ranks 30<sup>th</sup> out of Georgia's 159 counties in Median Household Income. The rankings of surrounding counties for Median Household Income are as follows: Bibb – 57<sup>th</sup>; Butts – 40<sup>th</sup>; Crawford – 43<sup>rd</sup>; Lamar – 52<sup>nd</sup>; Upson – 95<sup>th</sup>; Jasper—35<sup>th</sup>; Jones – 28<sup>th</sup>.

The cost-of-living for Monroe County, Forsyth, and Culloden will be tied to the Macon area because it is not available for these communities since they do not subscribe to the Council for Community and Economic Research (formerly the ACCRA), an organization that gathers and evaluates cost-of-living information among other economic data for member communities. However, the City of Warner Robins, located in the Middle Georgia Region, subscribes to the Council for Community and Economic Research, which had determined that the Warner Robins area cost-of-living is 90 percent of the national average. Monroe County, Forsyth, and Culloden are most likely similarly situated.

All of Monroe County's surrounding counties average household incomes have increased since 1990, surpassing the Middle Georgia Region's increase of 23.9 percent. Butts County had the smallest increase and the lowest income of \$46,655. Jasper County had the greatest average household increase since the year 1990 with 80.1 percent, or \$52,928 (Table 28).

## ***ECONOMIC DEVELOPMENT***

Economic development is a term generally applied to the expansion of a community's property and sales tax base or the expansion of the number of jobs through office, retail, and industrial development—this can be summed up as business recruitment, retention, and expansion. Expanding and diversifying the Monroe County economy requires an inventory of existing conditions; once those conditions have been inventoried, the community can implement sustainable economic development activities. That inventory of existing conditions within the community consists of its economic base, labor force, economic resources, and economic trends.

### **Economic Base**

One indicator of the economic base for the Monroe County community is employment by industry. Within this section, Monroe County employment by industry is compared to the State and to the nation.

#### *Employment by Industry*

According to the *Georgia Employment and Wages 2005 Averages*, produced by Georgia Department of Labor, service-producing industries made up the largest employment sector within Monroe County. Average monthly employment in this industry in 2004 was 3,387 (or 42.9 percent of total average monthly employment). Within the service-producing sector, the largest employment category in that same year was retail trade (employing 1,362). Average monthly employment by the goods-producing industry in 2005 was 2,409; of this, 1,720 jobs were in the manufacturing sector of which 1,264 were classified as transportation equipment. The government, construction, and manufacturing sectors represented 31.1 percent, 12.9 percent, and 4.7 percent of Monroe County earnings in 2004, according to the *2005-2006 Georgia County Guide*.

Just over 30 percent of average monthly employment in Monroe County was in the goods-producing industry. Approximately 73 percent (5,803) of 2005 average monthly employment in Monroe County was in the private sector; almost 27 percent (2,096) of average monthly employment was in the public sector.

The five largest employers in Monroe County in 2005, according to the Monroe County *Georgia Area Labor Profile* produced by the Georgia Department of Labor, were Forsyth Inns, Georgia Power, Leggett and Platt Inc., MOR PPM Inc., and Wilcox County State Prison. This list, compiled by the Georgia Department of Labor, excludes the public school system and governmental agencies. However, local leaders and the Middle Georgia RDC strongly discount this data due to the fact that Wilcox County State Prison is approximately two hours from Monroe County, and employees at such a facility would have to drive through large employment centers of Macon and Warner Robins to work at the facility identified.

Between 2004 and 2005, employment in Monroe County declined by 23 jobs, reflecting only a 0.3 percent reduction in employment--from 7,722 workers in 2003 to 7,699 workers in 2004. Consequently, unemployment rates within the community increased slightly.

The Georgia Power Company has been a mainstay for many years within the Monroe County community for jobs and its contributions to the local tax base. The company operates a large facility in the southeastern portion of the county that is located along U.S. 23/S.R. 87 North. Georgia Power Company is an employer of persons from throughout the Middle Georgia region, providing well-paying jobs within the manufacturing sector. With significant employment levels at the facility in recent years, the impact of this particular economic engine is significant.

In a larger sense, the economic base of Monroe County is similar to many communities across the region, state, and nation. A continued increase in service industry jobs has been seen and is projected between periods from 1980 to 2025. Furthermore, the number of manufacturing jobs has decreased due, in part, to automation and overseas competition.

#### Comparison to Contiguous Counties

Monroe County's labor makeup is similar to that of surrounding counties. Many similarities exist due to the fact that the economic conditions from one county often cross imaginary jurisdictional lines that divide counties. Data is displayed for each of the contiguous counties in Table 29.

#### Comparison to the State

Conversely, employment in the State of Georgia increased by a miniscule 0.001 percent between October 2003 and October 2004. The total number of employed residents of the state increased by 438 individuals according to revised Georgia Department of Labor statistics. At the State level, the numbers for employment by industry are large, so the most effective way to compare Monroe County employment by industry to State employment by industry is to evaluate how the leading sectors and industries in Monroe County compare to those same sectors and industries at the State level. For example, where 42.9 percent of average monthly employment in Monroe County was in the service producing industry, approximately 65.9 percent of average monthly employment at the State level was in that industry. Approximately 83 percent of employment within the State was in the private sector in 2005; 17 percent was in the public sector. The distinctions between earnings by place of work are less noticeable at the State level. In 2002 the leading earnings sectors were manufacturing (approximately 16 percent), finance, insurance, and real estate (9.8 percent) and healthcare and social assistance (7.6 percent).

#### Comparison to the Nation

The national unemployment rate in June 2005, according to the United States Department of Labor (DOL), was 5.0 percent. Nationally the leading employment industries in November 2005 were (percent of total employment in parentheses) office

and administrative support (17.5 percent), sales and related services (10.6 percent), food preparation and serving-related services (8.2 percent), production (7.9 percent) and transportation and materials moving (7.4 percent), according to DOL.

## **Labor Force**

The Monroe County labor force can best be understood by reviewing employment status, occupations, personal income, wages, and commuting patterns. This section looks at each of these components and offers comparisons with the State and Nation where appropriate.

### Employment Status

In 2005 the unemployment rate in Monroe County was 4.9 percent, according to the *2005 Georgia Area Labor Profile* (GALP) for Monroe County that is produced by the Georgia Department of Labor. That same source indicates that the unemployment rate for the Monroe County area (comprised of the contiguous counties Bibb, Butts, Crawford, Jasper, Jones, Lamar, and Upson) was 5.6 percent during the same period. Unemployment rates for the State of Georgia and the United States in 2004 were 5.3 percent and 5.1 percent, respectively.

The higher unemployment rate within the surrounding counties is partially attributable to the closure of textile facilities in Upson County and the initial decrease of workforce reductions associated with the Brown & Williamson Tobacco Company closure at the time this data was collected.

The Monroe County labor force in 2004 was made up of 12,525 potential workers, according to the Monroe County GALP. Of that number, 11,908 workers were employed. Unemployment in Monroe County is lower than both the State and National averages; the rate was the second lowest in the Monroe County area in 2004—only Jones County (4.7 percent unemployment) was lower. Upson County, Monroe's neighbor to the west, had the highest unemployment rate in the surrounding counties at 6.8 percent. An available pool of workers in the surrounding areas can help current, prospective, and future employers there take advantage of the regional growth currently underway (Table 30).

### Occupations

Leading goods-producing occupations in Monroe County in 2005 were in the construction and manufacturing sectors, according to the *Georgia Employment and Wages 2005 Averages* (GEW) produced by the Georgia Department of Labor. These two sectors employed 911 workers that year. The leading service-producing occupation was in the accommodations and food service with 637 workers in 2005, according to GEW. Despite these leading sectors, local government was the largest employment sector in the county during the same time period. Goods-producing occupations employed 1,155 in 2005; but service-producing occupations employed 2,519 workers, while the public sector employed 1,767 individuals in Monroe County.

Personal Income

Per capita income in Monroe County in 2005, according to GALP, was \$26,350 (about 84 percent of the State per capita income or about 76 percent of the National per capita income). In that same year, per capita income in the State of Georgia was \$31,191 (about 90 percent of the National per capita income) and in the United States it was \$34,495, according to the United States Department of Commerce, Bureau of Economic Analysis. Table 31 in the Appendix reflects personal income composition for 2006 in Monroe County and the State of Georgia.

Comparison to Contiguous Counties

In relation to the surrounding counties, Monroe's per capita income exceeds that of all surrounding counties except Bibb County. Typically, all surrounding counties had per capita incomes ranging from a low of \$20,710 in Upson County to \$24,683 in Butts County. The only exception to that came from Bibb County with a per capita income of \$30,341. In relation to other communities, Monroe County is in a favorable position when compared to surrounding counties in regards to per capita income.

## **Wages**

Table 33 in the Appendix is a table of data presenting and comparing the range of wages in Monroe County and surrounding counties when compared to that of the State of Georgia. Overall wages for all industries lagged the State by 25 percentage points in Monroe County in 2005. Average weekly wages for Monroe County (in all industry sectors) was \$565 during that period. This contrasts to a State average of over \$750. Consequently, the average wages being paid in Monroe County pales in comparison to other portions of the State. The metro Atlanta area greatly increases the average weekly wages earned throughout the State.

This is disturbing when wages are compared to cost-of-living in this area compared to other areas across the State. Monroe County is closest to Bibb County, the nearest area compared in cost-of-living analyses; therefore, assumptions will be made on this basis. The cost-of-living for the Middle Georgia area is approximately 90 percent of the cost to live in the metro Atlanta area. Therefore, discretionary income is limited within Middle Georgia due to lower weekly wages, when compared to metro Atlanta areas.

Comparison to Contiguous Counties

When compared to surrounding counties, Monroe County has higher average weekly wages than the surrounding counties. Similar to that of the comparison to per capita incomes, only Bibb County has a higher average weekly wage than Monroe County. Bibb County has an average weekly wage of 760 persons. Average weekly wages in the remaining surrounding counties range from a low of \$454 in Crawford County to a high of \$559 in Butts County.

## Earnings by Sector

In addition to Tables 32 and 33 that show the wage analysis for Monroe County area and the surrounding counties, Table 34 (see Appendix) presents and compares the average weekly wages in each industry classification in 2005 for Monroe County, contiguous counties, and the State of Georgia. As shown in the table, average weekly wages in the Monroe County wood product manufacturing industry sectors were above the average weekly wages for those same sectors at the State level, the only reported category where Monroe County's average wages exceeded the State average. However, 2005 average weekly wages for other sectors in Monroe County were noticeably below the corresponding sectors at the State level. The administrative and waste services industry sector in Monroe County in 2004 paid only 35 percent of the average wage paid statewide for that classification. Overall, the goods-producing sector paid 81.0 percent of the State average, while the service-producing sector paid only 57.0 percent of the State average. Public sector wages in Monroe County mirror those of the private sector whereas wages in Monroe County are only 88.5 percent of the wages earned in the state.

### Comparison to Contiguous Counties

When Monroe County is compared to contiguous counties, many similarities between local trends and State trends are evident. Additionally, this comparison must be evaluated with the understanding that each county represented in the area has its own economic strengths and weaknesses. Evaluation of the goods-producing sector indicates that Monroe County ranks fifth in terms of the highest weekly wages when considering Monroe County and the seven contiguous counties. Bibb County is approximately one-third higher than any other county, while three counties have average wages less than Crawford County.

In contrast, the service sector in Monroe County has the second highest average weekly wages in comparison to contiguous counties. Bibb County has a higher average weekly wage compared to Monroe County, but the majority of the remaining counties trail Monroe County by over \$100 per week per job.

The public sector employment in Monroe County is in stark contrast to the service sector. Only Crawford County has a lower average weekly wage for public sector employees than Monroe County – and the difference is only \$8 per week. Again, Bibb County has the highest average weekly wage for public sector employment at \$784. The remaining counties ranked above Monroe have average weekly wages ranging from \$576-\$686. Monroe County's average weekly public sector wage of \$549 is ahead of only Crawford County.

## Commuting Patterns

According to the *2000 County-to-County Worker Flow Files* produced by the United States Census Bureau, almost 40 percent of employed residents of Monroe County worked in Monroe County; by contrast, just over 63 percent of persons working in

Monroe County were residents of Monroe County. The second largest source of Monroe County workers were neighboring Bibb County, supplying just over 12 percent in 2000. That same year, over 31 percent of Monroe County residents commuted to Bibb County; almost five percent worked in Butts County. Lamar, Jones, and Houston Counties each had more than 100 residents working in Monroe County in 2000.

Commuting patterns help provide a snapshot of whether a community is a “bedroom” community for a neighboring area, whether the community is a destination for workers, or is some mix of the previous two options. For example, 17 percent of employed residents in neighboring Crawford County work in Crawford County while 45 percent commute to Bibb County, consequently giving the appearance that Crawford County is a “bedroom” community for Bibb County.

The fact that a sizable number of individuals live in Monroe County and commute to other locations for employment indicates that work available for the community does not adequately meet the demands of the resident population. Two potential scenarios, which can be evaluated to determine the underlying reason for this phenomenon, include the idea that skill sets possessed by Monroe County residents are unable to be utilized by employers currently within the community or that wages paid within Monroe County for certain positions are less than for areas in surrounding, or a combination of each.

First, the number of available jobs within the community is less than the employable labor force in the same area. Most recent Georgia Department of Labor statistics indicate that there are almost 2,200 fewer jobs in Monroe County than employed Monroe County residents (regardless of where their job is located). Additionally, as quantified above, wages paid within Monroe County are less than wages paid in other portions of the region and State. It can be inferred that these two factors collectively prevent those living in Monroe County from working in other communities.

Although these statistics paint Monroe County’s employment options in a negative light, the fact does remain that some individuals might prefer the more rural lifestyle when compared to the neighboring urban centers of Macon and to a lesser degree, metro Atlanta. The quality of life that these individuals are pursuing results in their choosing to live in Monroe County and work in other locations.

*Comparison to Contiguous Counties*

Counties contiguous to Monroe vary greatly in whether residents of the community are primarily employed within their jurisdiction. Similarly, a wide range of variance is present in the county of residence of individuals working within the county. Again, as with many of the demographic indicators, Bibb County is the exception to the remainder of the region. The vast majority of individuals working in Bibb County are Bibb County residents. Further, almost two-thirds of the persons employed in Bibb County are Bibb County residents.

Butts County has almost one-half of its community residents working within the county. Approximately 18 percent of Butts County residents are employed in Henry County. In contrast nearly two-thirds of the persons employed within Butts County are Butts County residents. The county providing the next highest number of employees for businesses in Butts County is Monroe, with 492 persons.

Crawford County is a bedroom community to Bibb County that has relatively few jobs. Almost half of the residents of Crawford County are employed within Bibb County; in fact, only 17.3 percent of all employed Crawford County residents actually work within the county. In contrast, over two-thirds of all Crawford County residents are employed within the county. This indicates that not only do Crawford County residents go out of the county for employment, there are very few opportunities presently within the county for its residents.

Jasper County is similar to Monroe County in the fact that almost two-thirds of the resident population is working in other counties. Less than 40 percent of all Jasper county residents are employed within the county, with many commuting to Newton and Rockdale Counties. Conversely, over two-thirds of all persons employed within Jasper County residents are county residents. This underscores the notion that the community is lacking employment opportunities for its residents.

Jones County also represents a bedroom community within the area of comparison. Over 56 percent of the Jones County labor force is employed within Bibb County. Only 23.4 percent of Jones County residents actually work within Jones County. The majority of persons working in Jones County (69.6 percent) also live within the community. Only 15.8 percent of those working in Jones County commute from Bibb County.

Lamar County has approximately one-third of its residents employed within the county. Almost half of the residents of Lamar County commute northward to counties in the metro-Atlanta area each day. As with many of the communities evaluated in this section, the majority of persons working in Lamar County also reside within the community.

Upson County, unlike all compared communities except Bibb, employs the majority of its labor force within the county. Almost three-quarters of Upson County residents are employed within the community. Similarly, 83.7 percent of the jobs in Upson County are filled by Upson County residents. This could indicate that Upson County has a high level of jobs appropriateness within the community.

## **Economic Resources**

### *Educational Attainment*

A careful evaluation of educational statistics is important when considering preparation of community residents for the professional and technical skills required in the workforce. In 2000, 77.7 percent of Monroe County residents over the age of 25

possessed a high school diploma, which was less than the State average of 78.6 percent. Within the City of Culloden, the percentage of high school graduates is the lowest within the county at only 58.5 percent, with only 9.9 percent of the population possessing a bachelor's degree. The City of Forsyth counters with 73.7 percent of the population possessing a minimum of a high school diploma, or its equivalent. Over 20 percent of the population in Monroe County possesses a bachelors degree or higher. Educational attainment is an important factor to consider when addressing the perception from local residents of a lack of high technical skilled labor in the community. While Monroe County as a whole has a population mirroring that of the State of Georgia's educational attainment, more can be done to increase the educational level of those within the community. Please see Table 37 in the Appendix.

There are currently five public schools in Monroe County: two elementary schools; two middle schools; and one high school, which is located in Forsyth. There is also one private school, Monroe Academy.

#### Comparison to Contiguous Counties

In comparison to the surrounding counties, Monroe County ranks near the top in terms of the percentage of county residents possessing at least a high school diploma. Only Jones County has a higher percentage of its resident population possessing a high school diploma (Jones – 77.9 percent, Monroe – 77.7 percent). Most other counties in the study area, with the exception of Bibb, range between 66 percent and 71 percent (Table 38).

When comparing college graduates within the community, Bibb and Monroe Counties have higher percentages of college graduates within the community than any other community in the study area. While Bibb County has 21.3 percent of its residents possessing at least a bachelor's degree, there are 17.1 percent of Monroe County's residents with similar academic credentials. Both of these counties, however, fall well below the State average of 24.3 percent.

### **Economic Development Agencies**

Monroe County is in the service region of the Middle Georgia Regional Development Center (MGRDC). The Middle Georgia RDC is a regional planning and development agency serving the communities of Middle Georgia since 1965. The MGRDC provides technical assistance to the 11 counties and 22 cities that encompass its service region. The Middle Georgia RDC is comprised of professional departments specializing in planning, economic development, public administration, information technology, and aging services.

Monroe County is also serviced by an Economic Development Program representative from the Georgia Department of Community Affairs (DCA). This representative serves three service regions across the State with the purpose of overseeing economic development-related projects throughout his/her service area. Additionally, DCA has a regional representative who acts as a liaison between the community and DCA staff in

Atlanta. This person is tasked to ensure that communities across Middle Georgia are informed of all available economic development resources.

Georgia Tech Regional Economic Development Institute in Macon offers an array of services to businesses seeking to locate or expand within Middle Georgia. The common objective of these offerings is to grow Georgia's economy by providing technology-driven solutions to the State's businesses and communities. Georgia Tech EDI seeks to attract new companies to Georgia, assist existing enterprises expand, provide technical expertise for enhanced competitiveness, and help communities plan for growth.

In addition to these regional and State agencies, there are several recognized economic development agencies specific to Monroe County. These include the Development Authority of Monroe County, the Forsyth-Monroe County Chamber of Commerce, the Forsyth Downtown Development Authority, and the Central Georgia Regional Development Authority (Bibb, Jones, Monroe, and Twiggs Counties).

## **Economic Development Programs and Tools**

There are several economic development programs or tools made available to businesses and residents of Monroe County. These include Freeport exemptions and the availability of business development funds.

Freeport exemptions were entered into by Baldwin, Bibb, Crawford, Houston, Jones, Monroe, Peach, Pulaski, Putnam, and Twiggs Counties, as well as the Cities of Eatonton, Forsyth, Macon, and Milledgeville. These governments have all elected to create Freeport exemptions on ad valorem taxes on inventories within their communities. These exemptions include the following types of commercial and industrial inventory:

- Class 1 - Raw materials and goods in process of manufacture – 100 percent exemption;
- Class 2 - Finished goods produced in Georgia within the last 12 months - 100 percent exemption; and
- Class 3 - Finished goods stored in Georgia within the last 12 months and destined for shipment out-of-state - 100 percent exemption.

Additionally, business development funds are available to local governments through the Georgia Small Business Lender (GSBL). In 1978, the U.S. Department of Commerce Economic Development Administration designated the Middle Georgia Regional Development Center as an economic development district (EDD). The charge of an EDD is to increase per capita income, lower unemployment, and promote economic stability. As part of this overall economic development effort, in 1982 the MGRDC created the Development Corporation of Middle Georgia (DCMG) to provide access to capital for small businesses, increase the tax base, and create jobs. In 2004,

the DCMG changed its name to Georgia Small Business Lender (GSBL) in order to reflect its ability to make loans throughout the State of Georgia.

The GSBL, along with participating private sector lenders, help new and expanding businesses with the acquisition of fixed assets. The five loan programs operated by the GSBL offer smaller down payment requirements, lower interest rates, flexible loan structuring, and longer terms than are generally available through commercial lenders. The benefit to communities is through the creation of jobs, an increased tax base, and improved access to goods and services.

In 1983, the GSBL became a Certified Development Company of the U.S. Small Business Administration (SBA). This certification allows the GSBL to make loans through the SBA's 504 Program. Along with offering SBA loans, the GSBL currently operates three additional loan programs. The GSBL operates a United States Department of Agriculture (USDA) Rural Development Revolving Loan Fund (RLF) and manages an Economic Development Administration Revolving Loan Fund for the MGRDC. In addition, GSBL operates a pilot micro-loan program funded by the U.S. Department of Agriculture. Utilizing the GSBL as the administrative agent has numerous advantages including rapid start-up, economies of scale, experience in lending and asset liquidation, established financial controls, marketing capacity, and access to resources in a wide variety of disciplines.

Business Outreach Services (BOS) is located in the City of Macon and operated by the University of Georgia (UGA) with a grant from the Small Business Administration. The UGA BOS program helps businesses improve their competitive advantage by providing sound advice and technical information relating to all phases of small business management. Services that are provided free-of-charge include business plan development, market research, recordkeeping and accounting, cash flow analysis, financing alternatives, and international trade. The Small Business Development Center (SBDC), under the umbrella of BOS, offers affordable training seminars and workshops to improve business skills and knowledge of topics including: marketing strategies, accounting principles, tax procedures, computer technology, business law, time management, and procedures on how to start and manage a business. The Macon BOS office offered their services to 345 businesses within the Middle Georgia Region in 2002 with many of these being minority or women-owned businesses.

The Industrial Extension Service Regional Office is located in the City of Warner Robins and operated by Georgia Tech Research Institute (GTRI). This service provides companies with on-site, confidential management and technical assistance. They have a professional staff of engineers trained in a variety of fields. Some of the services available include plant layout and material handling advice, computer application assistance, technical problem-solving, productivity audits, energy audits, environmental health/safety assessments, on-site training, continuing education offerings, satellite downlink access, and business and technical database searches. This assistance is supported by the University System of Georgia, and most often the staff can provide three to five days of help at no charge.

### Education and Training

There are several educational and training opportunities in Peach County. These include public schooling at the primary and secondary levels as well Fort Valley State University, a public university located in the City of Fort Valley. Monroe County is home to Mary Persons High School, William M. Hubbard Middle School, Banks Stephens Middle School, Samuel E. Hubbard Elementary School, and T.G. Scott Elementary School. Neighboring Bibb County is home to Central Georgia Technical College (CGTC). CGTC offers a wide variety of job training programs, professional certifications, and technical degree programs. Monroe County is also served by Georgia's Quick Start Program. This program is nationally recognized for providing customized, high-quality training services at no cost to new or expanding businesses.

The Quick Start Program's flexibility allows for each business and/or industry to work on a schedule that is most conducive to the needs of the company. Training sessions are sometimes provided at company facilities, while at other times they are provided at participating technical schools, or other agreed upon locations. Additionally, the schedules are flexible in that courses are offered during the day, at night, or on weekends to meet the needs of the company. According to the Quick Start website, programs are available in fields such as metals, electronics, paper, plastics, textiles, apparel, food processing, printing, chemicals, warehousing and distribution, and business services.

There are several job training programs available to Monroe County employees and employers. The Middle Georgia Workforce Investment System offers job training with contracted educational facilities throughout the region (and outside the region) through the Job Training Partnership Act (JTPA). The training is available to all residents of the Middle Georgia Region. Including its Welfare to Work Program, the Consortium served 1,260 people in 2003. The Consortium contracts with the Medical College of Georgia in Augusta, Allied Trucking in McDonough, Macon State College, Putnam Hospital's School of Practical Nursing, and Middle Georgia Technical College, among others, to provide training to qualified persons.

### **Economic Trends**

Economic trends within Monroe County can be described through sector trends, major employers, important new developments, and unique economic situations.

### Tourism

Monroe County is poised to capitalize on potential tourism dollars spent in the area due to the presence of attractions in the community such as the Juliette community of Fried Green Tomatoes fame, High Falls State Park, downtown Forsyth, and the Bolingbroke community. Opportunities for tourism also exist due to the fact that the Forsyth-Monroe County Chamber of Commerce is in the process of developing and printing a new visitor's guide in both a pamphlet and booklet format. These brochures are estimated to be available throughout the community by the end of calendar year 2006. Additional

opportunities exist due to an anticipated community packaging attempt by the Chamber of Commerce.

Presently, the community has select brochures available at the Chamber of Commerce office, as well as selected racks throughout the community.

### Public Safety

The Monroe County community has a tradition rich in the public safety sector. The Georgia Public Safety Training Center located at the northern edge of the City of Forsyth serves the State as a training facility, but serves the community by bringing numerous individuals into the community on a routine basis. By attracting these public safety officials into the community, both sales and sales tax revenues are generated as a result of the facility's presence. In order to capitalize on the facility, the Development Authority of Monroe County and the Forsyth-Monroe County Chamber of Commerce will be pursuing complementary businesses and industries, both commercial and manufacturing, to locate in close proximity to the Training Center. Currently, there is one retailer that has located adjacent to the facility, but an effort will be undertaken to attract additional businesses and industries to the community.

### **Sector Trends**

According to the Georgia Department of Labor (DOL) the Middle Georgia Work Investment Area (MGWIA), comprised of Baldwin, Crawford, Houston, Jones, Monroe, Peach, Pulaski, Putnam, Twiggs, and Wilkinson Counties, expects to see significant growth in the sectors reflected in Table 39 (see Appendix). This table provides a regional perspective for job growth comparisons. Industries expecting the largest job growth at the regional level include (annual growth rates in parentheses): food manufacturing (7.3 percent), hospitals (6.4 percent) and support activities for transportation (5.9 percent).

For a more localized perspective regarding job growth in Monroe County, Woods & Poole Economics, Inc., in its *2006 State Profile*, projects that the state and local government and service sectors will be the leading employment sectors by the year 2025. These will be followed closely by transportation and public utilities, retail trade, and construction sectors. The first two sectors identified are anticipated to experience dramatic increases over the next 20 years, while marginal increases of a lesser degree are experienced by the latter (Table 40).

Georgia DOL has also projected declining industries in the MGWIA. Table 41 (see appendix) indicates declining industries and provides a regional perspective. Industries expected to experience the most significant declines include (annual growth rates in parentheses): nonmetallic mineral product manufacturing (-5.7 percent), construction of buildings (-5.1 percent) and state government—excluding education and hospitals—(-.8 percent).

Declining sectors and industries are just as important to economic development as those that are growing and projected to grow. For a more localized perspective regarding job growth in Monroe County, Woods & Poole Economics, in its *2006 State Profile*, projects that mining, wholesale trade, and federal government sectors will employ the smallest number of workers in the County. These projections have been condensed in Table 42 (see Appendix) showing employment projections between 2005 and 2025.

## **Important New Developments**

Monroe County is in the process of developing the Rumble Road Industrial Park, located south of the City of Forsyth along I-75. The Development Authority of Monroe County, the owner of the parcel, has recently completed the construction of a road into the property. The location is presently being marketed for industrial development. This property, when filled, has the potential to contribute millions of dollars to the local tax digest, as well as enable significant employment opportunities within the community.

Another property, which is presently owned by the Development Authority of Monroe County, is the Plant Percule facility located on Highway 87 North in extreme western Monroe County. This 400,000-square-foot facility has been acquired by the Development Authority and is being marketed for a suitor. It is anticipated that the Authority will have a commitment by a company to locate to this facility no later than November 2006. This property also has 40 acres, which will be retained by the Development Authority to be used for additional industrial development opportunities.

Most notable within the community, however, is the imminent location of the Georgia Department of Corrections headquarters to the former Tift College Campus. This facility, located on the southeastern corner of the City of Forsyth, has been vacant for a number of years, and the community was pleased to attract this State agency. As a result, the facility will be renovated to accommodate the Department's needs. Additionally, the project will bring an additional 400 employees to the community. Whether the employees choose to reside within the community or other locations, it is likely that sales tax revenues can be generated from the new employees, at a minimum.

While addressing the addition of jobs to the community, Monroe County and the City of Forsyth are experiencing growth that will increase the population within the community. When population increases, a corresponding increase in the number of rooftops within the area occurs. In order to ensure that the housing needs of those who will be working in the community are met, community leaders have initiated discussion to encourage developers to construct affordable housing opportunities within the community that can meet the needs of the new people and families that are anticipated to call Monroe County home in the future.

## **Unique Economic Situations**

The Monroe County area is primed to experience rapid growth in the coming years. The initial waves of this growth are occurring, but a continuation of this trend will likely create difficulties that the community must overcome. At present, only a small portion of the county is served by both water and wastewater infrastructure. Concentrations of developments that are likely to occur in the future may not be able to be served by well and septic systems. Furthermore, proper planning at this point in time, coupled with adherence to these plans in the future will enable the community to match infrastructure availability with infrastructure need.

Additionally, as mentioned previously, the presence of the Georgia Public Safety Training Center in the community affords Monroe County opportunities that are not available to a number of communities across the state. This facility houses programs providing training opportunities to thousands of public safety officials from across the state each year. By drawing these individuals to the community, a unique economic opportunity is available to be taken advantage of by the community.

As previously stated, the community has been chosen to be the future home of the Georgia Department of Corrections administrative headquarters. As a result of this, a unique opportunity exists whereby the community can take advantage of being the host to a State administrative office in one of Georgia's rural communities.

In the spirit of being a good neighbor, the Department of Corrections is partnering with the City of Forsyth, the Forsyth Police Department, and the community to renovate Kynette Park, a recreational area within one of the more run-down pockets of the community. This project will involve the construction of a picnic pavilion, construction of dugouts for the ball field, and overall enhancements to the park.

Additionally, it has recently been announced that a Harley Davidson museum will be developed in the community of Juliette, in a former grist mill.

## ***HOUSING***

The Monroe County Housing Stock is evaluated based on a range of existing characteristics and trends. These characteristics include housing type and mix, condition and occupancy, housing cost, cost-burdened households, and the job-housing balance. This information should accurately depict the Monroe County's housing stock.

### **Housing Types and Mix**

There are 8,425 housing units in Monroe County, and of these units, 89 are located in the incorporated areas of the City of Culloden and 1,619 units in the City of Forsyth. To clarify what constitutes a housing unit, the Census Bureau defines it as *“A house, an apartment, a mobile home or trailer, a group of rooms, or a single room occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and which have direct access from outside the building or through a common hall. For vacant units, the criteria of separateness and direct access are applied to the intended occupants whenever possible.”*

The housing stock in Monroe County has experienced significant growth between the years of 1990-2000. In fact, the housing has grown approximately 32 percent during this period. Growth has occurred in almost all housing types except select multi-family units (apartments) but has been most prevalent in single units (detached) or site-built homes. This is not surprising given single unit (detached) housing constitutes 5,597, or 66 percent, of the housing units in Monroe County. Mobile homes also have a significant presence in the county. This housing type increased by 594 units during this ten-year period and comprises about one-fourth of the entire Monroe County housing stock (Table 43). The bulk of these mobile homes are in the unincorporated portions of the county. More precisely, there are only 27 mobile homes in the City of Culloden and 39 in the City of Forsyth according to the 2000 Census. A housing assessment conducted by the Middle Georgia RDC concluded that the number of mobile homes has risen to 57 in the City of Forsyth, a notable increase but not substantial in the overall housing scope. Multi-family units and duplexes, which range from 2-50 units in a structure, also have a strong presence in the community and helps contribute to a diverse housing mix. In fact, multi-family housing units represent approximately seven percent of the entire housing stock and have increased slightly from 520 to 570 units between the years of 1990-2000 according to the 2000 Census. The bulk of these multi-family structures are located in the City of Forsyth.

Housing in the Middle Georgia region has also increased, albeit at a slower rate than Monroe County. Nevertheless, the housing stock for the region grew 19 percent between the years of 1990-2000. Single unit (detached) saw the largest increase in number, going from 153,768 to 183,541. However, it was mobile homes that increased by the highest percentage at 41 percent, roughly the same growth rate Monroe County experienced. Multi-family housing units comprised 18 percent of the region's housing

stock. Between the years of 1990-2000, structures with 50 or more units almost tripled in number (Table 44).

The State of Georgia's housing stock grew by 24 percent between the years of 1990-2000, faster than the region but slower than Monroe County. No surprise that single unit (detached) housing grew substantially during this period (29 percent) and comprised 64 percent of the State's housing stock. Mobile homes also grew at a rate of 29 percent and represented 12 percent of the total housing stock, and multi-family housing units comprise about 21 percent of the State's housing stock. One surprising trend with multi-family housing units is that structures containing 10-19 units have seen a decrease in Monroe County, the region, and the State of Georgia (Table 45).

## **Condition and Occupancy**

### *Age and Condition*

Age is often an indicator of housing condition in a community. Homes, which are 25 years or older, may require more attention than homes built before this date. To this end, roughly 42 percent of the Monroe County housing stock was built before 1980 according to the 2000 Census. There are 677 homes built between the years of 1960-1969 and 454 homes built during the period 1950-1959. Homes built in 1940 or earlier constitute 619, or 11 percent of the entire housing stock. Many of these homes are located in incorporated areas. The City of Forsyth has 1,199 homes, which are 25 years or older, and 371 homes that were built in or before 1941. The City of Culloden only has 89 homes, but 71 of these homes were built before 1980, and 39 homes were built before 1941. By and large, Monroe County has a considerable number of older homes that contributes to the historic character that has come to encapsulate the South.

Despite having an older housing stock, the vast majority of homes appear to be in good shape. However, there are homes, which are in need of repair. This assertion is supported by Census 2000 information, which evaluates the number of homes that lack adequate plumbing and kitchen facilities. The total number of homes in Monroe County that lacked these facilities was 274, which represented roughly three percent of the entire housing stock. Of the 274 homes, 155 of these housing units lacked complete plumbing facilities. This was an improvement from 1990 where 181 housing units lacked the same facilities. Monroe County also had 119 units that lacked complete kitchen facilities and again was an improvement from 1990 where the number was 132. A closer look at the City of Forsyth reveals that one percent of the housing stock lacked complete facilities while the City of Culloden had no homes lacking these facilities.

These numbers are comparable with neighboring counties. Both Butts and Jasper Counties had around four percent of their respective housing stocks that lacked either complete kitchen or plumbing facilities. Upson and Lamar Counties had slightly less homes in need of upgrades at two percent. The State of Georgia, as a whole, also had two percent of all housing that lacked these facilities.

2006 City of Forsyth Housing Assessment

The housing condition in Monroe County can be further evaluated by looking at a housing assessment conducted in 2006 by the Middle Georgia RDC in connection with the Georgia Department of Community Affairs. This assessment has its limitations as it only covers the City of Forsyth, not the entire county. On the other hand, the assessment is useful because it offers a comprehensive evaluation of the Monroe County seat. It was determined in this assessment that the City of Forsyth has a favorable housing stock, based on the number of standard housing units observed. Approximately, 89 percent of the housing stock is considered to be standard, which are those homes that display no major or structural defects. Like any community, the City of Forsyth experiences its share of substandard and dilapidated housing units. Substandard units make up 9% of the housing stock. These housing units display two to three minor defects but remain livable. Dilapidated housing units made up the remainder of the housing stock at two percent. These homes are recognized as having multiple minor defects as well as a few major defects that make the home practically unlivable.

The assessment looked at three separate portions of Forsyth. The most densely populated areas of substandard and dilapidated housing were found in the southern portion of the city. Homes along Lover's Lane, Powell Street, Pippen Lane, South Phelps, Jones Street, Pinkney Circle, and Kynette Street appear to be in the worst condition. There are 14 dilapidated houses in this portion of the city and unfortunately, some of these homes appeared to be occupied.

In the center of the city along Interstate 75, there appears to be a number of substandard homes that line the interstate. Streets such as Milledge Circle, Solomon Street, and Hill Street have several substandard and dilapidated housing units. Another concerning neighborhood is the "James Street Area". This neighborhood is located off of Tift College Drive, one of the major corridors leading into the downtown area and the future home of the Georgia Department of Corrections. The City of Forsyth and the Georgia Department of Corrections have made efforts to reinvigorate this area by identifying grant sources for home improvements.

The northern portion of the city also has a few areas of substandard and dilapidated housing located on Powerhouse Road, Mays Street, and North Frontage Street. This block has a total of ten substandard homes and one dilapidated house.

Owner and Renter Units

According to the 2000 Census, 73 percent of the housing units in Monroe County are owner-occupied units. During the years of 1990-2000, owner-occupied units increased by 46 percent. The bulk of this increase appears to be in the unincorporated portions of Monroe County although the City of Culloden did see a slight increase during this period (eight percent). While owner-occupied units are increasing in the county, the City of Forsyth has actually seen a decrease of six percent in owner-occupied units. This can best be explained by the increasing trend toward rental units in the City of Forsyth.

Rental housing has a significant presence in Monroe County, comprising about 20 percent of the total housing stock. Many of these rental units can be found in the City of Forsyth where 42 percent of all occupied units are rental. In fact, there are 1,590 occupied rental units in Monroe County and of these units, roughly 43 percent are located in the City of Forsyth according to the 2000 Census. The remaining housing stock is comprised of vacant units, which represent eight percent of the Monroe County Housing Stock.

A regional comparison reveals that owner-occupied housing units make up 60 percent of the housing stock in Middle Georgia. Renter-occupied housing units did comprise a higher number in the overall region at 29 percent, and the vacancy rate was also slightly higher at 11 percent compared with Monroe County. A comparison with Monroe County and the State of Georgia reveals there are fewer owner-occupied housing units in the State as a whole at 62 percent. Vacant units in the State were identical to those in Monroe County at eight percent; however, rental units appeared to represent a higher percentage of the State's housing stock at 29 percent.

## **Cost of Housing**

Median property value and median rent are indicators of housing cost in Monroe County. The median property value in Monroe County is \$103,600 according to the 2000 Census. Property values in the county appear to be on the rise given that they increased nearly 70 percent between the years of 1990-2000. The median rent for Monroe County in the year 2000 was \$461, up from \$324 in 1990 (Table 55).

Property values for the Middle Georgia Region also appear to be rising. The median property value for the region was \$79,449, which represented a 37 percent increase from 1990-2000. While this increase is significant, the region's property is not increasing as rapidly as Monroe County's. Furthermore, the median rent for the region was \$361, which is \$100 cheaper than rates in Monroe County (Table 56). In looking at the surrounding counties of Lamar, Butts, Jasper, and Upson, it appears that Monroe has the highest property value. On the other hand, the median rent is comparable among these same counties as can be observed in Table 58. It would appear that as property values escalate in Monroe County, rent remains comparatively low, hence giving those who cannot afford to buy homes, the option to rent.

A look at the State of Georgia reveals that the median property values for this same time period are fairly close to Monroe County at \$100,600, a 41 percent increase between the years of 1990-2000. The median rent for the State is \$500, which is slightly lower in Monroe County (Table 57).

<b>Table 51: Rent and Property Values for Neighboring Counties</b>					
<b>Category</b>	<b>Monroe</b>	<b>Lamar</b>	<b>Butts</b>	<b>Jasper</b>	<b>Upson</b>
<b>Median Property Value</b>	\$ 103,600	\$79,900	\$86,700	\$81,000	\$66,100
<b>Median Rent</b>	\$461	\$441	\$480	\$442	\$414

*Source: US Bureau of the Census*

## **Cost-Burdened Households**

The federal guideline for affordability is that housing costs (rent + utilities or mortgage, taxes, and insurance) do not exceed 30 percent of a household's gross income. Those that exceed this threshold are considered to be cost-burdened. According to the 2000 Census, there were roughly 652 households that were considered cost-burdened. Households that spend more than 50 percent of their income on these living necessities are considered to be severely cost-burdened. In Monroe County, there are 498 households considered to be severely cost-burdened. All said, 14 percent of Monroe County householders are either cost-burdened or severely cost-burdened (2000 Census).

According to the University of Georgia's Housing and Demographic Research Center, those who rented homes were more likely to be cost-burdened than those who owned their home. Roughly, 18 percent of homeowners are deemed cost-burdened compared with 28 percent of those who rent. In comparison with the region, the percentage of cost-burdened households was about the same among homeowners but was notably higher among renters at 35 percent.

Monroe County statistics show that those who earn less than \$10,000 per year are more likely to be cost-burdened than those who earn higher incomes. For this reason, it comes as no surprise that 96 percent of renter-occupied households, which earn less than \$10,000 per year, are considered to be cost-burdened. Conversely, 83 percent of those who own their home and earn less than \$10,000 are also considered cost-burdened. The trend for both homeowners and renters in Monroe County is that as income increases, the number of cost-burdened households decrease. In terms of race, whites comprise roughly 70 percent of the population while African-Americans about 28 percent; yet, 363 African-American households make less than \$10,000 per year compared with 329 white households.

Other demographic information seems to indicate that some Monroe County citizens are more predisposed toward being cost-burdened than others. According to the 2000 Census, those between the ages of 45-54 represented the highest number of cost-burdened homeowners at 194 households. For renters, the ages of 35-44 produced the highest number of cost-burdened households at 133.

The 2000 Census indicates that there are 1,855 households collecting Social Security and 184 households that receive public assistance. In terms of poverty, there are a total of 883 households that are living below the poverty level, which represents about 11 percent of occupied households in Monroe County. Of the households living below the poverty level, less than two percent receive public assistance and around four percent receive Social Security.

### **Special Needs Housing**

This section addresses special housing needs as they relate to the elderly, homeless, victims of domestic violence, migrant farm workers, those living with HIV/Aids, and those recovering from substance abuse problems.

A change in the elderly population can indicate that housing needs may also have changed. For this evaluation, elderly people are considered to be those who are 85 years or older. In Monroe County, the number of elderly people increased by 23.9 percent between the years of 1990-2000. This increase, while significant, represented the smallest in the region, which in comparison increased its elderly population by 42.4 percent. The overall elderly population for the State of Georgia increased by 53.5 percent during this same period, all this according to Georgia Department of Community Affairs: State of the State Housing Report. Although the number of elderly people in Monroe County does not appear to be rising as rapidly as the region or State, there remains a notable number of dependents.

The dependency ratio can be defined as the number of children under the age of 18 plus the number of elderly persons 85 years or older per 100 persons ages 18-84. This ratio is derived solely from the age of the population and has relationship to the receipt of government aid or other benefits. The dependency ratio for Monroe County is 27.7 percent. The dependency ratio was roughly the same for the region (27.8 percent) and the State of Georgia (27.9 percent).

The housing needs for the elderly and others are met by Elder Manner, a Section 8 apartment complex designed specifically for low-to-moderate income seniors and persons with physical disabilities. Elder Manner is a 25-unit complex with 100 percent occupancy and current waiting list of five people. The Monroe County Senior Center also helps address housing needs. The senior center does this by delivering meals to the homes of more than 50 elderly people during the week and provides lunch to 25 more at the center. In addition to providing meals, the senior center also offers transportation to medical facilities and the grocery store according to the center's director. These services allow seniors the opportunity to live on their own, while having

their needs met. For those who are unable to live independently, other options are available. There are two nursing homes in Monroe County, each with 72 and 83 beds, respectively, neither of which are at full capacity as of October 2006. The Whispering Pines Personal Care Home also offers an alternative to nursing homes with a 15-bed facility.

Other needs such as low-income family housing are addressed by Union Hill Apartments. Union Hill Apartments is a 68-unit apartment complex that is currently at 100 percent occupancy. This Section 8 Multi-Family Tax Credit has approximately ten families on the waiting list according to the complex manager. Another resource for housing is the Monroe Neighborhood Service Center, also known as Middle Georgia Community Action Agency. This non-profit organization offers an emergency food and shelter program. Low-income citizens can benefit from this program one time by having their monthly rent or grocery bill paid for due to qualifying circumstances. Other services offered under this program include housing assistance to make housing repairs and weatherization of homes for low-income citizens.

Housing needs for people suffering from substance abuse, mental/developmental disabilities, or related difficulties are met by the River Edge Behavioral Health Center. This facility is centrally located in Macon but has a branch in Monroe County, making its service to nearly 400 clients (caseload) very accessible. River Edge assists people in need by making house calls to help monitor medications for those with mental and developmental challenges. Also, the center helps those who are homeless and suffering from substance abuse problems find suitable living through Section 8 opportunities or low-rent apartments.

According to the Georgia County Guide, Monroe County has 26 reported cases of Aids to the Division of Public Health between the years of 1981-2004. These patients are referred to the Health Department in Macon for treatment. Currently, there is no special housing assistance/care available for persons with Aids or HIV in Monroe County.

## **Jobs-Housing Balance**

Evaluating the job housing balance can be done by assessing several interrelated factors as they pertain to housing. One of these facets involves looking at housing cost compared to that of household income. The median earnings for full-time, year-round workers are \$28,951 according to the *Georgia Department of Community Affairs: State of the State Housing Report*. The median home value for *specified* units was \$103,600. To put these numbers in perspective, Monroe County had the second highest housing value in the region but ranked fifth in terms of income.

As previously mentioned, property values are on the rise, and by all indications, this trend is likely to continue. Rising property values could hinder those looking to buy a home in Monroe County. On the other hand, rent does not appear to be following the same trend as property values and for this reason, provides those who wish to live in the county another option (housing costs section).

Commuting patterns also contribute to the job housing balance. According to Georgia Department of Labor, 64 percent of employed residents in Monroe County actually worked in the County. Conversely, 36 percent of Monroe County's workforce comes from surrounding counties for work. The largest percent of in-commuters came from neighboring Bibb County (12.4 percent). These commuting patterns may suggest an absence of housing opportunities for those working in Monroe County. It is also conceivable that many of these commuters make a conscious decision to do so. This claim is supported by the fact that all residents who commute to Monroe County are from the region or neighboring counties (Georgia Department of Labor).

## ***Natural and Cultural Resources***

Natural and Cultural Resources are important elements which contribute to a community's character, identity, and sense of place. Encroaching development and modernization lend urgency to the need for preservation of these natural and historical sites, vistas, and landscapes. Protection of environmental and natural features is vital to ensuring the continuance of clean air, water, and open spaces. The retention, conservation, and utilization of cultural resources is essential because the history of a place and the conservation of its heritage resources are intrinsically linked to maintaining a high quality of life and are a crucial component of a community's economic development efforts.

## **Environmental Planning Criteria**

All Part V Environmental Ordinances have been adopted by the local governments.

### Water Supply Watersheds

*A water supply watershed is the area of land upstream of a governmentally owned public drinking water intake.*

Monroe County is located within two State of Georgia watersheds: the Upper Ocmulgee and the Upper Flint. The county is also located within two (2) small watersheds, the Tobesofkee Creek and Rocky Creek, both of which are less than 100 square miles in size and are shared with Lamar County. The Tobesofkee Creek watershed serves a reservoir located in Monroe County but owned by the City of Forsyth and serves the city's public water supply. Residents of Monroe County and the City of Culloden rely on groundwater from wells for their water supply. See Map 3 in the Appendix for the specific area covered by these water supply watersheds.

As part of the Clean Water Act, the U.S. Environmental Protection Agency requires all states to establish total maximum daily loads (TMDLs) for waters identified in accordance with Section 303 (d) of Clean Water Act, each TMDL is to be established at a level necessary to implement applicable water quality standards. To implement this monitoring system, Georgia publishes the Impaired Waters List, which identifies waterways or sections of waterways which are not meeting set standards, meaning that they are contaminated or either do not support or partially support their designated uses. Monroe County has eight (8) waterways recorded on the 2006 Impaired Waters List, which are outlined in Table 59 of the Appendix.

### Wetlands

*The Environmental Protection Agency (EPA) defines wetlands as "areas where water covers the soil, or is present either at or near the surface of the soil all year or for varying periods of time during the year, including during the growing season."*  
<http://www.epa.gov/owow/wetlands/vital/what.html>

Wetlands include areas such as swamps, marshes, and bogs. They are beneficial resources that provide flood protection, erosion control, water quality maintenance, and habitats for a variety of plants and animals. The Clean Water Act of 1977 (Section 404) outlines specific protective and treatment measures for wetlands to ensure that dredge and fill materials are not disposed of in these ecologically sensitive areas. Cities and counties need to be aware of the location of wetlands in their jurisdictions so they can ensure that new development is compatible with Section 404 of the Clean Water Act. While many of the soil types throughout Monroe County are incompatible with wetlands, the Chewacla-Toccoa-Wehadkee soils, which are found in floodplain areas, do allow for the existence of wetlands. These soils are found across the county, and the location of wetlands throughout Monroe County can be seen on Map 4.

### Groundwater Recharge Areas

*A groundwater recharge area is a surface land area where water that eventually enters an aquifer (an underground reservoir) is first absorbed into the ground.*

Groundwater recharge areas are particularly important because these areas replenish aquifers, which are often the primary source of water for a geographic area. The Crystalline Rock Aquifers are located across much of the northern part of the State and supply Monroe County's groundwater. The Piedmont Province, where Monroe County is located, is made up of non-porous crystalline rocks that form aquifers of very low permeability. Some groundwater is able to penetrate through the small breaks and fractures that occur in the rock. Despite the limited permeability of these areas, the water is of good quality having some iron and manganese that seldom exceed EPA drinking water regulations.

Pollution problems with the Crystalline Rock Aquifers have occurred in densely populated areas in Northern Georgia due to contamination by septic tank effluent. However, most likely due to having a relatively low population density, Monroe County has not yet encountered these problems. The Department of Natural Resources has developed three categories to measure the areas of vulnerability as they relate to groundwater contamination within the State. The analysis of high, medium, or low susceptibility is based on soil and geological characteristics including type, slope, depth of groundwater, and bedrock type. When all of these factors are taken into consideration, Monroe County falls into the "low" susceptibility category. Several areas in Monroe County and the City of Forsyth have been identified as probable areas of thick soils, which are considered to be the most significant groundwater recharge areas.

As Monroe County continues to develop, it should be concerned with protecting these groundwater recharge areas. An increase of impervious surfaces (buildings or paved areas), inadequate or leaky septic systems, and even pesticides can both contaminate and affect the ability of the underlying aquifers to function. Ensuring that these recharge areas are protected is imperative to protecting the community's drinking

water. Once these groundwater recharge areas and aquifers are polluted, it is nearly impossible to clean up.

The Groundwater Recharge Areas map and Pollution Susceptibility map are found in the Appendix and numbered 5 and 6, respectively.

### Protected River Corridors

*Georgia DNR guidelines for river corridor protection state that a protected river is “any perennial river or watercourse with an average annual flow of at least 400 cubic feet per second.”*

The Ocmulgee River, which forms the eastern border of Monroe County, is the only river in the county that qualifies for protected river status. The Existing Land Use Map for Monroe County does not indicate that a conservation area has been established around the Ocmulgee River. The county should seriously consider installing some protective mechanisms and requirements that adhere to DNR’s River Protection Criteria, which includes establishing a natural vegetative buffer with native flora and fauna and ensuring that the zoning for the area only allows low density development, which is usually large lot, single-family home construction.

The Monroe County Existing Land Use map and Protected River Corridors map are found in the Appendix and numbered 1a and 7, respectively.

## **Other Environmentally Sensitive Areas**

### Steep Slopes

*Steep Slopes can be defined by a grade or by a combination of grade and soil type. The Natural Resources Conservation Service views the combination of a moderate (8-to-15 percent) slope and a highly erodible soil, as a moderate-to-severe erosion hazard.*

The slope of land greatly impacts development capabilities and should be given careful consideration. Problems can arise if the slope is either too great (25 percent or higher) or has no slope. Land having a steep slope is easily eroded and highly unstable, making development difficult and necessitating substantial engineering and landscaping. The use of septic systems in areas with a slope that exceeds 15 percent can cause pollution problems. Most soils at high slope grades do not allow for the slow treatment and absorption of wastewater, allowing it to travel untreated for significant distances, thus impacting neighboring properties that lie downslope. Land with little to no slope does not allow for proper drainage of an area during the event of a major storm or flooding. The county and cities should be aware of these factors and ensure that developers are taking proper measures to protect against erosion and pollution in areas of steep slopes or install correct drainage systems to prevent water damage to properties located in areas of no slope. Most slopes in Monroe County and the Cities

of Forsyth and Culloden vary from 2-to-20 percent, with most of the steep slopes occurring in the southwestern portion of the county, as shown on Map 8.

### Floodplains

The floodplains in Monroe County are illustrated on Map 10. The map shows the areas designated as “Special Flood Hazard Areas (SFHA),” on Flood Insurance Rate Maps (FIRM) delineated by the Federal Emergency Management Agency (FEMA). The SFHA shown areas are within the 100-year flood zone meaning that they have approximately a one percent chance of being flooded during any given year, as shown on Map 9.

### Soils

Monroe County is located within the Piedmont Region of Georgia, which is defined by large rock formations of crystalline and metamorphic rock. In most areas of the county, bedrock is at a depth of six feet or more, thus not hindering development. The majority of the soils located throughout Monroe County has moderate permeability and are rated as “fair” for septic system usage.

The type of soil located in an area can also impact the ability and form in which development occurs. There are seven general soil series found throughout Monroe County and are listed below in order of abundance:

Gwinnett-Davison-Cecil—deep, well-drained soils that have a loamy surface area and a reddish clay subsoil having “moderate” permeability.

Cecil-Gwinnett-Madison—deep, well-drained soils that have a loamy surface layer and reddish clay subsoil that contains scattered mica deposits, and rated as having “moderate” permeability. These soils occur in very gently sloping and gently sloping soils of ridge tops on the uplands of the Southern Piedmont. They are primarily suited to agriculture, pasture, and woodland uses. These soils are also considered “fair” to “good” for residences, roads, and light industry.

Gwinnett-Pacolet-Madison—deep, well drained soils that have a loamy surface layer and reddish clay subsoil that contains mica deposits with “moderate” permeability. Located in predominantly moderate to steep sloping soils on upland hill sides of the Southern Piedmont and considered “poor” for light industry and “fair to poor” for residences and roads, and “unsuited” to “fair” for agricultural uses. These soils have a “moderate” to “severe” erosion hazard if the soil surface is unprotected, particularly on steep slopes. Pastures and woodlands are the most suitable uses for most of these soils.

Pacolet-Gwinnett-Madison—deep, well drained soils that have a loamy surface layer and a clay subsoil that also contains mica deposits. This soil series has a “moderate” permeability rating. Located in predominantly moderate to steep sloping soils on upland hillsides of the Southern Piedmont and considered “poor” for light industry and

“fair to poor” for residences and roads, and “unsuited” to “fair” for agricultural uses. These soils have a “moderate” to “severe” erosion hazard if the soil surface is unprotected, particularly on steep slopes. Pastures and woodlands are the most suitable uses for most of these soils.

Wilkes-Pacolet—deep and moderately deep, well drained soils that have a loamy surface layer and a reddish or brownish clay subsoil. Located in predominantly moderate to steep sloping soils on upland hillsides of the Southern Piedmont and considered “poor” for light industry and “fair to poor” for residences and roads, and “unsuited” to “fair” for agricultural uses. Pastures and woodlands are the most suitable uses for most of these soils. This soil system can vary from “low” to “high” in permeability.

Chewacla-Toccoa-Wehadkee—deep, poorly drained to well drained soils that are predominantly loamy. These soils occur on nearly level slopes in floodplains throughout the Southern Piedmont and have a range of “moderate” to “high” permeability.

Wilkes-Helena-Applying—deep and moderately deep, well drained or moderately well drained soils that have a loamy surface layer and a brownish clay subsoil. These soils occur in very gently sloping and gently sloping soils on ridge tops on Southern Piedmont uplands. Permeability in this soil type ranges from “low” to “moderate.”

### Plant and Animal Habitats

Monroe County lies in the Piedmont Province region of Georgia, which is characterized by rolling hills, rivers, and ravines. Forests in this region are mixed deciduous and oak-hickory-pines, the most widespread type. Dominant trees in the region include oaks, hickories, the Short-leaf and Loblolly pine, Sweet Gum, Beech, Red Maple, elms, and birch trees.

Currently, the Wildlife Division of the Georgia Department of Natural Resources is completing an update of the Protected Species List, which specifies the plant and animal species that are protected under Georgia’s Wildflower Preservation Act and Georgia’s Endangered Wildlife Act. This is the first time since 1992 that a comprehensive update has been undertaken and was completed in October 2006.

Species currently listed as Georgia and Federal endangered species in Monroe County are: the Bald Eagle, Altamaha Shiner, and Dwarf Chinkapin Oak.

These identified threatened and endangered species are primarily found in the Rum Creek Wildlife Management Area and the High Falls State Park region of the County. The significant amount of growth occurring in the High Falls area has the potential to detrimentally impact these species. See chart below for complete descriptions on the plants and animals listed as endangered, threatened, or of special concern.

<b>Federal &amp; State Endangered Species</b>				
<b>Species</b>	<b>Federal Status</b>	<b>State Status</b>	<b>Habitat</b>	<b>Threats</b>
<b>Bald Eagle</b> <i>Haliaeetus leucocephalus</i>	Threatened	Endangered	Inland waterways and estuarine areas in Georgia. Active eagle nests were located in Monroe County in 1989-1999. No active nests in 2000-2001.	Major factor in initial decline was lowered reproductive success following use of DDT. Current threats include habitat destruction, disturbance at the nest, illegal shooting, electrocution, impact injuries, and lead poisoning.
<b>Altamaha Shiner</b> <i>Cyprinella xaenura</i>	No Federal Status	Endangered	Upper Altamaha River drainage of north Georgia; Inhabit small tributaries and rivers. Most often found in small pools with rocky to sandy substrates.	Habitat loss due to dam and reservoir construction, habitat degradation, and poor water quality.
<b>Dwarf Chinkapin Oak</b> <i>Quercus prinoides</i>	Listed Federally on the Special Concern List as G5— Demonstrably secure globally.	On the Georgia Special Concern Plant List as S2— Imperiled in state because of rarity (6 to 20 occurrences).	Upland oak-hickory-pine forests; usually over basic soils.	Imperiled in state because of rarity (6 to 20 occurrences)

Source: United States Fish and Wildlife Service

Endangered – A species which is in danger of extinction throughout all or part of its range

Threatened – A species likely to become endangered in the future

## **Significant Natural Resources**

### Scenic Areas

*Scenic views and sites include significant visual landmarks and vistas that may warrant special management practices.*

The incorporated cities and cross-roads towns of the county are too developed and populated to have any scenic visual landmarks and vistas; however, there are several located in the rural areas of Monroe County. All of the significant bodies of water within the county can be considered scenic areas, which include: High Falls Lake, Lake Juliette, the Ocmulgee River, Lake Scherer, and the Towaliga River. Those that are located in High Falls State Park and the Rum Creek Wildlife Management Area are protected. Lake Juliette is owned by the Georgia Power Company and is surrounded by the Rum Creek Wildlife Management Area.

### Prime Agricultural or Forest Land

The land in Monroe County is well suited for agriculture and forestry uses including crops, livestock/poultry, pastures, lumbering, and woodlands. As seen in the Existing Land Use Map (Appendix Map 1a) for Monroe County, the majority of the land is still being used for forestry and agriculture activities. The major forest type for Monroe County and the City of Forsyth is Loblolly Shortleaf Pine. Loblolly and Shortleaf Pine trees are primarily used for lumber and paper products. Rapid development is occurring in many parts of Monroe County including the High Falls Area, Bolingbroke, and on the outskirts of the City of Forsyth. The county and cities should make every effort to preserve the rural nature of their communities. This can be accomplished through a number of methods including: tree ordinances, agriculture preservation incentives, and conservation easements.

### Major Parks, Recreation and Conservation Areas

Major parks and recreation areas include significant federal, state, and regional parks and recreation areas (see Map 11). Local parks and recreation areas are discussed in the "Community Facilities and Services" section. The two major parks and recreational areas within Monroe County are High Falls State Park and the Rum Creek Wildlife Management Area.

The 1,050-acre High Falls State Park is located in the northwest corner of the county where visitors enjoy a variety of outdoor activities along the Towaliga River, 650-acre lake and wooded areas.

The Rum Creek Wildlife Management Area was established in 1975 when an agreement was formed with Georgia Power where the company agreed to acquire land for wildlife protection and a recreational area surrounding Lake Juliette and in return were allowed to construct and operate Plant Scherer, an electric generating plant, on

the lake. Georgia Power does not maintain and manage the 6,000 acres that comprise the Rum Creek Wildlife Management Area, but has a lease agreement with the Georgia Department of Natural Resources, Game and Fish Division to manage Lake Juliette and some of the surrounding areas. People come to Lake Juliette and Rum Creek to enjoy hunting, fishing, boating, and hiking.

One smaller recreational area located within the county is Camp Kaleo, a 318-acre recreational facility owned by the Georgia Baptist Convention, located between Highway 42 and I-75.

Regional recreational resources include the upper northeastern corner of Monroe County also where a small portion of the Oconee National Forest touches Monroe County but is located primarily in Jasper and Jones Counties and draws visitors from the region, State, and across the nation. Other areas include the Piedmont National Wildlife Refuge in Jones County and Indian Springs State Park located just north of Monroe County in Butts County.

Given the abundance of natural and scenic areas, it would be a great opportunity for Monroe County to pursue and promote nature-based tourism. Natural and Cultural tourism are significant economic engines that impact the economy in more ways than just visitors to specific sites. These visitors also need places to spend the night, dine, and shop. It has also been proven that nature and heritage tourists both stay longer and spend more money than average tourists.

## **Significant Cultural Resources**

### Historical Overview

The area of land which is present day Monroe County belonged to the Creek Indian Nation until 1821. The Creek Indian's defeat at the 1814 Battle of Horseshoe Bend resulted in a treaty in which the Creeks ceded a large amount of land to the State of Georgia, including the area which is now Monroe County. The county was named for James Monroe, the fifth President of the United States and author of the Monroe Doctrine. The size of Monroe County was later decreased when portions of its land went toward the formation of Bibb, Butts, Lamar and Pike Counties.

Many of the first settlers were Scottish Highlanders, Englishmen and Irishmen who came from eastern Georgia, South Carolina and Virginia. Monroe County's oldest town, was originally named Cullodenville to honor William Culloden, a merchant who opened a store in the area around 1780. When the town was incorporated in 1887, the name was shortened to Culloden. The City of Culloden is also notable for being the location of Georgia's oldest Methodist church.

The town of Forsyth came into existence in 1822, just after the creation of Monroe County. The town was incorporated and made the county seat by an act of the General Assembly on December 10, 1823. Forsyth was named in honor of John Forsyth, an

eminent American political leader from Fredericksburg, Virginia. John Forsyth was best known for his role as a U.S. Minister to Spain from 1819-1823, where he assisted the Secretary of State, John Quincy Adams, in the negotiations for the Adams-Onís Treaty which began in 1819 and ended in 1821 with Spain ceding Florida to the United States.

The first commissioners of the City of Forsyth were: James S. Phillips, Henry H. Lumpkin, John E. Bailey, Anderson Baldwin, and Samuel Drewry. Land for the city was purchased from John T. Booth on February 18, 1823, for the sum of \$700 for his 202 ½ acre land lot, number 171. The town was laid off into lots of two and one-half acres each, which afforded ample room for garden plots and spacious green lawns. The city limits consisted of a circular area with a radius of ½ mile from the courthouse square. By 1827, Forsyth contained 70 houses and stores, an academy, a house of worship for Baptists, and a courthouse and jail. The first courthouse was built of timber in 1825. In 1896, the original timber courthouse was replaced by a brick building in the High Victorian Eclectic style, and is in use today.

Forsyth experienced intensive commercial growth between the mid 19<sup>th</sup> and early 20<sup>th</sup> centuries. This growth was brought to the area by the arrival of the Monroe Railroad in 1838, which was the first passenger railroad in Georgia which connected Forsyth to Macon; the 19<sup>th</sup> century cotton agriculture (farming and two cotton mills); and the opening of Tift College in 1849, the second oldest founded female college in the world.

Agriculture remained a substantial part of the county's economy until the era of the boll weevil, whose destruction of the county's cotton caused many farmers to turn to commercial dairy farming. However, agriculture declined in favor of timber-related industries and textile production. In 1986, the construction of Interstate 75 cemented the county's departure from agriculture in favor of manufacturing.

When first chartered in 1849, Tift College was known as the Forsyth Female Collegiate Institute. Tift closed its doors after more than one hundred years in 1986, when it merged with Mercer University. Another notable educational institution was the Forsyth Normal and Industrial School which was founded in 1902 as church-sponsored project and became a state responsibility in 1922. In 1931 its name was changed to the State Teachers and Agricultural College, and its mission changed to concentrate on the preparation of black teachers. In 1939, the college merged with the Fort Valley Normal and Industrial School to become Fort Valley State College, which is now known as Fort Valley State University and maintains its campus in Fort Valley.

During the Civil War, Monroe County was the site a skirmish fought at Towaliga River Bridge on November 17, 1864, and the Battle of Culloden fought on April 19, 1865, ten days after General Robert E. Lee's surrender at Appomattox. The City of Forsyth was the location of a special hospital camp, reputed to be the first such camp in Georgia, and escaped much of the destruction associated with the Civil War. There is a confederate cemetery with over 300 burials is located Forsyth.

Noteworthy residents have included Alfred Blalock, an internationally renowned research scientist and surgeon whose work on surgical shock saved many lives during World War II (1941-1945). His later contributions included solving the “blue baby syndrome.” William Morrill Wadley, president of the Central of Georgia Railway, and Emory Speer, a federal jurist and late-nineteenth century U.S. Congressman were also county residents.

Other areas of historical importance include the High Falls Area, which was a prosperous town prior to being bypassed when the railroad was constructed. Juliette was an abandoned railroad town until being reconstructed as the fictional town of Whistle Stop for the film Fried Green Tomatoes. Juliette is now a popular tourist destination with many people wishing to dine at the operational Whistle Stop Café, visit the shops and see the movie set.

*(Quoted from: “Monroe County, Georgia A History” published by the Monroe County Historical Society, Forsyth, Georgia; The New Georgia Encyclopedia, Cities and Counties, Monroe, <http://www.georgiaencyclopedia.org/nge/Article.jsp?id=h-2369>; Georgia.Gov, City of Culloden, Monroe County, <http://culloden.georgia.gov/05/home/0,2230,8968705,00.html>.)*

### Nationally Significant Resources:

#### *National Register of Historic Places*

The National Register of Historic Places is the United States’ list of structures, buildings, archaeological sites, landscapes, objects, and districts considered culturally significant and worthy of preservation. The National Register is administered under the jurisdiction of the National Park Service of the U.S. Department of the Interior. It was established in 1966 as part of the National Historic Preservation Act, and today there are over 85,014 individual places and 13,594 historic districts listed. To be listed properties have to meet specific standards and criteria. In no way does listing on the Register inhibit an owner’s use of the property; listing does not even prohibit demolition. Listing on the National Register is an honorary designation, which is accompanied by a number of benefits including:

- Recognition that a property is of significance to the Nation, the State, or the community.
- Consideration in the planning for Federal or federally assisted projects.
- Eligibility for Federal tax benefits.
- Qualification for Federal assistance for historic preservation, when funds are available. (<http://www.cr.nps.gov/nr/about.htm>)

The table below illustrates all of the National Register properties and districts, their location and year listed in Monroe County and the Cities of Forsyth and Culloden.

<b>Properties Listed on the National Register of Historic Places in Monroe County, the City of Forsyth and the City of Culloden</b>		
<b>Resource Name</b>	<b>Location/Boundaries</b>	<b>Year Listed</b>
<b>Culloden Historic District</b>	<b>Hickory Grove Rd., Main, College and Orange Sts., Culloden, GA</b>	<b>1980</b>
<b>Forsyth Commercial Historic District</b>	<b>Main, Lee, Johnston, Adams, Jackson, Kimball, and Harris Sts., Forsyth, GA</b>	<b>1983</b>
<b>Front Circle, Tift College</b>	<b>Tift College Dr., Forsyth, GA</b>	<b>1980</b>
<b>Great Hill Place</b> (also known as: Colaparchee)	<b>W of Bolingbroke off GA 41, Bolingbroke, GA</b>	<b>1973</b>
<b>Hil'ardin/Sharp-Hardin-Wright House</b>	<b>212 S. Lee St., Forsyth, GA</b>	<b>1979</b>
<b>Jarrell Plantation</b>	<b>6 mi. E of East Juliette off Dames Ferry Rd., East Juliette, Georgia</b> (claimed by Juliette which is located in Monroe County but technically located in Jones County)	<b>1973</b>
<b>Monroe County Courthouse</b>	<b>Courthouse Sq., Forsyth, Georgia</b>	<b>1980</b>
<b>State Teachers and Agricultural College for Negroes Women's Dormitory and Teachers' Cottage</b> (also known as: Hubbard Training School Dormitory)	<b>Martin Luther King Dr., Forsyth, Georgia</b>	<b>2003</b>

*Potential Eligible Properties and Districts for the National Register or Georgia Register*

Even though currently there are only nine properties and districts in Monroe County listed on the National Register, there are other properties that need further investigation and evaluation and may be deemed eligible for listing. These properties include: the towns of Juliette and Bolingbroke, the cross-roads community of Smarr, and any significant buildings, farmsteads (and their accompanying outbuildings) located in the Monroe County or in the Forsyth and Culloden Historic Districts. Even if they do not meet integrity qualification necessary for National Register listing, these properties and districts would most likely be considered appropriate listings for the State Register.

These areas should also be considered for local landmark or district designation to provide a measure of protection against encroachment from development or demolition.

Georgia also has a statewide listing of significant historic and cultural properties. Many, but not all, properties on the State Register are also listed on the National Register. Listing on the Georgia Register is accompanied by financial incentives for rehabilitation work. The two tax credits available in Georgia are: the Georgia Preferential Property Tax Assessment Program for Rehabilitated Historic Property and the Georgia State Income Tax Credit Program for Rehabilitated Historic Property. The assessment program gives eligible applicants up to an eight-year property tax assessment freeze on historic residential or commercial properties. The tax credit program gives eligible applicants a State income tax credit of up to 20% of the rehabilitation cost up to \$5,000. There are specific procedures and requirements that accompany these incentives but most people consider the benefit of a tax assessment freeze or a tax credit to mitigate the extra work required to apply and be eligible for these incentives.

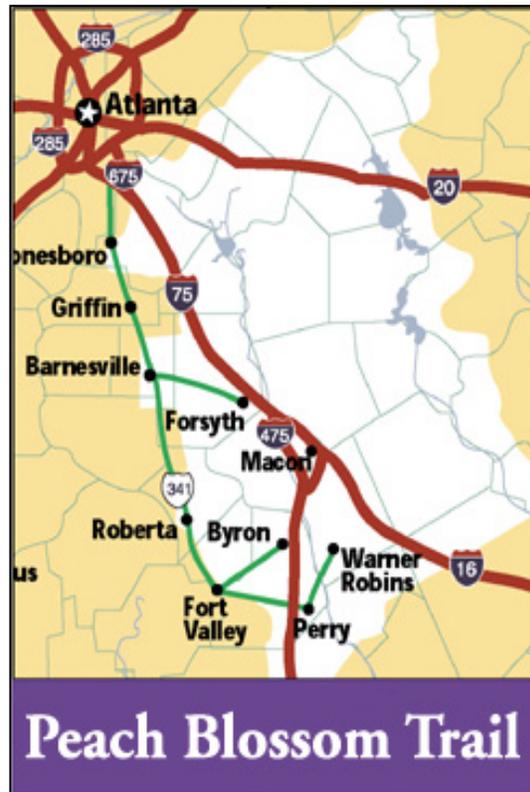
### Regionally Significant Resources

Middle Georgia is fortunate to have an abundance of heritage resources located in the region. A valuable source of information regarding these historic buildings, structures and sites is the Middle Georgia Historic Preservation Directory ([www.historicmiddlegeorgia.com](http://www.historicmiddlegeorgia.com)). The website provides information about the county courthouses, significant properties complete with pertinent visitor information and a current listing of festivals and cultural activities taking place in the various communities.

There are also two Georgia Heritage Trails of which Monroe County, the Cities of Forsyth and Culloden, and the unincorporated areas of Bolingbroke and Juliette are significant components. The Georgia Peach Blossom Trail and the Georgia Antiques Trail both serve to link Monroe County, including both the incorporated and unincorporated areas, from Perry all the way to Athens and Atlanta. This regional connection of heritage trails, which are traveled by both state and national tourists, is an important resource that Monroe County, Forsyth, Culloden, Juliette, and Bolingbroke should utilize to the fullest extent possible in order to promote their heritage and to capitalize on the economic development potential afforded by the trails.



<http://www.antebellumtrail.org/>



<http://www.antebellumtrail.org/>

Some specific historic properties, sites, and festivals that contribute to the regional cultural identity of Middle Georgia include: the Fried Green Tomatoes movie location and Jarrell Plantation State Historic Site in Juliette, the Monroe County Museum and Genealogy Library; the many historic districts and museum district of Macon; the Auchumpkee Covered Bridge and the Pettigrew-White-Stamps House in Upson County; “Barnesville Buggy Days” in Lamar County; and a Civil-War re-enactment each November in Butts County.

#### Archaeological Resources

There are also a couple of significant archaeological resources within Middle Georgia—the Ocmulgee National Monument (Bibb County), the Rock Eagle Effigy Mound (Putnam County), and the Indian Agency Reserve on the banks of the Flint River (Crawford County). Undoubtedly, there are a number of unidentified archaeological resources in Monroe County and throughout the Middle Georgia region, as well as some which have not been made publicly known due to the potential threat of vandalism and theft.

### Locally Significant Resources

A historic resource survey was conducted in 2001 for the incorporated cities and specific unincorporated areas (such as Juliette, Smarr, and Bolingbroke) in Monroe County. By far, the community with the highest number of identified historic resources is Forsyth with 455, many of which have also been listed together as a National Register Historic District. Culloden only identified resources that are in its historic district, and Bolingbroke has twenty-one (21); whereas, Juliette and Smarr have three (3) and two (2), respectively. These resources have been identified as historically significant on a local level, and some, but not all, may be eligible for listing on the Georgia and National Registers.

### Preservation Efforts, Economic Development, and Heritage Tourism

*The committee heard in every city that the improvements in downtown and neighborhood appearance from historic preservation had been critical to industrial and new business-recruiting efforts. Further, historic preservation is a phenomenon that contributes to the quality of life, improving the image of a community and, in turn, attracting business and industrial development and fostering tourism.*

Report of the Joint Study Committee  
Economic Development through Historic Preservation  
General Assembly of Georgia

The City of Forsyth has taken an active role in the preservation of its historic and cultural resources and is increasing its efforts to link preservation to local economic development. The City of Forsyth has been a Georgia Better Hometown Community since 2000. Georgia Better Hometown is a designation for small towns in Georgia allowing them to be part of the Georgia Main Street Program, which helps communities utilize specific strategies to promote economic development/redevelopment in their core commercial areas through historic preservation. The success of the Main Street program has contributed greatly to the revitalization and rebirth of numerous communities across the nation. Between 1980 and 2000, "Main Street communities created 206,000 net new jobs, saw the creation of 52,000 new businesses, benefited from the rehabilitation of thousands of buildings, realized a total of \$15.2 billion in investment and for every dollar invested in Main Street by the public sector, \$25 was invested by the private sector nationally." (*The Economics of Historic Preservation, Donovan D. Rypkema*)

In 2005, the City of Forsyth formed a Historic Preservation Commission (HPC) and is currently finalizing the designation of a local historic district with accompanying residential and commercial guidelines and a design review procedure. This process should be complete by 2007. The HPC would like to see the revitalization of the 32 homes located next to Tift College on James and College Streets but have no plans to pursue the project at this time.

One of the Forsyth Better Hometown's current initiatives is encouraging façade improvements on downtown commercial buildings. The Forsyth Downtown Development Authority is also an important partner in the rehabilitation of Forsyth's commercial center. The DDA is undertaking the rehabilitation of a building one block off of the courthouse square and if the project is successful, perhaps more will follow.

The Forsyth Better Hometown has made great strides in working toward the improvement of Forsyth's courthouse square and central business district. With the relocation of the Department of Corrections to the Tift College Campus, over 400 new jobs and employees will be coming to Forsyth. While not all will choose to live in Forsyth, some may desire to do so. It is important that these people as well as other new and current residents have a variety of housing options. There are a number of buildings in Forsyth's historic downtown that have the opportunity for their upper stories to be converted into upscale loft-style living spaces. In addition, while there are a couple of dining and shopping options in downtown, the City should work toward encouraging a greater variety of restaurants and retail businesses to locate in the downtown vicinity.

The City of Forsyth recently received one million dollars in Federal funds from transportation earmarks to complete a streetscape improvement project in downtown. The city has received the approval to proceed on Phase I and is waiting on approval on Phase II.

There are also two other preservation projects currently underway in Forsyth. The city received a Georgia Heritage Grant to complete a rehabilitation plan for the former city hall/fire department/police department. The plan was completed in August 2006 and is the first step in completing a complete building rehabilitation with a new city park located adjacent to the structure. The other project is a \$17,000 Local Development Fund grant to repair the roof and broken stained glass windows in the Forsyth Train Depot. The depot is home to the Monroe County Museum and Genealogy Library and is where the Monroe County Historic Society holds its meetings.

Monroe County and Forsyth also have a joint driving tour of historic sites throughout the area which include notable sights such as the Monroe County Courthouse, McCowen Cemetery, Bolingbroke, Culloden, Ham's Store, and the Russellville Baptist Church. This driving tour booklet can be obtained from the Monroe County-City of Forsyth Chamber of Commerce. In addition to the driving tour and historic downtowns of Culloden and Forsyth, there are a number of historic sites that draw visitors into Monroe County. The Whistle Stop Café and Fried Green Tomatoes Movie Set in Juliette are popular destinations for tourists as is the rural hamlet of Bolingbroke known for its antique shops. The City of Forsyth's cemetery is an untapped heritage resource with interpretation opportunities and potential for African-American Heritage Tourism programs.

The City of Culloden, small though it is, has a number of heritage resources including its downtown National Register Historic District and five cemeteries, one of which is a

slave cemetery having no marked graves. Unfortunately, the downtown has a number of vacant buildings including the former city hall, jail, and library; however, these vacant structures offer the potential for redevelopment and downtown improvement.

Culloden also hosts a couple of cultural events and festivals throughout the year. The old school house was recently renovated into a civic center where community plays and other entertainments are held. Ellis field is the other venue in town where annual events, such as the Culloden Blues Festival and the Highland Games, are held. While Ellis Field is used a couple of times throughout the year, it has the potential to evolve into a more recognized entertainment venue and become a place where concerts and festivals are held on a regular basis. With dedicated development and marketing efforts, Ellis Field has the potential to become a profitable economic venture. Coupled with the redevelopment of the vacant downtown buildings, Culloden could develop into a small-scale tourism destination.

Other heritage tourism events in Monroe County and the Cities of Forsyth and Culloden are the many festivals and community events held throughout the year and include:

- Culloden Highland Games and Scottish Festival—Held at Ellis Field on the last weekend in April.
- Chick Willis Blues Festival—Held in Culloden, sponsored by Hubbard Alumni Association.
- Forsythia Festival—The second weekend in March, sponsored by Chamber of Commerce.
- Juliette Green Tomato Festival—Last weekend in October.
- High Falls Green Corn Festival—End of September.
- Hometown Holidays Parade in downtown Forsyth—December.

The Cities of Forsyth and Culloden and Monroe County have a variety of special events and heritage tourism opportunities; however, in order to keep evolving and expanding the area's heritage tourist base, a county-wide preservation plan should be written and adopted. Such a plan will help to identify future avenues and opportunities each community can undertake individually and some that are best approached as cooperative efforts. A preservation plan will assist the communities in maintaining their individuality and identity as each place grows and changes over the coming years.

## **COMMUNITY FACILITIES AND SERVICES**

The maintenance and construction of community facilities are essential to the protection of the quality of life, health, safety, and welfare of the public. Community facilities and services should enhance the community's character and provide a sense of place. These facilities and services should also be environmentally friendly, provide the desired level of service, maximize existing infrastructure when possible, as well as be cost-efficient. Infrastructure is one of the most critical community facilities in relation to the economic development capabilities of Monroe County and its two municipalities.

The community facilities and services element of this plan inventories and analyzes the current and future adequacy of significant public facilities and infrastructure in Monroe County and the Cities of Culloden and Forsyth.

### **Water Supply and Treatment**

The Middle Georgia region is blessed with a fairly plentiful supply of water. The three major rivers (Flint, Oconee, and Ocmulgee) in the region are a good source of surface water capacity for those communities north of the Fall Line. The Fall Line bisects the region from east to west, separating the Piedmont from the Coastal Plain. The land north of the Fall line sits on crystalline rock formations and has limited groundwater resources, causing communities in this area to rely primarily on surface water sources. Lands in the Fall Line Hills and to the south of the Fall Line (in the Coastal Plain) have abundant groundwater because they are located above the Cretaceous and Floridian aquifer systems. Bibb, Baldwin, **Monroe**, and Putnam counties and the cities of Macon, Eatonton, **Forsyth**, and Milledgeville all primarily use surface water sources. All other governments with public water systems in Middle Georgia mainly rely on groundwater sources. Climate in Middle Georgia has been an advantage as the region receives approximately one inch in rainfall per week, keeping surface water levels high and recharging groundwater supply.

Currently, Monroe County is serviced by several public water systems. The City of Forsyth, City of Culloden, Monroe County, Butts County Water Authority, and the Macon Water Authority each have water provision areas designated within Monroe County. These current service areas have been delineated in the revision to the Monroe County Service Delivery Strategy. Future service areas are in the process of being devised by each of the affected local governments. Those areas not serviced by any of these public water systems rely on private wells. Efforts are underway to increase water service capabilities while ensuring not to overextend the service where the cost of doing so would exceed the revenue generated.

The City of Forsyth operates a public water system to serve areas within the city limits, as well as areas on the periphery of the city limits. Current sources consist of Rocky Creek, Tobesofkee Creek, and a 117-acre reservoir. At the present time, the City of Forsyth's water system is adequate to meet the needs of the community. However, with the announcement of the Georgia Department of Corrections to locate to the former Tift

College Campus within the city, an increase in demand would be expected. Further, if growth within the community occurs over the next 20 years as anticipated, the system must be expanded to supply future customers (residential, commercial, and industrial) within the city's defined service area. In order to ensure the efficient use of the infrastructure to support development, the City of Forsyth should encourage development in areas where the water system currently serves or to areas where minimal expansion is necessary. Another option is for the City of Forsyth to ensure that developers bear the cost of expanding infrastructure capabilities which could be accomplished through a variety of mechanisms. The current and future service areas of the City of Forsyth's water system will enable growth along the interstate and highway corridors in Forsyth. Areas within the city limits and on the periphery where water service is already being provided will afford development to occur where infrastructure is already in place. A long-term goal expressed by city leaders is to develop a large reservoir to serve those in the City of Forsyth's expanding service area.

The City of Culloden, with a population of 231 citizens, operates a public water system to serve areas within the city limits. The current water source for the City of Culloden's water system is three wells, which at the present time is adequate to meet the community's needs.

Monroe County is in need of expanding water and wastewater capabilities of the county in order to encourage development. Presently, there is no water provision by the County in large areas of the county. Because of limited access to water and wastewater in these areas, development is lagging behind other portions of the county. The population densities in certain areas warrant the construction of water and wastewater lines. In order to adequately serve these individuals and promote potential area growth, the presence of infrastructure and capacity is imperative.

## **Sewerage and Wastewater Treatment**

Effective sewerage treatment is important for protecting water quality and human health and welfare from the effects of polluted wastewater. Most Middle Georgia cities have adequate public sewer service. Public sewer systems are used for sewerage disposal and treatment where available in Middle Georgia. Septic tanks or private disposal systems are used in other areas. Like water, sewer service is considered to be a fundamental urban service. Water and sewer service areas generally overlap, but there are places where public water service is available but public sewer service is not, as is the case with the City of Culloden.

The City of Forsyth is in need of additional wastewater system improvements. The City of Forsyth has completed engineering on the wastewater upgrade currently underway. Additionally, the wastewater line construction is anticipated to be completed during FY 2008, and the system will be online by FY 2009. The total cost of this portion of the project is \$2,000,000. The City is also in need of rebuilding the Boxankle Water Treatment Plant.

Currently, Monroe County provides sewerage service to a small portion of the county serving the area known as the Rumble Road industrial tract.

## **Solid Waste Management**

Solid waste management is an increasingly important component of the public facilities and infrastructure in the region. Solid waste disposal practices have changed in recent years in response to tightened federal and state regulations and rising costs; factors which will continue to affect solid waste management for years to come. Monroe County operates a Sub-title D landfill with an estimated fill year of 2144.

The county's Solid Waste Management Services is responsible for the Sanitation Division and Recycle Centers throughout Monroe County. There are 12 convenient locations throughout Monroe County to provide residents a place to dispose of household waste and to better conserve landfill space by recycling various types of material. These recycled materials are an asset to the county, not only environmentally, but by also helping to keep taxes down and providing revenue to the county.

## **Energy**

The Georgia Power Company, the Municipal Electric Authority of Georgia, and the Oglethorpe Power Corporation supply electricity to the Middle Georgia region. The Georgia Territorial Electric Service Act passed in 1973 provided a statewide interconnected transmission system. This agreement eliminated the need of duplicate transmission delivery systems from generating plants.

Electrical infrastructure is one area in which the Middle Georgia region is very strong, including availability and affordability of power. Helping to match the demand created by the region's growth during the last decade, Monroe County's Plant Scherer was among the nation's top ten generating plants in 2000. It is owned by the Georgia Power Company, which itself is owned by one of the largest electrical utilities in the country, the Southern Company, based in Atlanta. In the last decade, there has been increasing federal and state regulations with respect to air quality. Plant Scherer, the largest (in output) coal-fired plant in the country is increasingly threatened by additional air quality regulations.

Electrical infrastructure has been a manageable issue for the larger private companies due to the sheer volume of revenue generated. However, municipal electrical providers within the region, such as the City of Forsyth, which has a much smaller base from which to draw revenue, results in limited funding for needed expansion. In 2002, the State of Georgia agreed to purchase the old Tift College campus, with a plan to house several state agencies and functions within the numerous buildings on campus. The electrical infrastructure required to serve the campus is in need of updating and expansion, and the city is finding that there are very few avenues for funding such improvements.

## **Public Safety**

### Health Care

Monroe County Hospital, a 25-bed Critical Access Hospital, is the only hospital in the county, and all of the physicians delivering health care in Monroe County practice at the hospital. The hospital is the only source of diagnostic x-ray in the county and the only provider of emergency medical services. The hospital is also a key provider in Community Health Works (formerly Healthcare for Central Georgia), an innovative Department of Community Health-funded initiative to provide health care to the uninsured.

The Monroe County Hospital administration has indicated that the existing hospital within the community is in need of expanding service offerings in order to remain competitive in its pursuit of patients. At present time, a number of services are not offered within Monroe County. A feasibility study has been commissioned to determine what health care services are deemed important within the community. Upon completion of the study, the Hospital Board will evaluate the results to determine whether expansion or construction of a new facility is a prudent decision.

If a new facility is to be constructed, the Hospital Board will seek an architect to oversee the visioning and design processes for new hospital facilities. The study will help identify the health care services demanded in the local market during FY 2007 so that the Hospital Board might be able to determine what its needs are to serve the community in the future. Simultaneously, the Hospital Board will be in the process of searching for property which would be a good fit for a new facility. If a new facility is to be constructed, construction should begin in FY 2009/2010, with completion to be subsequent to that time frame.

Monroe County Hospital's primary service area is Monroe County, and its secondary service area is Lamar County. Currently, there is no hospital in Lamar County. The growth rate forecasted by the Office of Planning and Budget (OPB) for Monroe County for the 2000-2010 decade is 13.3 percent. The OPB projected growth rate for Lamar County for the 2000-2010 decade is 17.4 percent. These anticipated growth rates reflect a continued need for Monroe County Hospital and imply a strong need for either expansion or construction of a new facility. Additionally, these proposed new facilities will allow the hospital to continue to function as a Critical Access Hospital in accordance with the State Health Plan.

### Fire Protection

The Monroe County Fire Department has 12 stations located throughout the county. Station One, the Department Headquarters, is located on Montpelier Avenue and is manned 24 hours per day. The other 11 stations, strategically located throughout the county to ensure appropriate coverage, are manned according to need. Each individual station has its own command structure, including volunteers, to ensure effective

provision of service. The Monroe County Fire Department provides fire protection services to the City of Culloden.

The City of Forsyth has one fire station protecting its jurisdiction that encompasses a five-square-mile first-due response area. The City's Fire Department is classified as a combination department comprised of both paid and volunteer firefighters.

Services provided by fire departments within Monroe County include structural and wildland fire suppression, arson investigation, hazardous material mitigation, search and rescue, and fire safety education.

Law Enforcement

The Monroe County Sheriff's Office has a primary jurisdiction to provide basic law enforcement service to all areas of unincorporated Monroe County as well as the City of Culloden. The Sheriff's Office is comprised of a variety of divisions to include a criminal investigation division, uniform patrol division, and traffic enforcement division. The Monroe County Sheriff's Office headquarters is located on L. Cary Bittick Drive in the Monroe County Justice Center.

The City of Forsyth has a police department, overseen by a Police Chief, which provides basic law enforcement services to the community. The Forsyth Police Department is also responsible for law enforcement activity along Interstate 75 within the jurisdiction.

Georgia Public Safety Training Center (GPSTC)

The Georgia Public Safety Training Center, located in Monroe County just outside of the city limits of Forsyth, is a regionally significant public safety facility. The GPSTC is a comprehensive training complex for use by all state and local public safety related units of government within the State of Georgia. The Training Center is made up of 16 major components including academic and administrative facilities; library and media production facilities; physical and aquatic training facilities; firefighter training facilities; correctional training facilities; driver training and firearms facilities; practical exercise village; hazardous materials and explosive devices training area; and complete maintenance, cafeteria, dormitory, and conference facilities.

The Training Center is designed to service an average daily student population of 500. The following agencies and/or training units are permanently housed at the Training Center: Georgia Corrections Academy, the training units of the Georgia State Patrol, Georgia Bureau of Investigation, Department of Natural Resources, State Board of Pardons and Parole, the Department Public Safety Motor Carrier Compliance Division, the Department of Juvenile Justice, and the Georgia Emergency Management Agency. In addition, the Georgia Firefighter Standards and Training Council is located on site.

The Training Center is responsible for the coordination of the delivery of training to all state public safety officers, job specific training programs for state agencies, advanced and specialized training for both state and local peace officers, chief executive training

and supervisory and management training. Correctional officer training, both basic and advanced, and other correctional-related subjects are provided through the Georgia Department of Corrections Training Academy. The Training Center is responsive to the training needs of all fire and safety-related services through the auspices of the Georgia Fire Academy. Most importantly, the Training Center is responsive to eligible governmental agencies for training, which is not only timely, but "state of the art." The Training Center is the focal point of public safety-related training in the State of Georgia.

## **Government Facilities**

The City of Forsyth is home to the old Tift College campus, which currently sits vacant. The campus is comprised of 45 acres and 17 buildings, many of them historic, ranging in age of construction from 1863 to 1986. The vast majority of the Tift College campus is currently owned by the State of Georgia and was just recently designated as the future home of the Georgia Department of Corrections (DOC). Once needed renovations are complete, the Georgia Department of Corrections will move its five metro Atlanta headquarter locations into the renovated facilities.

The Monroe County Government Building, located at 38 West Main Street, on the square in downtown Forsyth, houses all of the county's administrative offices. Additionally, the facility houses the Board of Commissioners chambers, which is used for meetings, public hearings, and other county functions. County officials have indicated that the current facility is extremely cramped for space and is becoming aged. Forsyth City Hall and City Hall Annex are located at 26 North Jackson Street on the city square and houses several city departments, to include the Forsyth Better Hometown Program and the Forsyth City Council meeting chambers. The City of Culloden proudly dedicated their new city municipal building in October 2006.

The Forsyth-Monroe County Chamber of Commerce and the Development Authority of Monroe County have initiated a capital campaign to aid with the construction of a new Chamber and Development Authority facility. The current Forsyth-Monroe County Chamber of Commerce and Development Authority facility, located at 267 Tift College Drive in Forsyth, is a converted residential home that was constructed in the 1960s, and over the years, has fallen into ill repair. Additionally, the facility is not in compliance with the Americans with Disabilities Act (ADA). The Chamber of Commerce/Development Authority is leasing the current facility from a private citizen (the property owner), thereby creating an unstable situation for the Chamber and Authority in the event the lease is not renewed. The facility also serves as the community's tourism and visitor's center.

The current facility is not only a poor representation of the progressive and dynamic community Monroe County and the City of Forsyth have become, but it also fails to adequately provide for the most basic needs of the Chamber and Development Authority. For example, the lack of adequate space in the current facility necessitates having to conduct meetings and conferences in the kitchen area of the converted

house. Also, parking is in the rear of the facility, immediately adjacent to the backyard of a neighboring resident.

The proposed new 4,000-square-foot facility will provide for a 40-person conference room, professional office space for the three current employees, plus two additional offices for future hires (Project Manager and Membership Services Representative). The conference room will also serve in a classroom capacity for a variety of community uses. The proposed new facility will improve operational efficiencies and the delivery of services by providing for a modern, efficient, and ADA compliant facility to meet the growing business and industry needs of the City of Forsyth and Monroe County.

The proposed site of the new Chamber of Commerce/Development Authority facility is comprised of 2.7 acres, located on the vacant Tift College campus, facing the 200 block of Tift College Drive. The site sits almost directly across the street from the current Chamber of Commerce/Development Authority facility.

## **Educational Facilities**

The Monroe County School System is known throughout the State for its tradition of educational excellence for all grades. The system includes Mary Persons High School, Banks Stephens Middle School, William Hubbard Middle School, T.G. Scott Elementary, Samuel Hubbard Elementary, and Monroe Crossroads Academy. Total student enrollment for the 2005-2006 school year was 3,901. Monroe County is also home to Monroe Academy, a private K-12 institution.

Monroe County finished construction in September 2006 on a new Head Start Center. The new center, located on Georgia Highway 83 behind the Monroe County Senior Center, was built with Community Development Block Grant (CDBG) funding assistance. The new 6,085-square-foot facility contains four Head Start classrooms, bathrooms that are directly accessible from the classrooms, a multi-purpose meeting room, storage rooms, lobby, reception areas, Director's office, and two private offices for Head Start service workers. Additionally, the facility has a fenced playground area, parking lot, and a bus drop-off/pick-up lane.

## **Parks and Recreation**

The Monroe County Recreation Department is located at 100 Dan Pitts Drive in the City of Forsyth. The Recreation Sports Complex consists of baseball and softball fields, football field, soccer field, batting cages, and pitching mounds. Also, located at the Recreation Department are two ponds, a nature trail, tennis court, two pavilions, picnic tables, grill, and horse arena. A recent addition to the complex is a new Youth Center. The Youth Center consists of a basketball court, weight room, locker room, and a meeting room. The Recreation Department is also in the beginning stages of creating a soccer complex. The Recreation Department offers various organized sporting events throughout the year.

Rum Creek Wildlife Management Area (WMA) is located east of the City of Forsyth in the vicinity of Lake Juliette. Recreation opportunities in the WMA include camping, fishing, boating, hiking, wildlife observation, and hunting.

Lake Juliette, a 3,600-acre reservoir operated by Georgia Power, is the centerpiece of the surrounding Rum Creek WMA. The Rum Creek MARSH project, a 25-acre wetlands enhancement project in the Rum Creek WMA was completed in 1987. This project was the first MARSH project in the State. It involved the installation of a water control structure and construction of a perimeter dike. The purpose was to enhance waterfowl management capabilities.

Another popular recreational destination in Monroe County is High Falls State Park. In the early 1800s, the site was a prosperous industrial town with several stores, a grist mill, cotton gin, blacksmith shop, shoe factory, and hotel. High Falls became a ghost town in the 1880s when a major railroad bypassed it. Today, park visitors can enjoy the scenic waterfall on the Towaliga River and hike to the remaining grist mill foundation. Swimming is allowed in the swimming pool, but not the waterfalls. A campground, picnic areas, and canoe rental are also available. This attractive park in northern Monroe County is conveniently located off of I-75.

### **Consistency with the Service Delivery Strategy**

The Monroe County Service Delivery Strategy is being updated in conjunction with this Comprehensive Plan. Negotiations are still underway to reconcile differences in the Monroe County Service Delivery Strategy. Upon completion of the Comprehensive Planning process, it is anticipated that local leaders will have adopted a new Service Delivery Strategy.

## ***INTERGOVERNMENTAL COORDINATION***

### **Adjacent Local Governments**

Due to Monroe County's location between Atlanta and Macon and I-75, growth has already begun, and this trend will likely continue at a significant rate over the next few years. In the areas of the county where development is likely to occur, there is little or no water and wastewater infrastructure, which has the potential to impact the quality and placement of such development. Therefore, it is important that each jurisdiction evaluate the capacity of its water and wastewater infrastructure to determine where expansion and rehabilitation is needed in order to best meet the demands of future growth.

To remain in compliance with the Georgia Planning Act, Monroe County and the City of Forsyth must be sure that the Service Delivery Strategy is updated in accordance with Georgia's standards. The update is necessary for the communities to remain eligible for State funding and grants for a variety of projects.

A recent, successful cooperative effort between Monroe County and the City of Forsyth resulted in the establishment of a Joint Building Department. An accompanying ordinance was passed by both jurisdictions, which adopted administrative procedures for the enforcement of State minimum standard codes for construction. Successful joint efforts such as this facilitate a sense of community and help to encourage city and county governments to work together in other efforts involved with planning for the future of an area.

Regionally, Monroe County is one of the eleven (11) counties which are members of Middle Georgia Regional Development Center. Monroe County is also a member of the Central Georgia Joint Development Authority, whose member counties also include Bibb, Jones, and Twiggs.

### **Independent Special Authorities/Districts**

The City of Forsyth and Monroe County have a few independent special authorities that include: the Forsyth-Monroe Chamber of Commerce, the Monroe County Development Authority, and the Forsyth Downtown Development Authority.

#### **Forsyth-Monroe Chamber of Commerce**

The Forsyth-Monroe Chamber of Commerce is quite active and continually working to expand its services as evidenced by the recent hiring of a Director of Tourism and Public Relations to coordinate and market tourism within the community. The Chamber is also in the process of developing and printing a new visitor's guide. A community packaging marketing initiative is anticipated to follow shortly after the completion of the new visitor's guide.

Monroe County Development Authority

Another considerable initiative the Forsyth-Monroe Chamber of Commerce is undertaking is in partnership with the Monroe County Development Authority. Both entities have joined together in a capitol campaign to aid with the construction of a new Chamber/Development Authority facility. The Chamber/Development Authority have simply outgrown their current facility located at 267 Tift College Drive in Forsyth. Further, the current facility has a number of disadvantages in that it is a makeshift conversion from a residential home to offices, it is not in compliance with the Americans with Disabilities Act (ADA), and it is a leased property from a private citizen, which could be an untenable position for the Chamber/Development Authority in the event that the lease is not renewed. The proposed future location of a new facility is nearly directly across the street from the current facility and will sit on 2.7 acres of vacant land of the Tift College Campus and will house the Forsyth-Monroe Chamber of Commerce, Monroe County Development Authority, and a Tourism and Visitors Center. The new location will also allow for these organizations to further expand their services and staff.

Other current initiatives of the Monroe County Development Authority include the development of the Rumble Road Industrial Park (located along I-75 just south of Forsyth); the recruitment of potential industrial prospects for both the Rumble Road Industrial Park and other areas of the community; and the identification and attraction of complementary commercial and manufacturing business and industry to locate near the Public Safety Training Center.

Forsyth Downtown Development Authority

The Forsyth Downtown Development Authority is partnering with the City of Forsyth's Better Hometown program in encouraging façade improvements and building rehabilitation within Forsyth's commercial downtown. The DDA's first building rehabilitation project of a two-story building located one block off of Forsyth's courthouse square is currently underway.

**Federal/State/Regional Programs**

Monroe County and the Cities of Forsyth and Culloden are active participants in a variety of federal, state, and regional programs aimed at improving the communities. Recently, the City of Forsyth has been a recipient of significant State attention through its designation as a Signature Community and as the future home to the Georgia Department of Corrections. Both the Signature Community designation and the DOC relocation bring opportunities for profitable growth and development to the City of Forsyth and by extension, Monroe County.

Signature Community

The Georgia Department of Community Affairs designated Forsyth as a Signature Community in 2005. This designation has enabled Forsyth to build upon existing initiatives and pursue additional community improvement projects with assistance from various state agencies.

*Department of Corrections*

The former Tift College Campus, located in the southeastern corner of the City of Forsyth, has sat vacant for a number of years. Soon, however, the campus is slated to become the new home of the Georgia Department of Corrections (DOC) headquarters. The facility will be renovated to make it compatible with the DOC's needs. While the renovation of the facility will bring jobs to the community, the DOC itself will bring approximately 400 jobs and employees to Forsyth.

## ***TRANSPORTATION***

### **Road Network**

- Eight state or U.S. highways currently serve Monroe County. These include:
  - Interstate 75 bisects the central portion of the County and provides connection to Macon and Atlanta.
  - Interstate 475 is the bypass of southern Monroe County and Macon and begins in the Bolingbroke area and connects back to I-75 near the Hartley Bridge Road exit in Bibb County.
  - US 341 cuts through the extreme southwestern portion of Monroe County beginning near Culloden and provides connections to Barnesville where it then intersects US 41 to Brunswick on the Georgia coast.
  - SR 83 begins at US 341 in southwest Monroe County and proceeds northeast through the City of Forsyth then across the Ocmulgee River to Monticello and Madison.
  - SR 42 enters Monroe County at the Crawford County line then heads north through the City of Forsyth and bisects the north-central portion of the County until it reaches Butts County and eventually connects with US 23/Highway 87.
  - US 41 enters Monroe County from Bibb County and goes through Bolingbroke, Smarr, and Forsyth where it then turns northwest to Barnesville. From Barnesville it proceeds north to Atlanta.
  - SR 18 is also US 41 coming into Monroe County from Lamar County and continues to follow the US 41 route until the south side of Forsyth where it turns east past I-75 and Lake Juliette and crosses the Ocmulgee River into Jones County to the City of Gray.
  - US 23/SR 87 is a north-south highway located in the extreme eastern portion of the County. On its way to Jackson, it passes Plant Scherer, Lake Juliette, and the Juliette community.
  - One hundred percent of the state roads are paved; 84.2 percent of the county roads are paved; 99.3 percent of the city roads are paved; while 100 percent of the other public roads are paved.
  - There are a total of 1,231.49 miles of road in Monroe County as of 12/31/2005.
    - 430.41 miles, or 35.0 percent, are state roads;
    - 747.22 miles, or 60.6 percent, are county roads;
    - 37.82 miles, or 3.1 percent, are city roads; and
    - 16.04 miles, or 1.3 percent, are other public roads.

Monroe County has an excellent state/federal highway system. There are, however, several road network accessibility issues that should be addressed during the development of the Community Agenda. For example, to accommodate the extensive growth in southern Monroe County, the local road network will likely have to be improved to meet desired level of service standards. US 23/SR 87, US 41, and I-75 provide excellent north-south service in this area. Also, to provide east-west

connections between these arterial roads, Pate Road and Pea Ridge Road would likely have to be upgraded to collector roads. The interchange at I-75 and Pate Road was scheduled several years ago to be upgraded. Due to concerns over the potential impacts of that improvement on the surrounding area, the project was withdrawn. Due to recent developments in the area and anticipated growth in this corridor, this project may need to be re-evaluated.

Significant growth is also taking place in extreme northern Monroe County and will likely spread southward towards Forsyth during the planning period. The north-south highways (I-75, US 42, SR 83, and US 23/SR 87) should be capable of handling projected traffic volumes in that direction. East-west connection between I-75 and US 23/SR 87 is a different matter. There will likely be a need for an east-west collector road system both north of the Towaliga River and between the river and the City of Forsyth. All of the roads in this area function as rural roads and do not have the pavement width or right-of-way to meet collector road standards. One or more of these roads will have to be upgraded, and possibly new alignments created to establish this collector road network.

Other possible needed upgrades include I-75 bridge improvements at High Falls Road and Johnstonville Road to accommodate anticipated traffic demand in northern Monroe County, the I-75 southbound ramp at Tift College Drive to handle expected increased traffic volume coming from the north to the new Department of Corrections facilities, and bridge improvements over Tobesofkee Creek at Montpelier Springs Road.

The City of Forsyth and Monroe County do not have a road classification system that identifies arterial and collector roads in their land development regulations or as an official major thoroughfare map. With the expected growth in the City of Forsyth and unincorporated Monroe County, it will be beneficial for both jurisdictions to establish an official major thoroughfare system that will insure proper traffic flow, and that the road network is in place to handle the projected volume of traffic.

Heaviest traffic volumes in Monroe County are on I-75, and between I-475 and High Falls Road. The two-way Annual Average Daily Traffic (AADT) for these roadways measures between 70,900 and 80,300. I-475 in southern Monroe County is another heavily traveled highway where the AADT is between 54,900 to 55,400. The heaviest traffic volumes on the state/federal non-interstate highways occur on US 41/SR 18, SR 42 and SR 83 in and near downtown Forsyth. The AADT's in these locations range from 6,300 to 9,500. There is concern about the amount of traffic coming through downtown Forsyth, particularly truck traffic and the impact it has on the City's efforts to establish a pedestrian-friendly atmosphere in the downtown area. The remainder of the state/federal non-interstate system in Monroe County has relatively light traffic volumes.

Downtown Forsyth is also experiencing problems with the timing of the traffic signal systems, particularly at the intersections of Lee and Main Streets and Lee and Johnston Streets. The poor timing of the lights combined with the heavy truck traffic causes major traffic congestion during certain times of the day. There is serious concern that when

the Department of Corrections completes its move to the former Tift College campus, the problems at the intersection of Lee and Johnston Streets may become even more acute. In short, a downtown traffic plan is critically needed to address these and other transportation-related issues. The City of Forsyth has explored various options for re-routing truck traffic around the downtown area, but no definitive decision has been made to date. This can be further explored in the recommended downtown traffic plan.

Monroe County and the City of Forsyth also participate in the state transportation planning process, which includes the State Transportation Improvement Plan (STIP) document. The draft FY 2007-09 STIP shows: (1) bridge replacements on SR 42 @ Tobesofkee Creek, SR 83 @ Towaliga River and CR 158/Rocky Creek Road @ Little Towaliga River; (2) Sidewalk and streetscape improvements in downtown Forsyth; (3) Realignment of SR 74 from Pine Grove Church Road to Russellville Road; (4) Addition of passing lanes on SR 19 (US 41) from CR 73/King Road to 0.5 miles east of CR 74/Hill Road; (5) Intersection improvement at SR 7/US 341 @ SR 74; (6) Railroad warning devices at CR 614/Berner Street, CR 285/Pea Ridge Road and CR 61/Klopfer Road; and (6) resurfacing and maintenance on portions of SR 74.

Georgia counties, such as Monroe County prioritize their transportation improvement needs annually and submit the list to Georgia DOT to determine how much funding they will receive under the Local Assistance Road Program (LARP). The 2006 LARP for Monroe County shown below was selected from the county's prioritized list:

City of Forsyth

- Blount Street - 0.67 miles
- Hillcrest Drive - 0.10 miles
- Pecan Circle - 0.29 miles
- Phillips Lane – 0.07 miles
- Powerhouse Road – 0.48 miles
- Willis-Wilder Drive – 0.87 miles

Unincorporated Monroe County

- Estes Road – 1.70 miles
- Plantation Drive – 0.83 miles
- Teagle Road – 2.20 miles
  
- Intersections and Signage
  - As outlined in the draft FY 07-09 State Transportation Improvement Program, intersection improvements are schedule for SR 7/US 341 at SR 74.
  - Local officials have not indicated any problems with road signage.

**Alternative Modes**

The Georgia Department of Human Resources (DHR) contracts with the Middle Georgia RDC to administer the DHR Coordinated Transportation Program in the 11-county

region including Monroe County. The RDC contracts with Middle Georgia Community Action Agency, Inc. (MGCAA) to provide transportation services for Monroe County residents that are clients of the following human service agencies or programs: Monroe County Senior Center, Monroe County Department of Family and Children Services, Monroe Counseling Center, Monroe Development Services Center-River Edge, Monroe Project Connect, and the Department of Labor (DOL) Vocational Rehabilitation Program-Macon. Monroe County does not at this time operate a Section 5311 rural public transit system.

In FY 2006, a total of 16,713 one-way trips were provided by MGCAA utilizing four vans. Approximately 70 percent of the trips were to serve the clients of the Monroe County Senior Center and the Monroe Development Services Center. The DOL Vocational Rehabilitation Program accounted for only 577 of the total trips. The total expenses of the DHR Coordinated Transportation Program in Monroe County were \$216,644 or an average of \$12.96 per one-way trip. This is 8.4 percent of the total regional budget of \$2.572 million.

#### Mobility Needs Analysis

A transit program can provide needed mobility to residents of the City of Forsyth and Monroe County that have limited income and automobile availability and physical disabilities. In addition, the number of elderly in the City of Forsyth and Monroe County is projected to increase significantly over the planning period. This age group will likely require some mobility assistance. To determine the existing and future mobility needs of Monroe County and how to best address these needs, a transit development plan should be created. The Georgia DOT is currently working with the Regional Development Centers to prepare such a plan for every county in the State.

By coordinating the requested trips from the various human service agencies, the DHR Coordinated Transportation Program: (1) creates cost savings than if the services were done by the individual Human Service Providers (HSP); and (2) it provides safe and quality service to the clients of these human service agencies. The biggest issue facing DHR Coordinated Transportation is that the cost to provide the service has increased over the last several years, while the funding for the program has remained constant or for some areas has been cut, thus making it very difficult to maintain the level of service to the DHR clients, and for the transportation operators (who are few in number) to stay financially solvent.

Monroe County currently lacks an interconnected network of bikeways and walkways. A Regional Bicycle/Pedestrian Plan, prepared by the Middle Georgia RDC in early 2005, recommends several facilities within Monroe County; including bike lane facilities along US 41, Juliette Road, Estes Road, and Rivoli Drive (see Map 18). Bicycle and pedestrian facilities can be an important mode of transportation in Forsyth and Monroe County in the following ways:

- In downtown Forsyth by reducing vehicular congestion and the need for additional parking, thus making it easier and safer for pedestrian traffic.

- As the density and intensity of development grows and expands in the north and south Monroe County corridors, such facilities should be considered to reduce vehicular traffic, and increase pedestrian accessibility to the businesses in the area from the nearby residential areas.
- In sections of the City of Forsyth to connect residential areas and major employment centers.
- Finally, the bicycle facility along Juliette Road can provide an alternative connection between two historical areas (City of Forsyth and Juliette), as well as a connection to the proposed Ocmulgee-Piedmont Scenic Byway in neighboring Jones County.

### Parking

The proposed downtown traffic plan should also examine existing and future parking needs.

The only area of the County where parking is an issue is downtown Forsyth. There is a fine balance that has to be struck between providing adequate spaces for patrons who commute into the downtown with their automobiles, while at the same time maintaining a pedestrian-friendly environment. At the present time, with certain exceptions, parking in downtown Forsyth is adequate. However, when the Georgia Department of Corrections takes over the old Tift Campus, which is in close proximity to the downtown area, there will likely be a need for parking to accommodate the lunch time traffic. Consideration should be given to making improvements to the pedestrian system between the DOC facility and the downtown area and working with DOC officials in encouraging staff to use this facility. This will not only reduce the need for parking, but at the same time enhance the pedestrian-friendly atmosphere of the downtown area.

The biggest need for parking facilities will occur when the commuter rail station is constructed and commuters using the system will need to find a place to park their vehicle. Park and ride lots are part of the overall system plan, and consideration should be given now as to where these lots should be located and how to best get the commuter from the lot to the station. This likely will require improvements to the local pedestrian system. Another possibility is to have the lots on the fringe of town and shuttle the commuters into the station. This may relieve a possible traffic congestion problem near the station and in the downtown area.

## **Railroads, Trucking and Airports**

There are no public airports located within Monroe County. The closest public airport is located in Macon. The Hartsfield-Jackson Airport in south Atlanta is situated 50 miles to the north of Monroe County.

Monroe County is served by one Norfolk Southern line that connects Forsyth with Macon and Barnesville paralleling US 41. From Macon, this line connects major lines that connect to Columbus, Savannah, and Atlanta.

Commuter rail service is planned between Macon-Griffin-Atlanta. The first phase, four trains daily will serve Lovejoy, Jonesboro, Morrow, Forest Park, East Point, and downtown Atlanta at Five Points. Passenger cars and locomotives will be acquired and refurbished to allow quick start-up. Track, signals, and grade crossings will be improved to allow top speeds of 60-79 mph. In later phases, track, signal, crossing, and station/parking improvements will be made to extend service to Hampton, Griffin, Barnesville, **Forsyth, Bolingbroke**, and Macon. Service could begin within two years of funding. Two additional trains will be needed to handle the increased passenger loads, as well as additional parking at stations and long-term train maintenance facilities. The capital cost to provide capacity for forecast year 2015 is estimated to be \$198 million, with almost half for track work and signals, one third for rail vehicles, and the remainder for stations, park and ride lots, and maintenance facilities. An additional (\$101 million) will be needed to provide enough capacity to handle year 2030 traffic. (GDOT 2006 Georgia Rail Passenger Program Fact Sheet)

There are no truck terminals within Monroe County. The nearest terminal is in Bibb County. There is extensive truck traffic that traverses Monroe County, particularly along the state and federal routes. Because many of the state/federal routes converge in Forsyth, many trucks have to come through the downtown area, causing its share of problems as noted earlier.

## **Transportation/Land Use Connection**

As was expressed earlier, major traffic congestion occurs during certain times of the day in the downtown area because of the poor timing of the traffic lights and heavy truck traffic. It is not as a result of a land use issue, but instead correcting the timing problem and finding a feasible solution to the truck traffic.

Because of the heavy growth expected in the northern and southern sections of Monroe County, traffic congestion will become a serious problem unless a plan is in place to upgrade the local road network to provide an effective east-west collector system that connects the major arterial roads in these areas. It is likely that this growth will have an impact on the I-75 interchanges at Pate Road, High Falls Road, and Johnstonville Road creating heavy congestion in these areas, thus necessitating overpass widening and improvements to the on-off ramps.

Transforming the old Tift College campus into the new Georgia Department of Corrections facility will bring with it the need to accommodate the expected heavy traffic coming south from the Atlanta metropolitan area. The southbound ramp will likely become congested during the morning rush hour. During the afternoon rush hour, left-turn movements on to the northbound ramp will be common and may create serious congestion on the bridge. These traffic patterns will need to be carefully monitored and improvements made in a timely fashion.

Traffic coming in and out of the new DOC complex will also impact the local street system, particularly in the downtown area during lunch hour, thus aggravating an

**DRAFT**  
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already congested situation. It is suggested that to reduce automobile traffic during that time of the day, the City improve the pedestrian system in the area and work with DOC officials to encourage employees desiring to come to the downtown area for lunch to use the sidewalk system rather than their automobile. In the remainder of the road network impacted by this development, traffic volumes should be closely monitored and congested areas noted so that proper solutions could be derived and implemented.

## **APPENDIX B: Quality Community Objectives Tables**

# City of Forsyth

<b><i>Development Patterns</i></b>			
<b>Traditional Neighborhoods</b>			
<b>Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.</b>			
	Yes	No	Comments
1. If we have a zoning code, it does not separate commercial, residential and retail uses in every district.	X		There are districts that separate these uses but there is also a mixed use district category.
2. Our community has ordinances in place that allow neo-traditional development “by right” so that developers do not have to go through a long variance process.	X		Traditional Neighborhood Development.
3. We have a street tree ordinance that requires new development to plant shade-bearing trees appropriate to our climate.		X	The zoning ordinance does have provisions for the retention of trees stating it is the “highest priority and shall take precedence over the removal of trees and replacement with smaller trees.” (Pg. 128)
4. Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in the summer.		X	
5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.		X	
6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	X		
7. In some areas, several errands can be made on foot, if so desired.	X		In historic commercial downtown.
8. Some of our children can and do walk to school safely.	X		
9. Some of our children can and do bike to school safely.	X		

10. Schools are located in or near neighborhoods in our community.	X		
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<p><b>Infill Development</b></p> <p><b>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.</b></p>			
	Yes	No	Comments
1. Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.	X		
2. Our community is actively working to promote brownfield redevelopment.		X	
3. Our community is actively working to promote greyfield redevelopment.		X	
4. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road).		X	
5. Our community allows small lot development (5,000 square feet or less) for some uses.		X	
<p><b>Sense of Place</b></p> <p><b>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.</b></p>			
	Yes	No	Comments
1. If someone dropped from the sky into our community, he or she would know immediately where he or she was, based on our distinct characteristics.	X		
2. We have delineated the areas of our community that are important to our history and heritage, and have taken steps to protect those areas.	X		HPC and residential/commercial design guidelines.

3. We have ordinances to regulate the aesthetics of development in our highly visible areas.		X	Forsyth HPC is currently in the process of developing residential and commercial design guidelines for the historic sections of the city.
4. We have ordinances to regulate the size and type of signage in our community.	X		In the HPC design guidelines and zoning.
5. We offer a development guidebook that illustrates the type of new development we want in our community.	X		Goes along w/#3, the historic design guidelines being developed will be accompanied by a manual. Both in HPC design guidelines and in zoning ordinance.
6. If applicable, our community has a plan to protect designated farmland.		X	

**Transportation Alternatives**

**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.**

	Yes	No	Comments
1. We have public transportation in our community.		X	
2. We require that new development connects with existing development through a street network, not a single entry/exit.		X	
3. We have a good network of sidewalks to allow people to walk to a variety of destinations.	X		
4. We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.	X		The TND section of zoning ordinance discussed pedestrian walkways being provided. (Pg. 71.) Also provisions in subdivision ordinance. (Pg. 20.)
5. We require that newly built sidewalks connect to existing sidewalks wherever possible.	X		Same as #4.
6. We have a plan for bicycle routes through our community.		X	

7. We allow commercial and retail development to share parking areas wherever possible.	X		Zoning Ordinance (Pg. 141.)
<b>Regional Identity</b> <b>Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.</b>			
	Yes	No	Comments
1. Our community is characteristic of the region in terms of architectural styles and heritage.	X		
2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.	X		
3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal, etc.).	X		
4. Our community participates in the Georgia Department of Economic Development's regional tourism partnership.	X		
5. Our community promotes tourism opportunities based on the unique characteristics of our region.	X		
6. Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment, and education.	X		

***Resource Conservation***

**Heritage Preservation**

**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.**

	Yes	No	Comments
1. We have designated historic districts in our community.	X		Currently in the process, will likely be designated by the time this plan is complete.
2. We have an active historic preservation commission.	X		
3. We want new development to complement our historic development, and we have ordinances in place to ensure this.	X		

**Open Space Preservation**

**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. Compact development ordinances are one way of encouraging this type of open space preservation.**

	Yes	No	Comments
1. Our community has a greenspace plan.		X	
2. Our community is actively preserving greenspace, either through direct purchase or by encouraging set-asides in new development.	X		Zoning Ordinance, PUD (Pg. 65-66); Encourage open space in mixed use districts, sec. 11.12. Also in Development & Design Guidelines. (Pg. 196.)
3. We have a local land conservation program, or we work with state or national land conservation programs, to preserve environmentally important areas in our community.		X	
4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.	X		Zoning Ordinance. (Article 25, pg 178-187, Not widely used.)

**Environmental Protection**

**Environmentally sensitive areas should be protected from negative impacts of development, 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.**

	Yes	No	Comments
1. Our community has a comprehensive natural resources inventory.		X	
2. We use this resource inventory to steer development away from environmentally sensitive areas.		X	
3. We have identified our defining natural resources and taken steps to protect them.		X	
4. Our community has passed the necessary “Part V” environmental ordinances, and we enforce them.	X		
5. Our community has a tree preservation ordinance which is actively enforced.		X	
6. Our community has a tree-replanting ordinance for new development.		X	No ordinance in place, but there are provisions for tree planting within zoning ordinance(Pg.197), and for tree protection during development. (Pg. 127.) Subdivision Ordinance says that “due regard shall be shown for all natural features, such as tree growth, watercourses, historic sites or similar conditions, which, if preserved, will add attractiveness to the proposed development and safety from hazards.” (Pg. 17)
7. We are using stormwater best management practices for all new development.	X		See Zoning Ordinance. (Pg. 197).
8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain, or marsh protection, etc.).	X		Protection outlined in Land Use Plan/Map.

***Social and Economic Development***

**Growth Preparedness**

**Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer) to support new growth, appropriate training of the workforce, ordinances, and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.**

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

10. We have a public-awareness element in our comprehensive planning process.	X		
<b>Appropriate Businesses</b>			
<b>The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, 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.</b>			
	Yes	No	Comments
1. Our economic development organization has considered our community's strengths, assets and weaknesses, and has created a business development strategy based on them.		X	
2. Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit businesses and/or industries that will be compatible.	X		
3. We recruit firms that provide or create sustainable products.		X	
4. We have a diverse jobs base, so that one employer leaving would not cripple our economy.	X		If the DOC comes and establishes approximately 400 new jobs and then decides to leave at some point in the future, it would negatively impact the community's economy. The community should be continually looking for ways to diversify its economic base.
<b>Employment Options</b>			
<b>A range of job types should be provided in each community to meet the diverse needs of the local workforce.</b>			
	Yes	No	Comments
1. Our economic development program has an entrepreneur support program.	X		Works with the UGA small business development center.
2. Our community has jobs for skilled labor.	X		Construction and other industrial plants. Currently targeting industrial sector for expansion.
3. Our community has jobs for unskilled labor.	X		

4. Our community has professional and managerial jobs.	X		
<b>Housing Choices</b>			
<b>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 (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.</b>			
	Yes	No	Comments
1. Our community allows accessory units like garage apartments or mother-in-law units.	X		Zoning Ordinance. (Pg. 61)
2. People who work in our community can also afford to live in the community.	X		
3. Our community has enough housing for each income level (low, moderate and above-average).	X		
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and maintaining small setbacks.	X		
5. We have options available for loft living, downtown living, or “neo-traditional” development.	X		
6. We have vacant and developable land available for multifamily housing.		X	
7. We allow multifamily housing to be developed in our community.	X		
8. We support community development corporations that build housing for lower-income households.	X		
9. We have housing programs that focus on households with special needs.	X		
10. We allow small houses built on small lots (less than 5,000 square feet)	X		Detached, single-family dwellings have 5,000 sq ft. min. lot size. Townhouse min. lot size is 2,000

in appropriate areas.			sq ft.
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<b>Educational Opportunities</b>			
<b>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.</b>			
	Yes	No	Comments
1. Our community provides workforce training options for its citizens.		X	
2. Our workforce training programs provide citizens with skills for jobs that are available in our community.		X	
3. Our community has higher education opportunities, or is close to a community that does.	X		
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.		X	

***Governmental Relations***

**Regional Solutions**

**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.**

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

**Regional Cooperation**

**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 or development of a transportation network.**

	Yes	No	Comments
1. We plan jointly with our cities and county for comprehensive planning purposes.	X		
2. We are satisfied with our Service Delivery Strategy.		X	Monroe County and the City of Forsyth have not finalized the SDS as of this evaluation. There is some disagreement over future service areas.
3. We initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or to craft regionwide strategies.	X		
4. We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.	X		

# Monroe County and the City of Culloden

<i>Development Patterns</i>			
<b>Traditional Neighborhoods</b>			
<b>Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.</b>			
	Yes	No	Comments
1. If we have a zoning code, it does not separate commercial, residential, and retail uses in every district.		X	<i>Monroe County:</i> Zoning Ordinance separates commercial, residential, and retail uses in most districts.
2. Our community has ordinances in place that allow neo-traditional development “by right” so that developers do not have to go through a long variance process.	X		Discussed in the Land Use Plan and seen on Land Use Map. Allowed for in Zoning Ordinance, commercial “C” uses allow for most uses that are found in the “A” category.
3. We have a street tree ordinance that requires new development to plant shade-bearing trees appropriate to our climate.		X	
4. Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in the summer.		X	
5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.		X	
6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.		X	
7. In some areas several errands can be made on foot, if so desired.		X	<i>Culloden:</i> Between the restaurant, Post Office, City Hall, and in-town residences.
8. Some of our children can and do walk to school safely.		X	
9. Some of our children can and do bike to school safely.		X	

10. Schools are located in or near neighborhoods in our community.	X		
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<b>Infill Development</b>			
<b>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.</b>			
	Yes	No	Comments
1. Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.	X		
2. Our community is actively working to promote brownfield redevelopment.	X		
3. Our community is actively working to promote greyfield redevelopment.	X		
4. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road).	X		Most new commercial development areas are planned at I-75 intersections, as expansions. Other expansions planned for existing commercial areas near High Falls and Bolingbrook.
5. Our community allows small lot development (5,000 square feet or less) for some uses.		X	
<b>Sense of Place</b>			
<b>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.</b>			
	Yes	No	Comments
1. If someone dropped from the sky into our community, he or she would know immediately where he or she was, based on our distinct characteristics.	X		In the City of Culloden.
2. We have delineated the areas of our community that are important to our history and heritage, and have taken steps to protect those areas.	X		Culloden National Register Historic District for recognition purposes only; there are no

			protective measures in place.
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.		X	
4. We have ordinances to regulate the size and type of signage in our community.		X	
5. We offer a development guidebook that illustrates the type of new development we want in our community.		X	
6. If applicable, our community has a plan to protect designated farmland.		X	No specific farmland protection plan/ program or ordinance; however, the land use plan states a goal of “preserving existing agricultural areas” by limited size of residential development and stating that land developed in agricultural areas need to complement the existing farming community.

**Transportation Alternatives**

**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.**

	Yes	No	Comments
1. We have public transportation in our community.	X		
2. We require that new development connects with existing development through a street network, not a single entry/exit.		X	
3. We have a good network of sidewalks to allow people to walk to a variety of destinations.		X	
4. We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.		X	

5. We require that newly built sidewalks connect to existing sidewalks wherever possible.		X	
6. We have a plan for bicycle routes through our community.		X	
7. We allow commercial and retail development to share parking areas wherever possible.	X		
<b>Regional Identity</b>			
<b>Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.</b>			
	Yes	No	Comments
1. Our community is characteristic of the region in terms of architectural styles and heritage.	X		
2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.	X		Culloden has peach groves and is on the GA Peach Blossom Trail. The county has a number of farms and commercial forestry operations.
3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal, etc.).	X		Farming and forestry are supported.
4. Our community participates in the Georgia Department of Economic Development's regional tourism partnership.	X		
5. Our community promotes tourism opportunities based on the unique characteristics of our region.	X		Nature-based tourism efforts, Bolingbroke on GA Antiques trail, Culloden on GA Peach Blossom trail, Heritage tourism in Forsyth and Juliette.
6. Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment and education.	X		

***Resource Conservation***

**Heritage Preservation**

**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.**

	Yes	No	Comments
1. We have designated historic districts in our community.	X		National Register Historic Districts in Culloden. Monroe County has no designated districts or landmarks.
2. We have an active historic preservation commission.		X	
3. We want new development to complement our historic development, and we have ordinances in place to ensure this.		X	No ordinances.

**Open Space Preservation**

**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. Compact development ordinances are one way of encouraging this type of open space preservation.**

	Yes	No	Comments
1. Our community has a greenspace plan.		X	
2. Our community is actively preserving greenspace, either through direct purchase or by encouraging set-asides in new development.	X		The Land Use Plan states a commitment to encouraging the retention of forested areas, especially where new residential development will eventually take place in the northern end of the county. Set asides are encouraged in new development
3. We have a local land conservation program, or we work with state or national land conservation programs, to preserve environmentally important areas in our community.	X		In progress—the land use plan states that a conservation border

			around the Ocmulgee River is planned.
4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.		X	
<b>Environmental Protection</b>			
<b>Environmentally sensitive areas should be protected from negative impacts of development, 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.</b>			
	Yes	No	Comments
1. Our community has a comprehensive natural resources inventory.	X		
2. We use this resource inventory to steer development away from environmentally sensitive areas.		X	
3. We have identified our defining natural resources and taken steps to protect them.	X		Conservation border around the Ocmulgee River is planned.
4. Our community has passed the necessary "Part V" environmental ordinances, and we enforce them.	X		
5. Our community has a tree preservation ordinance which is actively enforced.		X	
6. Our community has a tree-replanting ordinance for new development.		X	
7. We are using stormwater best management practices for all new development.	X		Subdivision Ordinance (Section 4.1.1.)
8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.).	X		Subdivision Ordinance. (Section 4.1.2).

## *Social and Economic Development*

### **Growth Preparedness**

**Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.**

	Yes	No	Comments
1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.	X		
2. Our local governments, the local school board, and other decision-making entities use the same population projections.	X		
3. Our elected officials understand the land-development process in our community.	X		
4. We have reviewed our development regulations and/or zoning code recently, and believe that our ordinances will help us achieve our QCO goals.	X		Zoning Ordinance draft update as of June 29, 2006.  Subdivision Ordinance updated in March 2005.
5. We have a Capital Improvements Program that supports current and future growth.		X	
6. We have designated areas of our community where we would like to see growth, and these areas are based on a natural resources inventory of our community.	X		Not based on a resource inventory, but Land Use Plan describes the intent and desire to preserve agricultural and forested areas.
7. We have clearly understandable guidelines for new development.	X		
8. We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.		X	
9. We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development.	X		

10. We have a public-awareness element in our comprehensive planning process.	X		
<b>Appropriate Businesses</b>			
<b>The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, 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.</b>			
	Yes	No	Comments
1. Our economic development organization has considered our community's strengths, assets and weaknesses, and has created a business development strategy based on them.		X	
2. Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit businesses and/or industries that will be compatible.	X		Chamber of Commerce
3. We recruit firms that provide or create sustainable products.		X	
4. We have a diverse jobs base, so that one employer leaving would not cripple our economy.	X		
<b>Employment Options</b>			
<b>A range of job types should be provided in each community to meet the diverse needs of the local workforce.</b>			
	Yes	No	Comments
1. Our economic development program has an entrepreneur support program.		X	
2. Our community has jobs for skilled labor.	X		
3. Our community has jobs for unskilled labor.	X		
4. Our community has professional and managerial jobs.	X		

## Housing Choices

**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 (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.**

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

**Educational Opportunities**

**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.**

	Yes	No	Comments
1. Our community provides workforce training options for its citizens.		X	
2. Our workforce training programs provide citizens with skills for jobs that are available in our community.		X	
3. Our community has higher education opportunities, or is close to a community that does.	X		Close to Mercer University, Macon State College, Central Georgia Technical College, and Wesleyan College all located in Macon
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.		X	

***Governmental Relations***

**Regional Solutions**

**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.**

	Yes	No	Comments
1. We participate in regional economic development organizations.	X		Part of the Central Georgia Joint Development Authority (Bibb, Jones, Monroe, and Twiggs Counties).
2. We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.	X		
3. We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education, <b>tourism, parks and recreation</b> , emergency response, E-911, homeland security, etc.	X		Tourism and Parks/Rec.—High Falls, Dauset Trails, Jarrell Plantation
4. Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders	X		Especially with I-75 bisecting the county and encroaching development from Bibb and Butts Counties.

**Regional Cooperation**

**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 or development of a transportation network.**

	Yes	No	Comments
1. We plan jointly with our cities and county for comprehensive planning purposes.	X		
2. We are satisfied with our Service Delivery Strategy.		X	
3. We initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or to craft region wide strategies.	X		Monroe County and the City of Forsyth have not finalized the SDS as of this evaluation. There is some disagreement over future service areas.
4. We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.	X		

## **APPENDIX C: DATA TABLES**

<b>Table 1: Total Population</b>						
<b>Year</b>	<b>City of Culloden</b>	<b>City of Forsyth</b>	<b>Monroe County</b>	<b>Middle Georgia Region</b>	<b>State of Georgia</b>	<b>United States</b>
<b>1980</b>	281	4,624	14,610	362,253	5,457,566	224,810,192
<b>1985</b>	262	4,446	15,862	377,903	5,967,891	236,421,408
<b>1990</b>	242	4,268	17,113	392,255	6,478,216	248,032,624
<b>1995</b>	233	4,022	19,435	418,730	7,332,335	264,727,272
<b>2000</b>	223	4,094	21,774	443,185	8,186,453	281,421,920
<b>2005</b>	209	3,564	23,544	459,077	8,868,675	295,574,852
<b>2010</b>	194	3,352	25,331	475,623	9,550,897	309,727,784
<b>2015</b>	180	3,140	27,117	493,491	10,233,118	323,880,716
<b>2020</b>	165	2,928	28,904	512,320	10,915,340	338,033,648
<b>2025</b>	151	2,716	30,691	532,185	11,597,562	352,186,580

Source: US Bureau of the Census

<b>Table 2: Surrounding Counties Total Population Comparison</b>					
<b>Year</b>	<b>Butts County</b>	<b>Jasper County</b>	<b>Lamar County</b>	<b>Monroe County</b>	<b>Upson County</b>
<b>1980</b>	13,665	7,553	12,215	<b>14,610</b>	25,998
<b>1985</b>	14,496	8,003	12,627	<b>15,862</b>	26,149
<b>1990</b>	15,326	8,453	13,038	<b>17,113</b>	36,300
<b>1995</b>	17,424	9,940	14,475	<b>19,435</b>	26,949
<b>2000</b>	19,522	11,426	15,912	<b>21,774</b>	27,597
<b>2005</b>	20,986	12,394	16,836	<b>23,544</b>	27,997
<b>2010</b>	22,451	13,363	17,761	<b>25,331</b>	28,397
<b>2015</b>	23,915	14,331	18,685	<b>27,117</b>	28,796
<b>2020</b>	25,379	15,299	19,609	<b>28,904</b>	29,196
<b>2025</b>	26,843	16,267	20,533	<b>30,691</b>	29,596

Source: US Bureau of the Census

**Table 3: Percent Population Change**

Year	City of Culloden	City of Forsyth	Monroe County	Middle Georgia Region	State of Georgia	United States
1980-1990	-13.9%	-7.7%	17.1%	8.3%	18.7%	9.8%
1990-2000	-7.9%	-4.1%	27.1%	12.9%	26.4%	13.1%
2000-2025	-32.3%	-33.7%	41.0%	20.1%	36.6%	27.0%

Source: US Bureau of the Census

**Table 4: Components of Population Change, 1990-2000**

Name	Population Change	Population Change, Natural Increase	Population Change, Net Migration	% Change Due to Natural Increase	% Change Due to Net Migration
Monroe County	2,919	770	2,160	26.38%	73.99%
Middle Georgia Region	50,935	24,821	26,114	48.70%	51.30%
State of Georgia	1,708,304	582,140	1,126,164	34.10%	65.90%

Source: US Bureau of the Census

**Table 5: Surrounding Counties Components of Population Change, 1990-2000**

Name	Population Change	Population Change, Natural Increase	Population Change, Net Migration	% Change Due to Natural Increase	% Change Due to Net Migration
Butts County	3,054	549	2,526	17.97%	82.71%
Jasper County	2,919	770	2,160	26.37%	73.99%
Lamar County	1,972	496	1,510	25.15%	76.57%
Monroe County	2,919	770	2,160	26.38%	73.99%
Upson County	779	431	439	55.32%	56.35%

Source: The Georgia County Guide

Table 6: Number of Households						
Year	City of Culloden	City of Forsyth	Monroe County	Middle Georgia Region	State of Georgia	United States
1980	91	1,447	4,667	120,290	1,886,550	1,886,550
1985	84	1,497	5,253	131,261	2,124,630	86,553,900
1990	77	1,546	5,838	140,334	2,380,830	92,255,600
1995	82	1,502	6,779	151,838	2,684,490	98,679,800
2000	86	1,457	7,719	163,661	3,002,410	105,819,000
2005	85	1,460	8,482	171,508	3,265,030	112,466,000
2010	84	1,462	9,245	178,945	3,501,380	118,879,000
2015	82	1,465	10,008	185,844	3,727,580	124,948,000
2020	81	1,467	10,771	191,538	3,929,140	130,209,000
2025	80	1,470	11,534	196,214	4,108,410	134,777,000

Source: US Bureau of the Census

Table 7: Surrounding Counties Number of Households					
Year	Butts County	Jasper County	Lamar County	Monroe County	Upson County
1980	3,987	2,553	4,010	<b>4,667</b>	9,170
1985	4,342	2,795	4,340	<b>5,253</b>	9,541
1990	4,696	3,036	4,669	<b>5,838</b>	9,911
1995	5,576	3,606	5,191	<b>6,779</b>	10,317
2000	6,455	4,175	5,712	<b>7,719</b>	10,722
2005	7,072	4,581	6,138	<b>8,482</b>	11,110
2010	7,689	4,986	6,563	<b>9,245</b>	11,498
2015	8,306	5,392	6,989	<b>10,008</b>	11,886
2020	8,923	5,797	7,414	<b>10,771</b>	12,274
2025	9,540	6,203	7,840	<b>11,534</b>	12,662

Source: US Bureau of the Census

Table 8: Average Household Size						
Year	City of Culloden	City of Forsyth	Monroe County	Middle Georgia Region	State of Georgia	United States
1980	3.09	2.87	3.00	2.99	2.83	2.93
1985	3.12	2.78	2.91	2.89	2.73	2.68
1990	3.14	2.69	2.83	2.74	2.66	2.63
1995	2.87	2.63	2.78	2.69	2.65	2.62
2000	2.59	2.57	2.74	2.62	2.65	2.59
2005	2.47	2.50	2.68	2.58	2.61	2.56
2010	2.34	2.42	2.61	2.56	2.59	2.54
2015	2.22	2.35	2.55	2.56	2.59	2.54
2020	2.09	2.27	2.48	2.57	2.60	2.55
2025	1.97	2.20	2.42	2.60	2.63	2.58

Source: US Bureau of the Census

Table 9: Surrounding Counties Average Household Size					
Year	Butts County	Jasper County	Lamar County	Monroe County	Upson County
1980	3.09	2.93	2.98	<b>3.00</b>	2.80
1985	2.99	2.85	2.86	<b>2.91</b>	2.70
1990	2.89	2.76	2.73	<b>2.83</b>	2.61
1995	2.81	2.74	2.69	<b>2.78</b>	2.57
2000	2.73	2.72	2.64	<b>2.74</b>	2.53
2005	2.64	2.67	2.56	<b>2.68</b>	2.46
2010	2.55	2.62	2.47	<b>2.61</b>	2.40
2015	2.46	2.56	2.39	<b>2.55</b>	2.33
2020	2.37	2.51	2.30	<b>2.48</b>	2.26
2025	2.28	2.46	2.22	<b>2.42</b>	2.19

Source: US Bureau of the Census

**Table 10: % Age Distribution Monroe County (Yrs. Old)**

Year	1985	1990	1995	2000	2005	2010	2015	2020	2025
<b>Total Population</b>	<b>15,864</b>	<b>17,113</b>	<b>19,437</b>	<b>21,757</b>	<b>23,546</b>	<b>25,333</b>	<b>27,117</b>	<b>28,904</b>	<b>30,693</b>
<b>0 to 4</b>	6.36	7.02	6.64	6.34	6.26	6.20	6.14	6.10	6.05
<b>5 to 13</b>	15.03	15.18	15.22	15.25	15.31	15.36	15.41	15.45	15.49
<b>14 to 17</b>	6.15	4.83	4.74	4.67	4.20	3.80	3.44	3.14	2.87
<b>18 to 20</b>	5.56	4.92	4.33	3.86	3.48	3.16	2.87	2.63	2.41
<b>21 to 24</b>	5.81	5.28	4.79	4.41	4.10	3.83	3.60	3.39	3.22
<b>25 to 34</b>	15.75	16.09	14.44	13.14	12.79	12.50	12.24	12.02	11.82
<b>35 to 44</b>	14.00	15.89	16.65	17.25	18.09	18.82	19.45	20.01	20.50
<b>45 to 54</b>	10.51	11.00	13.24	15.00	15.78	16.45	17.04	17.55	18.00
<b>55 to 64</b>	8.59	8.47	9.19	9.75	9.91	10.05	10.17	10.28	10.37
<b>65 &amp; Over</b>	11.68	11.30	10.77	10.35	10.07	9.83	9.62	9.45	9.29

Source: US Bureau of the Census

**Table 11: % Population By Age, 1980**

	City of Culloden	City of Forsyth	Monroe County	Middle Georgia Region	State of Georgia	United States
<b>TOTAL Population</b>	281	4,624	14,610	359,479	5,457,566	224,810,192
<b>0-4 Years Old</b>	6.41	6.38	6.82	9.10	9.12	8.62
<b>5-13 Years Old</b>	15.30	13.69	14.85	13.50	13.47	12.37
<b>14-17 Years Old</b>	7.12	6.77	7.70	7.89	7.55	7.18
<b>18-20 Years Old</b>	6.76	9.56	6.30	6.07	5.91	5.75
<b>21-24 Years Old</b>	6.05	7.03	6.41	7.48	7.49	7.45
<b>25-34 Years Old</b>	12.46	13.54	15.35	15.91	17.03	16.37
<b>35-44 Years Old</b>	11.39	9.62	11.78	11.40	11.85	11.32
<b>45-54 Years Old</b>	9.61	8.93	9.94	10.18	9.66	10.07
<b>55-64 Years Old</b>	9.25	9.80	8.72	8.98	8.47	9.58
<b>65 Years &amp; Over</b>	15.65	14.68	12.13	9.49	9.45	11.28

Source: US Bureau of the Census

**Table 12: % Population By Age, 1990**

	City of Culloden	City of Forsyth	Monroe County	Middle Georgia Region	State of Georgia	United States
<b>TOTAL Population</b>	242	4,268	17,113	389,016	6,478,216	248,032,624
<b>0-4 Years Old</b>	6.61	7.28	7.02	7.44	9.17	8.86
<b>5-13 Years Old</b>	16.53	14.55	15.18	13.66	11.81	11.37
<b>14-17 Years Old</b>	10.33	4.78	4.83	5.85	5.69	5.34
<b>18-20 Years Old</b>	2.89	5.25	4.92	4.86	5.02	4.72
<b>21-24 Years Old</b>	5.37	5.58	5.28	5.74	6.38	6.04
<b>25-34 Years Old</b>	14.46	14.81	16.09	17.60	18.14	17.36
<b>35-44 Years Old</b>	13.22	14.76	15.89	14.99	15.68	15.11
<b>45-54 Years Old</b>	8.27	9.86	11.00	10.56	10.33	10.14
<b>55-64 Years Old</b>	8.27	7.92	8.47	8.41	7.70	8.50
<b>65 Years &amp; Over</b>	14.05	15.21	11.30	10.89	10.10	12.56

Source: US Bureau of the Census

**Table 13: % Population By Age, 2000**

	City of Culloden	City of Forsyth	Monroe County	Middle Georgia Region	State of Georgia	United States
<b>TOTAL Population</b>	223	3,776	21,757	440,121	8,186,453	281,421,920
<b>0-4 Years Old</b>	3.59	6.59	6.33	6.81	7.27	6.81
<b>5-13 Years Old</b>	11.21	15.81	15.25	13.50	12.83	13.16
<b>14-17 Years Old</b>	5.83	4.18	4.67	6.00	5.73	5.72
<b>18-20 Years Old</b>	2.24	3.87	3.86	4.84	4.53	4.35
<b>21-24 Years Old</b>	2.69	4.39	4.41	5.36	5.71	5.30
<b>25-34 Years Old</b>	15.70	13.88	13.14	13.81	15.87	14.18
<b>35-44 Years Old</b>	16.14	14.29	17.25	16.18	16.53	16.04
<b>45-54 Years Old</b>	14.80	12.97	14.99	13.42	13.19	13.39
<b>55-64 Years Old</b>	13.00	9.85	9.75	8.89	8.08	8.63
<b>65 Years &amp; Over</b>	14.80	14.17	10.35	10.23	9.59	12.43

Source: US Bureau of the Census

**Table 14: Surrounding Counties % Population By Age, 1990**

	<b>Butts County</b>	<b>Jasper County</b>	<b>Lamar County</b>	<b>Monroe County</b>	<b>Upson County</b>
<b>TOTAL Population</b>	15,326	8,453	13,038	<b>17,113</b>	26,300
<b>0-4 Years Old</b>	6.96	7.41	6.94	<b>7.02</b>	6.77
<b>5-13 Years Old</b>	14.49	16.14	14.73	<b>15.18</b>	14.26
<b>14-17 Years Old</b>	4.31	4.67	4.74	<b>4.83</b>	4.36
<b>18-20 Years Old</b>	4.50	3.74	5.80	<b>4.92</b>	4.33
<b>21-24 Years Old</b>	6.47	5.03	5.17	<b>5.28</b>	5.39
<b>25-34 Years Old</b>	17.92	14.75	14.97	<b>16.09</b>	15.21
<b>35-44 Years Old</b>	15.28	15.37	14.30	<b>15.89</b>	13.42
<b>45-54 Years Old</b>	10.33	9.96	10.75	<b>11.00</b>	10.78
<b>55-64 Years Old</b>	8.16	9.27	9.17	<b>8.47</b>	9.46
<b>65 Years &amp; Over</b>	11.58	13.66	13.42	<b>11.30</b>	16.00

Source: US Bureau of the Census

**Table 15: Surrounding Counties % Population By Age, 2000**

	<b>Butts County</b>	<b>Jasper County</b>	<b>Lamar County</b>	<b>Monroe County</b>	<b>Upson County</b>
<b>TOTAL Population</b>	18,687	11,426	15,912	<b>21,757</b>	27,597
<b>0-4 Years Old</b>	6.58	6.96	6.13	<b>6.33</b>	6.46
<b>5-13 Years Old</b>	14.36	15.72	14.59	<b>15.25</b>	14.79
<b>14-17 Years Old</b>	4.20	4.53	3.78	<b>4.67</b>	4.23
<b>18-20 Years Old</b>	4.47	3.72	6.75	<b>3.86</b>	3.67
<b>21-24 Years Old</b>	15.16	4.20	4.64	<b>4.41</b>	4.63
<b>25-34 Years Old</b>	15.75	12.96	13.24	<b>13.14</b>	12.64
<b>35-44 Years Old</b>	18.73	15.61	14.68	<b>17.25</b>	15.16
<b>45-54 Years Old</b>	14.63	14.64	14.05	<b>14.99</b>	13.40
<b>55-64 Years Old</b>	9.91	9.81	9.57	<b>9.75</b>	10.08
<b>65 Years &amp; Over</b>	10.67	11.84	12.57	<b>10.35</b>	14.94

Source: US Bureau of the Census

<b>Table 16: % Racial Composition, 1980</b>						
	<b>Total Population</b>	<b>White Population</b>	<b>Black Population</b>	<b>American Indian, Eskimo or Aleut</b>	<b>Asian and Pacific Islander</b>	<b>Hispanic, any race</b>
<b>City of Culloden</b>	281	34.16	65.48	0	.36	0
<b>City of Forsyth</b>	4,624	47.74	51.92	.09	.19	.06
<b>Monroe County</b>	14,610	61.88	37.82	.12	.14	.04
<b>State of Georgia</b>	5,457,566	N/A	N/A	N/A	N/A	N/A
<b>United States</b>	227,226,000	N/A	N/A	N/A	N/A	N/A

Source: US Bureau of the Census

<b>Table 17: % Racial Composition, 1990</b>						
	<b>Total Population</b>	<b>White Population</b>	<b>Black Population</b>	<b>American Indian, Eskimo or Aleut</b>	<b>Asian and Pacific Islander</b>	<b>Hispanic, any race</b>
<b>City of Culloden</b>	242	24.79	75.21	0	0	0
<b>City of Forsyth</b>	4,268	44.87	54.60	.07	.37	.09
<b>Monroe County</b>	17,113	67.77	31.59	.23	.23	.18
<b>State of Georgia</b>	6,478,216	71.01	26.96	0.21	1.17	1.68
<b>United States</b>	249,464,000	80.29	12.06	0.79	2.92	8.99

Source: US Bureau of the Census

Table 18: % Racial Composition, 2000						
	Total Population	White Population	Black Population	American Indian, Eskimo or Aleut	Asian and Pacific Islander	Hispanic, Any Race
City of Culloden	223	29.15	70.85	0	0	0
City of Forsyth	3,776	41.02	57.63	.13	.29	.93
Monroe County	21,757	70.36	27.93	.35	.37	.99
State of Georgia	8,186,453	65.10	28.70	0.30	2.20	5.30
United States	282,125,000	75.10	12.30	0.90	0.10	12.50

Source: US Bureau of the Census

Table 19: Surrounding Counties % Racial Composition, 2000						
	Total Population	White Population	Black Population	American Indian, Eskimo or Aleut	Asian and Pacific Islander	Hispanic, Any Race
Butts County	19,522	69.22%	28.82%	.39%	.28%	1.29%
Jasper County	11,426	70.95%	27.26%	.21%	.18%	1.40%
Lamar County	15,912	67.78%	30.39%	.28%	.38%	1.17%
Monroe County	<b>21,757</b>	<b>70.36%</b>	<b>27.93%</b>	<b>.35%</b>	<b>.37%</b>	<b>.99%</b>
Upson County	27,597	70.58%	27.95%	.25%	.39%	.83%

Source: US Bureau of the Census

**Table 20: % Racial Composition for Monroe County**

Year	Total Population	White Population	Black Population	Native American	Asian & Pacific Islander	Hispanic, Any Race
1980	14,610	61.88	37.82	.12	.14	.04
1985	15,862	65.05	34.46	.18	.19	.12
1990	17,113	67.77	31.59	.23	.23	.18
1995	19,437	69.21	29.54	.30	.31	.64
2000	21,757	70.36	27.93	.35	.37	.99
2005	23,544	71.68	26.40	.39	.40	1.13
2010	25,332	72.82	25.07	.42	.43	1.26
2015	27,117	73.80	23.93	.44	.46	1.37
2020	28,904	74.65	22.93	.47	.48	1.47
2025	30,691	75.41	22.05	.49	.50	1.55

Source: US Bureau of the Census

**Table 21: Surrounding Counties Per Capita Income**

Year	Butts County	Jasper County	Lamar County	Monroe County	Upson County
1980	4,816	5,342	5,230	<b>5,357</b>	5,599
1985	7,569	8,052	7,714	<b>8,353</b>	8,077
1990	10,321	10,761	10,198	<b>11,348</b>	10,554
1995	13,669	15,005	13,432	<b>15,464</b>	13,804
2000	17,016	19,249	16,666	<b>19,580</b>	17,053
2005	20,066	22,726	19,525	<b>23,136</b>	19,917
2010	23,116	26,203	22,384	<b>26,692</b>	22,780
2015	26,166	29,679	25,243	<b>30,247</b>	25,644
2020	29,216	33,156	28,102	<b>33,803</b>	28,507
2025	32,216	36,633	30,961	<b>37,359</b>	31,371

Source: US Bureau of the Census

**Table 22: % Household Income Distribution, 1990**

	<b>City of Culloden</b>	<b>City of Forsyth</b>	<b>Monroe County</b>	<b>Middle Georgia Region</b>	<b>State of Georgia</b>
<b>TOTAL Households</b>	100.00%	100.00%	100.00%	100.00%	100.00%
<b>Income \$5,000 - \$9,999</b>	27.2	23.4	16.8	10.24	8.87
<b>Income \$10,000 - \$14,999</b>	17.4	8.7	8.7	10.18	8.62
<b>Income \$15,000 - \$19,999</b>	19.6	10.5	8.5	9.21	8.87
<b>Income \$20,000 - \$29,000</b>	13.0	18.2	18.8	16.94	17.13
<b>Income \$30,000 - \$34,999</b>	6.5	9.4	10.5	7.89	7.90
<b>Income \$35,000 - \$39,999</b>	8.7	6.6	6.9	6.84	6.77
<b>Income \$40,000 - \$49,999</b>	2.2	9.9	11.5	10.56	11.06
<b>Income \$50,000 - \$59,999</b>	0.0	3.4	5.6	7.06	7.61
<b>Income \$60,000 - \$74,999</b>	0.0	4.3	6.6	5.88	6.85
<b>Income \$75,000 - \$99,999</b>	3.3	3.0	3.7	3.28	4.63
<b>Income \$100,000 or more</b>	0.0	2.6	2.4	2.05	3.81

Source: US Bureau of the Census

**Table 23: % Household Income Distribution, 2000**

	<b>City of Culloden</b>	<b>City of Forsyth</b>	<b>Monroe County</b>	<b>Middle Georgia Region</b>	<b>State of Georgia</b>
<b>TOTAL Households</b>	100.00%	100.00%	100.00%	100.00%	100.00%
<b>Income \$5,000 - \$9,999</b>	14.5	12.6	9.0	13.22	10.13
<b>Income \$10,000 - \$14,999</b>	9.6	14.4	6.0	7.11	5.85
<b>Income \$15,000 - \$19,999</b>	9.6	9.7	5.7	6.84	5.91
<b>Income \$20,000 - \$29,000</b>	21.7	12.4	12.5	13.84	12.74
<b>Income \$30,000 - \$34,999</b>	0.0	5.5	5.5	6.42	6.22
<b>Income \$35,000 - \$39,999</b>	3.6	7.2	6.3	6.19	5.87
<b>Income \$40,000 - \$49,999</b>	6.0	10.2	11.3	11.11	10.85
<b>Income \$50,000 - \$59,999</b>	2.4	6.5	8.8	9.07	9.24
<b>Income \$60,000 - \$74,999</b>	13.3	9.4	13.7	10.07	10.48
<b>Income \$75,000 - \$99,999</b>	3.6	4.1	10.9	8.83	10.36
<b>Income \$100,000 or more</b>	15.6	7.7	10.3	7.31	12.34

Source: US Bureau of the Census

**Table 24: Surrounding Counties % Household Income Distribution, 1990**

	<b>Butts County</b>	<b>Jasper County</b>	<b>Lamar County</b>	<b>Monroe County</b>	<b>Upson County</b>
<b>TOTAL Households</b>	100.00%	100.00%	100.00%	<b>100.00%</b>	100.00%
<b>Income \$5,000 - \$9,999</b>	17.3	21.4	21.3	<b>16.8</b>	21.5
<b>Income \$10,000 - \$14,999</b>	10.2	12.1	10.4	<b>8.7</b>	11.7
<b>Income \$15,000 - \$19,999</b>	11.3	7.8	10.8	<b>8.5</b>	11.7
<b>Income \$20,000 - \$29,000</b>	23.2	17.3	20.4	<b>18.8</b>	17.6
<b>Income \$30,000 - \$34,999</b>	7.3	8.3	8.0	<b>10.5</b>	8.8
<b>Income \$35,000 - \$39,999</b>	5.9	6.7	8.2	<b>6.9</b>	6.7
<b>Income \$40,000 - \$49,999</b>	8.8	9.0	8.4	<b>11.5</b>	10.2
<b>Income \$50,000 - \$59,999</b>	5.3	7.6	4.0	<b>5.6</b>	5.0
<b>Income \$60,000 - \$74,999</b>	5.9	6.2	4.2	<b>6.6</b>	3.2
<b>Income \$75,000 - \$99,999</b>	2.9	1.9	3.1	<b>3.7</b>	2.0
<b>Income \$100,000 or more</b>	2.0	1.7	1.1	<b>2.4</b>	1.5

Source: US Bureau of the Census

**Table 25: Surrounding Counties % Household Income Distribution, 2000**

	<b>Butts County</b>	<b>Jasper County</b>	<b>Lamar County</b>	<b>Monroe County</b>	<b>Upson County</b>
<b>TOTAL Households</b>	100.00%	100.00%	100.00%	<b>100.00%</b>	100.00%
<b>Income \$5,000 - \$9,999</b>	10.9	11.6	11.2	<b>9.0</b>	14.0
<b>Income \$10,000 - \$14,999</b>	5.1	5.0	7.2	<b>6.0</b>	9.3
<b>Income \$15,000 - \$19,999</b>	6.4	6.2	5.2	<b>5.7</b>	8.2
<b>Income \$20,000 - \$29,000</b>	14.4	12.2	14.9	<b>12.5</b>	16.5
<b>Income \$30,000 - \$34,999</b>	6.6	6.2	8.5	<b>5.5</b>	7.2
<b>Income \$35,000 - \$39,999</b>	6.8	9.1	6.3	<b>6.3</b>	5.7
<b>Income \$40,000 - \$49,999</b>	13.0	11.8	14.2	<b>11.3</b>	12.0
<b>Income \$50,000 - \$59,999</b>	10.4	12.3	9.6	<b>8.8</b>	7.9
<b>Income \$60,000 - \$74,999</b>	11.1	11.2	9.7	<b>13.7</b>	7.9
<b>Income \$75,000 - \$99,999</b>	8.0	8.2	7.2	<b>10.9</b>	6.6
<b>Income \$100,000 or more</b>	7.2	6.3	6.0	<b>10.3</b>	4.6

Source: US Bureau of the Census

Table 26: Per Capita Income						
Year	City of Culloden	City of Forsyth	Monroe County	Middle Georgia Region	State of Georgia	United States
1980	\$ 4,829	\$ 5,099	\$ 5,357	\$13,307.45	\$15,353.00	\$18,444.00
1985	6,888	8,001	8,353	15,608.09	18,512.00	20,713.00
1990	8,946	10,903	11,348	17,220.82	20,715.00	22,871.00
1995	15,694	15,000	15,464	18,077.55	22,287.00	23,771.00
2000	22,442	19,097	19,580	20,031.00	25,433.00	29,988.00
2005	26,845	22,597	23,136	21,131.82	26,975.00	28,581.00
2010	31,249	26,096	26,692	22,253.09	28,549.00	30,227.00
2015	35,652	29,596	30,247	23,422.91	30,141.00	31,943.00
2020	40,055	33,095	33,803	24,665.55	31,767.00	33,758.00
2025	44,458	38,595	37,359	26,006.82	33,413.00	35,673.00

Source: US Bureau of the Census

Table 27: Average Household Income						
Year	Monroe County	City of Culloden	City of Forsyth	Middle Georgia Region	State of Georgia	United States
1990	\$32,743	\$29,725	\$29,919	\$30,654	\$36,810	\$22,871
2000	54,856	59,527	49,307	37,982	80,077	26,988

Source: US Bureau of the Census

Table 28: Surrounding Counties Average Household Income						
Year	Butts County	Jasper County	Lamar County	Monroe County	Upson County	Middle Georgia Region
1990	\$31,707	\$29,387	\$27,937	<b>\$32,743</b>	\$27,751	\$30,654
2000	46,655	52,928	45,719	<b>54,856</b>	42,914	37,982

Source: US Bureau of the Census

<b>Table 29: Employment by Sector (2005)</b>				
	<b>Goods-Producing Sector</b>	<b>Service Sector</b>	<b>Government Sector</b>	<b>Total Employment</b>
<b>Monroe County</b>	1,155	2,524	1,767	5,445
<b>Bibb County</b>	11,051	63,560	11,350	85,961
<b>Butts County</b>	1,357	3,569	1,432	6,358
<b>Crawford County</b>	422	484	481	1,386
<b>Jasper County</b>	1,130	930	610	2,670
<b>Jones County</b>	729	1,507	1,038	3,274
<b>Lamar County</b>	937	1,454	928	3,319
<b>Upton County</b>	2,009	4,373	1,780	8,161

Source: US Bureau of the Census

<b>Table 30: Unemployment Rates (2005)</b>	
<b>County</b>	<b>Unemployment Rate</b>
<b>Monroe County</b>	4.9%
<b>Bibb County</b>	5.9%
<b>Butts County</b>	5.7%
<b>Crawford County</b>	5.9%
<b>Jasper County</b>	4.9%
<b>Jones County</b>	4.7%
<b>Lamar County</b>	6.3%
<b>Upton County</b>	6.8%

Source: US Bureau of the Census

<b>Table 31: Per Capita Income (2004)</b>	
<b>County</b>	<b>Per Capita Income</b>
<b>Monroe County</b>	\$26,350
<b>Bibb County</b>	\$30,311
<b>Butts County</b>	\$24,683
<b>Crawford County</b>	\$24,119
<b>Jasper County</b>	\$23,056
<b>Jones County</b>	\$24,439
<b>Lamar County</b>	\$24,128
<b>Upton County</b>	\$20,710

Source: US Bureau of the Census

**Table 32: Monroe County/State of Georgia Wage Analysis (FY 2005)**

	<b>Monroe County Area (All Industries)</b>	<b>State of Georgia (All Industries)</b>	<b>Monroe County Area Wage as % of State of Georgia Wages (All Industries)</b>
<b>Entry Wage</b>	\$14,878	\$16,420	91%
<b>25th Percentile Wage</b>	\$17,005	\$18,922	90%
<b>Mean Wage</b>	\$31,006	\$35,357	88%
<b>50th Percentile Wage</b>	\$24,786	\$27,563	90%
<b>75th Percentile Wage</b>	\$36,754	\$42,782	86%

*Source: 2005 Georgia Department of Labor Wage Survey*

**Table 33: Average Weekly Wages (2005)**

	Monroe County	Monroe County Area	State of Georgia	Monroe County Wages as % of State of Georgia Wages
<b>Goods Producing</b>	\$623	\$641	\$788	79%
Agriculture, Forestry & Fishing	\$665	\$534	\$472	141%
Construction	\$628	\$574	\$768	82%
Manufacturing	\$505	\$614	\$811	62%
Wood Product Manufacturing	\$642	\$558	\$648	99%
Miscellaneous Manufacturing	\$326	\$414	\$820	39%
<b>Service Producing</b>	\$550	\$479	\$752	73%
Wholesale Trade	\$781	\$707	\$1,128	69%
Retail Trade	\$375	\$370	\$473	79%
Transportation & Warehousing	\$483	\$483	\$816	59%
Finance & Insurance	\$617	\$694	\$1,205	51%
Real Estate, Rental & Leasing	\$753	\$508	\$811	93%
Professional, Scientific/ Technology Services	\$636	\$558	\$1,187	54%
Administrative & Waste Services	\$434	\$398	\$549	79%
Health Care & Social Services	\$443	\$480	\$746	59%
Arts, Entertainment & Recreation	\$357	\$275	\$548	65%
Accommodation & Food Services	\$185	\$191	\$278	67%
Other Services (except gov't)	\$532	\$463	\$518	103%
Unclassified	\$566	\$365	\$928	61%
Government	\$614	\$631	\$711	86%

Source: 2004 Georgia County Guide

**Table 34: Average Weekly Wages in Contiguous Counties (2005)**

	<b>Monroe County</b>	<b>Bibb County</b>	<b>Butts County</b>	<b>Crawford County</b>	<b>Jasper County</b>	<b>Jones County</b>	<b>Lamar County</b>	<b>Upson County</b>
<b>Goods Producing</b>	<b>\$623</b>	<b>\$927</b>	<b>\$604</b>	<b>\$447</b>	<b>\$665</b>	<b>\$584</b>	<b>\$636</b>	<b>\$638</b>
Agriculture, Forestry & Fishing	\$665	\$770	\$727	\$329	\$480	\$457	\$494	\$351
Construction	\$628	\$717	\$619	\$577	\$574	\$575	\$446	\$454
Manufacturing	\$505	\$1,019	\$597	N/A	\$647	\$467	\$663	\$665
Wood Product Manufacturing	\$642	\$586	N/A	N/A	N/A	N/A	N/A	\$740
Miscellaneous Manufacturing	\$326	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>Service Producing</b>	<b>\$550</b>	<b>\$601</b>	<b>\$547</b>	<b>\$415</b>	<b>\$402</b>	<b>\$402</b>	<b>\$482</b>	<b>\$429</b>
Wholesale Trade	\$781	\$856	\$775	\$575	N/A	\$648	\$1,167	\$332
Retail Trade	\$375	\$413	\$389	\$280	\$346	\$366	\$421	\$369
Transportation & Warehousing	\$483	\$689	\$813	\$683	\$491	\$679	\$605	\$573
Finance & Insurance	\$617	\$860	\$772	\$571	\$649	\$689	\$712	\$679
Real Estate, Rental & Leasing	\$753	\$583	\$473	N/A	\$435	\$350	N/A	\$404
Professional, Scientific/Technology Services	\$636	\$810	\$440	\$402	\$647	\$646	\$330	\$551
Administrative & Waste Services	\$434	\$364	\$678	\$438	\$276	\$348	\$455	\$194
Health Care & social Services	\$443	\$795	\$426	\$290	\$524	\$365	\$367	\$632
Arts, Entertainment & Recreation	\$357	N/A	\$303	N/A	N/A	N/A	\$164	N/A
Accommodation & Food Services	\$185	\$219	\$214	N/A	\$209	\$187	\$191	\$187
Other Services (except gov't)	\$532	\$456	\$412	\$514	\$303	\$418	\$600	\$469
Unclassified	\$566	\$760	N/A	N/A	N/A	\$658	\$302	N/A
<b>Government</b>	<b>\$614</b>	<b>\$784</b>	<b>\$599</b>	<b>\$541</b>	<b>\$610</b>	<b>\$616</b>	<b>\$686</b>	<b>\$629</b>

Source: US Bureau of the Census

**Table 35: Commuting Patterns: Where County Residents Work  
(Top 8 Counties Reflected)**

<b>County of Employment</b>	<b>Monroe</b>	<b>Bibb</b>	<b>Butts</b>	<b>Crawford</b>	<b>Jasper</b>	<b>Jones</b>	<b>Lamar</b>	<b>Upson</b>
<b>Baldwin</b>	-	328	-	-	-	588	-	-
<b>Bibb</b>	3,262	54,125	-	2,360	112	5,988	-	184
<b>Butts</b>	492	-	3,533	-	191	-	206	-
<b>Clayton</b>	233	-	605	-	-	-	325	-
<b>Crawford</b>	-	-	-	918	-	-	-	-
<b>DeKalb</b>	-	-	284	-	238	-	-	-
<b>Fayette</b>	-	-	-	-	-	-	-	174
<b>Fulton</b>	318	385	728	-	267	-	251	154
<b>Henry</b>	413	-	1,423	-	-	-	531	-
<b>Houston</b>	-	3,703	-	642	-	357	-	-
<b>Jasper</b>	-	-	-	-	1,910	-	-	-
<b>Jones</b>	-	560	-	-	-	2,472	-	-
<b>Lamar</b>	252	-	-	85	-	-	2,493	411
<b>Meriweather</b>	-	-	-	-	-	-	-	179
<b>Monroe</b>	4,116	806	-	75	-	164	213	-
<b>Morgan</b>	-	-	-	-	124	-	-	-
<b>Newton</b>	-	-	210	-	931	-	-	-
<b>Peach</b>	-	721	-	639	-	-	-	-
<b>Pike</b>	-	-	-	-	-	-	-	234
<b>Putnam</b>	-	-	-	-	-	127	-	-
<b>Rockdale</b>	-	-	104	-	701	-	-	-
<b>Spalding</b>	204	-	443	-	-	-	1,927	913
<b>Twiggs</b>	-	305	-	-	-	-	-	-
<b>Upson</b>	-	-	-	102	-	-	204	8,229
<b>Washington</b>	-	-	-	195	-	127	-	-
<b>Wilkinson</b>	-	-	-	-	-	207	-	-

Source: US Bureau of the Census

**Table: 36 Commuting Patterns: Where Employees Commute  
(Top 8 Counties Reflected)**

<b>County of Residence</b>	<b>Monroe</b>	<b>Bibb</b>	<b>Butts</b>	<b>Crawford</b>	<b>Jasper</b>	<b>Jones</b>	<b>Lamar</b>	<b>Upson</b>
<b>Baldwin</b>	-	900	-	-	-	145	-	-
<b>Bibb</b>	806	54,125	-	148	75	560	-	-
<b>Butts</b>	93	-	3,533	-	-	-	-	-
<b>Clayton</b>	-	-	109	-	-	-	-	-
<b>Crawford</b>	75	2,360	-	918	-	36	85	102
<b>DeKalb</b>	-	-	-	-	-	-	59	-
<b>Fulton</b>	-	-	-	13	-	-	-	-
<b>Hancock</b>	-	-	-	-	53	33	-	-
<b>Henry</b>	-	-	240	-	-	-	83	-
<b>Houston</b>	119	8,570	-	21	-	-	-	-
<b>Jasper</b>	-	-	191	-	1,910	-	-	-
<b>Jones</b>	164	5,988	-	18	85	2,472	-	-
<b>Lamar</b>	213	-	206	-	-	-	2,493	204
<b>Macon</b>	-	-	-	18	-	-	-	-
<b>Meriweather</b>	-	-	-	-	-	-	-	112
<b>Monroe</b>	4,116	3,262	492	-	53	45	252	96
<b>Morgan</b>	-	-	-	-	62	-	-	-
<b>Newton</b>	-	-	-	-	80	-	-	-
<b>Peach</b>	-	2,361	-	63	-	41	-	-
<b>Pike</b>	-	-	64	-	-	-	228	349
<b>Putnam</b>	-	-	-	-	164	-	-	-
<b>Spalding</b>	-	-	327	-	-	-	417	99
<b>Taylor</b>	-	-	-	102	-	-	-	194
<b>Twiggs</b>	-	1,929	-	-	-	-	-	-
<b>Upson</b>	98	-	-	-	-	-	441	8,229
<b>Wilkinson</b>	-	-	-	-	-	60	-	-

Source: US Bureau of the Census

**Table 37: 2000 Highest Educational Attainment in Monroe County**

	<b>Less than 9<sup>th</sup> Grade</b>	<b>9<sup>th</sup>-12<sup>th</sup> Grade (no diploma)</b>	<b>High School Graduate (including equivalency)</b>	<b>Some College</b>	<b>Associates Degree</b>	<b>Bachelor Degree</b>	<b>Graduate Degree</b>
<b>Monroe County</b>	7.9%	14.4%	38.6%	16.8%	5.1%	10.6%	6.5%
<b>City of Forsyth</b>	10.8%	15.4%	37.7%	14.4%	1.6%	11.2%	8.9%
<b>City of Culloden</b>	14.0%	27.5%	34.5%	11.1%	2.9%	9.9%	0.0%

Source: US Bureau of the Census

**Table 38: 2000 Highest Educational Attainment in Contiguous Counties**

	<b>Less than 9<sup>th</sup> Grade</b>	<b>9<sup>th</sup>-12<sup>th</sup> Grade (no diploma)</b>	<b>High School Graduate (including equivalency)</b>	<b>Some College</b>	<b>Associates Degree</b>	<b>Bachelor Degree</b>	<b>Graduate Degree</b>
<b>Monroe County</b>	7.9%	14.4%	38.6%	16.8%	5.1%	10.6%	6.5%
<b>Bibb County</b>	5.3%	13.8%	31.9%	22.5%	5.4%	14.4%	6.8%
<b>Butts County</b>	10.1%	20.1%	39.9%	16.9%	4.4%	5.4%	3.2%
<b>Crawford County</b>	7.3%	25.5%	39.6%	17.5%	3.3%	4.9%	1.9%
<b>Jasper County</b>	9.1%	21.2%	37.2%	18.4%	2.7%	7.3%	4.3%
<b>Jones County</b>	8.1%	14.1%	41.0%	17.5%	4.3%	9.4%	5.6%
<b>Lamar County</b>	9.3%	19.4%	37.0%	18.7%	4.3%	6.7%	4.5%
<b>Upson County</b>	12.4%	20.9%	37.2%	14.0%	4.0%	8.0%	3.5%

Source: US Bureau of the Census

**Table 39: Middle Georgia Workforce Investment Area Industries with Largest Job Growth**

Industry Title	2002 Base Year Employment	2012 Projected Year Employment	Total Change in Employment	% Change in Employment	Projected Annual Growth Rate
Hospitals	5,110	9,510	4,400	86.0%	6.4%
Food Manufacturing	2,370	4,820	2,450	103.1%	7.3%
Professional, Scientific, and Technical Services	3,220	4,330	1,110	34.5%	3.0%
Administrative and Support Services	2,550	3,400	850	33.6%	2.9%
Educational Services	10,940	11,700	760	6.9%	0.7%
General Merchandise Stores	2,360	3,000	640	26.9%	2.4%
Merchant Wholesalers, Nondurable Goods	1,120	1,710	590	53.3%	4.4%
Ambulatory Health Care Services	2,250	2,750	500	22.3%	2.0%
Food Services and Drinking Places	6,930	7,300	370	5.4%	0.5%
Nursing and Residential Care Facilities	2,080	2,340	260	12.5%	1.2%
Truck Transportation	1,030	1,270	240	23.4%	2.1%
Support Activities for Transportation	280	500	220	78.2%	5.9%
Social Assistance	1,770	1,980	210	11.7%	1.1%
Health and Personal Care Stores	640	830	190	29.7%	2.6%
Plastics and Rubber Products Manufacturing	350	510	160	45.4%	3.8%

Source: Georgia Department of Labor, LaborMarket Explorer

**Table 40: Largest Projected Employers in Monroe County (in thousands)**

Sector	2005	2015	2025
State and Local Government	1.72	2.18	2.65
Services	1.61	1.92	2.23
Retail Trade	1.17	1.21	1.24
Transportation, Communication & Public Utilities	0.81	1.03	1.26

Source: Woods & Poole Economics, 2005 State Profile

**Table 41: Declining Employment Sectors in Middle Georgia Workforce Investment Area**

<b>Industry Title</b>	<b>2002 Base Year Employment</b>	<b>2012 Projected Yearly Employment</b>	<b>Total Change in Employment</b>	<b>% Change in Employment</b>	<b>Project Annual Growth Rate</b>
<b>Federal Government, except Postal Service</b>	12,790	10,340	-2,450	-19.2%	-2.1%
<b>State Government, except Education and Hospitals</b>	4,400	2,680	-1,720	-39.1%	-4.8%
<b>Self-employed and Unpaid Family Workers</b>	7,030	6,210	-820	-11.7%	-1.2%
<b>Agriculture, Crop, and Animal Production</b>	2,480	1,790	-690	-27.5%	-3.2%
<b>Wood Product Manufacturing</b>	1,740	1,180	-560	-32.0%	-3.8%
<b>Food and Beverage Stores</b>	2,070	1,620	-450	-21.7%	-2.4%
<b>Nonmetallic Mineral Product Manufacturing</b>	850	470	-380	-44.5%	-5.7%
<b>Mining (except Oil and Gas)</b>	1,690	1,390	-300	-17.6%	-1.9%
<b>Construction of Buildings</b>	730	430	-300	-40.7%	-5.1%
<b>Credit Intermediation and Related Activities</b>	1,510	1,220	-290	-19.6%	-2.2%
<b>Specialty Trade Contractors</b>	2,510	2,290	-220	-8.8%	-0.9%
<b>Utilities</b>	1,110	920	-190	-16.7%	-1.8%
<b>Local Government, except Education and Hospitals</b>	4,230	4,070	-160	-3.6%	-0.4%
<b>Private Households</b>	600	480	-120	-20.2%	-2.2%
<b>Real Estate</b>	370	270	-100	-27.5%	-3.2%

Source: Georgia Department of Labor, LaborMarket Explorer

**Table 42: Smallest Projected Employers in Monroe County (in thousands)**

Sector	2005	2015	2025
Mining	0.08	0.07	0.07
Wholesale Trade	0.05	0.06	0.07
Federal Civilian Government	0.04	0.04	0.04
Federal Military Government	0.08	0.08	0.08

Source: Woods & Poole Economics, 2005 State Profile

**Table 43 : Housing Types in Monroe County**

Category	1980	1990	2000
TOTAL Housing Units	4,936	6,401	8,425
Single Units (detached)	3,758	4,262	5,597
Single Units (attached)	24	49	48
Double Units	132	113	150
3 to 9 Units	126	256	313
10 to 19 Units	69	89	44
20 to 49 Units	140	62	26
50 or More Units	45	0	57
Mobile Home or Trailer	642	1,514	2,108
All Other	0	56	82

Source: US Bureau of the Census

**Table 44: Housing Types in the Middle Georgia Region**

Category	1980	1990	2000
TOTAL Housing Units	128,585	153,768	183,541
Single Units (detached)	90,897	98,917	117,102
Single Units (attached)	3,883	3,741	4,914
Double Units	7,050	7,620	7,419
3 to 9 Units	8,986	14,669	16,166
10 to 19 Units	2,769	4,028	3,621
20 to 49 Units	1,569	1,488	1,809
50 or More Units	2,899	1,214	3,213
Mobile Home or Trailer	10,528	20,604	29,031
All Other	4	1487	266

Source: US Bureau of the Census

<b>Table 45: Housing Types in the State of Georgia</b>			
<b>Category</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>
<b>TOTAL Housing Units</b>	N/A	2,638,418	3,281,737
<b>Single Units (detached)</b>	N/A	1,638,847	2,107,317
<b>Single Units (attached)</b>	N/A	73,412	94,150
<b>Double Units</b>	N/A	89,368	90,370
<b>3 to 9 Units</b>	N/A	276,220	305,920
<b>10 to 19 Units</b>	N/A	138,876	129,276
<b>20 to 49 Units</b>	N/A	55,704	57,825
<b>50 or More Units</b>	N/A	38,103	97,628
<b>Mobile Home or Trailer</b>	N/A	305,055	394,938
<b>All Other</b>	N/A	22,833	4,313

Source: US Bureau of the Census

<b>Table 46: Housing Built before 1939 in the Middle Georgia Region</b>			
<b>Category</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>
<b>1939 or Earlier</b>	18,833	12,780	11,233

Source: US Bureau of the Census

<b>Table 47: Housing Built before 1939 in the State of Georgia</b>			
<b>Category</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>
<b>1939 or Earlier</b>	296,662	212,294	192,972

Source: US Bureau of the Census

<b>Table 48: Housing Conditions in Monroe County</b>			
<b>Category</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>
<b>Complete Plumbing Facilities</b>	N/A	6,220	8,270
<b>Lacking Plumbing Facilities</b>	N/A	181	155

Source: US Bureau of the Census

**Table 49: Housing Conditions in the Middle Georgia Region**

Category	1980	1990	2000
<b>Complete Plumbing Facilities</b>	125,382	151,793	181,456
<b>Lacking Plumbing Facilities</b>	5,504	1,975	2,085

Source: US Bureau of the Census

**Table 50: Housing Conditions in the State of Georgia**

Category	1980	1990	2000
<b>Complete Plumbing Facilities</b>	N/A	2,609,956	3,252,197
<b>Lacking Plumbing Facilities</b>	35,769	28,462	29,540

Source: US Bureau of the Census

**Table 51: Occupancy Characteristics in Monroe County**

Category	1990	2000
<b>TOTAL Housing Units Built</b>	6,401	8,425
<b>Housing Units Vacant</b>	563	706
<b>Housing Units Owner Occupied</b>	4,353	6137
<b>Housing Units Renter Occupied</b>	1,485	1582

Source: US Bureau of the Census

**Table 52: Occupancy Characteristics in the Middle Georgia Region**

Category	1980	1990	2000
<b>TOTAL Housing Units Built</b>	N/A	153,768	183,541
<b>Housing Units Vacant</b>	N/A	14,272	20,462
<b>Housing Units Owner Occupied</b>	78,299	91,425	110,735
<b>Housing Units Renter Occupied</b>	41,042	48,071	52,344
<b>Owner to Renter Ratio of Vacancy</b>	N/A	N/A	0.95
<b>Owner Vacancy Rate</b>	N/A	N/A	2.23
<b>Renter Vacancy Rate</b>	N/A	N/A	8.94

Source: US Bureau of the Census

<b>Table 53: Occupancy Characteristics in the State of Georgia</b>			
<b>Category</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>
<b>TOTAL Housing Units Built</b>	1,869,754	2,366,615	3,007,678
<b>Housing Units Vacant</b>	N/A	271,803	275,368
<b>Housing Units Owner Occupied</b>	1,215,206	1,536,759	2,029,293
<b>Housing Units Renter Occupied</b>	654,548	829,856	977,076
<b>Owner to Renter Ratio of Vacancy</b>	N/A	0.32	0.51
<b>Owner Vacancy Rate</b>	N/A	2.36	2.24
<b>Renter Vacancy Rate</b>	N/A	12.36	8.46

Source: US Bureau of the Census

<b>Table 54: Cost Burdened Households in Monroe County</b>		
<b>Category</b>	<b>1990</b>	<b>2000</b>
<b>30% - 49%</b>	784	652
<b>50% and Greater</b>	N/A	498
<b>Not Computed</b>	197	271

Source: US Bureau of the Census

<b>Table 55: Housing Costs in Monroe County</b>			
<b>Category</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>
<b>Median Property Value</b>	N/A	\$61,000	\$103,600
<b>Median Rent</b>	N/A	\$324	\$461

Source: US Bureau of the Census

<b>Table 56: Housing Costs in the Middle Georgia Region</b>			
<b>Category</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>
<b>Median Property Value</b>	N/A	\$57,603	\$79,449
<b>Median Rent</b>	N/A	\$265	\$361

Source: US Bureau of the Census

<b>Table 57: Housing Costs in the State of Georgia</b>			
<b>Category</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>
<b>Median Property Value</b>	\$23,100	\$71,278	\$100,600
<b>Median Rent</b>	\$153	\$365	\$505

*Source: US Bureau of the Census*

<b>Table 58: Rent and Property Values for Neighboring Counties</b>					
<b>Category</b>	<b>Butts</b>	<b>Jasper</b>	<b>Lamar</b>	<b>Monroe</b>	<b>Upson</b>
<b>Median Property Value</b>	\$86,700	\$81,000	\$79,900	<b>\$ 103,600</b>	\$66,100
<b>Median Rent</b>	\$480	\$442	\$441	<b>\$461</b>	\$414

*Source: US Bureau of the Census*

**Table 59: 2006 List of Impaired Waters of the Upper Ocmulgee River Basin  
(Monroe County)**

<b>Water Source</b>	<b>Location</b>	<b>Use/Evaluation</b>	<b>Criterion Violated</b>
<b>Deer River</b>	Little Deer Creek [headwaters]	Fishing/Partially Supporting	Biota
	Little Deer Creek Tributary [headwaters to Little Deer Creek]		
<b>Echeconnee Creek</b>	Wood Creek [Headwaters to D/S Ga. Hwy. 83]	Fishing/Partially Supporting	Biota
<b>Ocmulgee River</b>	Phinazee Creek [Lamar & Monroe Counties]	Fishing/Partially Supporting	Biota
	Tobler Creek [tributary]		
<b>Rocky Creek</b>	Colaparchee Creek [tributary]	Fishing/Partially Supporting	Biota
	Red Creek [tributary]		
<b>Rum Creek</b>	Rum and Town Creeks, U/S Lake Juliette	Fishing/Partially Supporting	Biota, Fecal Coliform
<b>Tobesofkee Creek</b>	Barnesville to Cole Creek [Lamar/Monroe County]	Fishing/ Not Supporting	Biota, Fecal Coliform
	Cole Creek to Todd Creek	Fishing/Partially Supporting	Biota, Fecal Coliform
<b>Towaliga Creek</b>	Hansford Branch [tributary]	Fishing/Partially Supporting	Biota
	Mill Dam Creek		
	Sand Branch [tributary]		
	White Creek [Lamar/Monroe Counties]		
<b>Towaliga River</b>	Eightmile Creek [tributary]	Fishing/Partially Supporting	Biota
	Rocky Creek [tributary, D/S Old English Rd. (CR 152) to Towaliga River]		

Source: Georgia Environmental Protection Division

## **Appendix D**

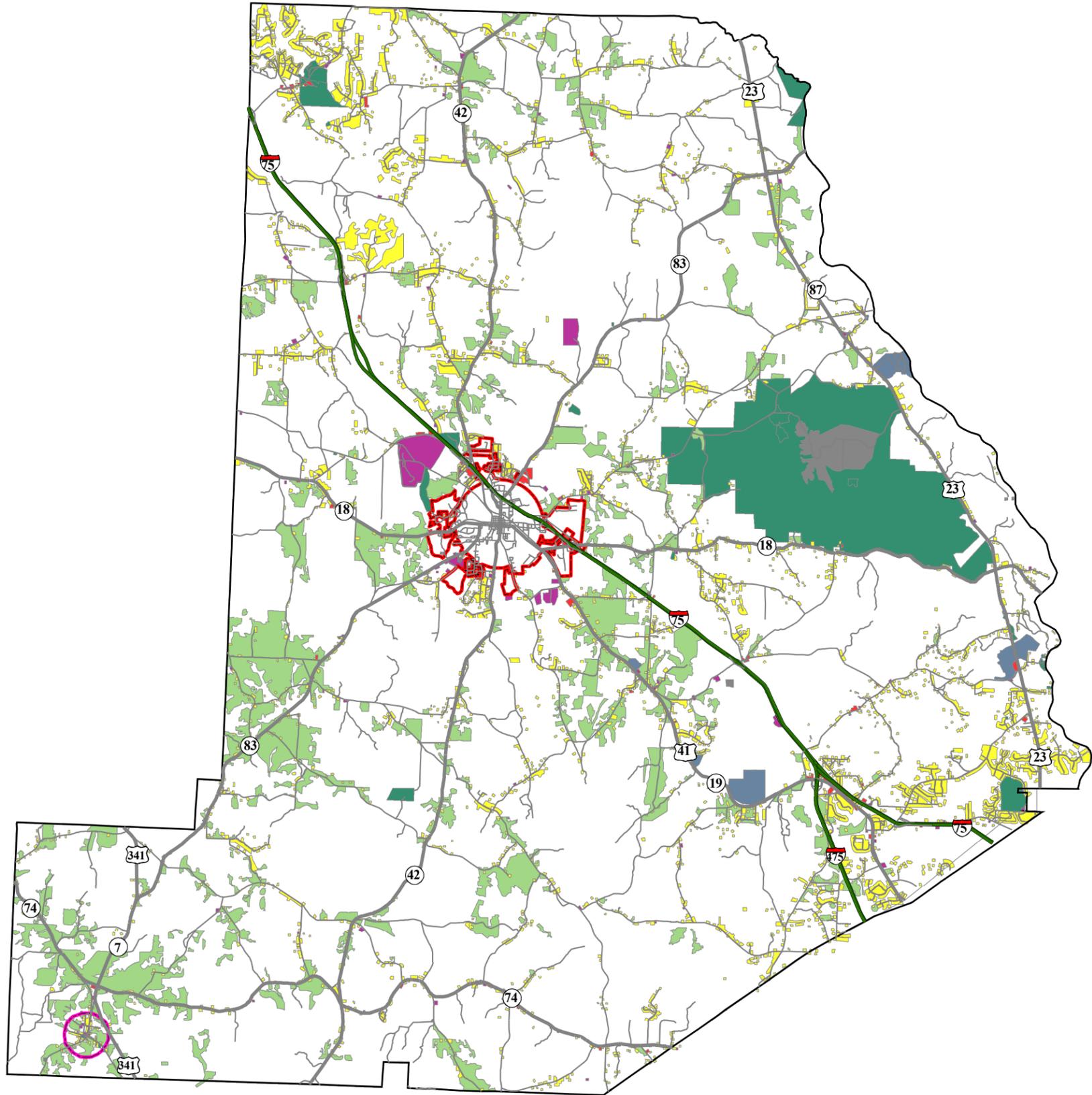
### **MAPS**

### Existing Land Use Monroe County

**Legend**

- Agriculture/Forestry
- Commercial
- Vacant/Unused
- Industrial
- Park/Recreation/Conservation
- Public Institutional
- Residential
- Transportation/Communication Utilities

- Monroe
- Interstate
- Forsyth
- City Street
- Culloden
- County Road
- State Highway

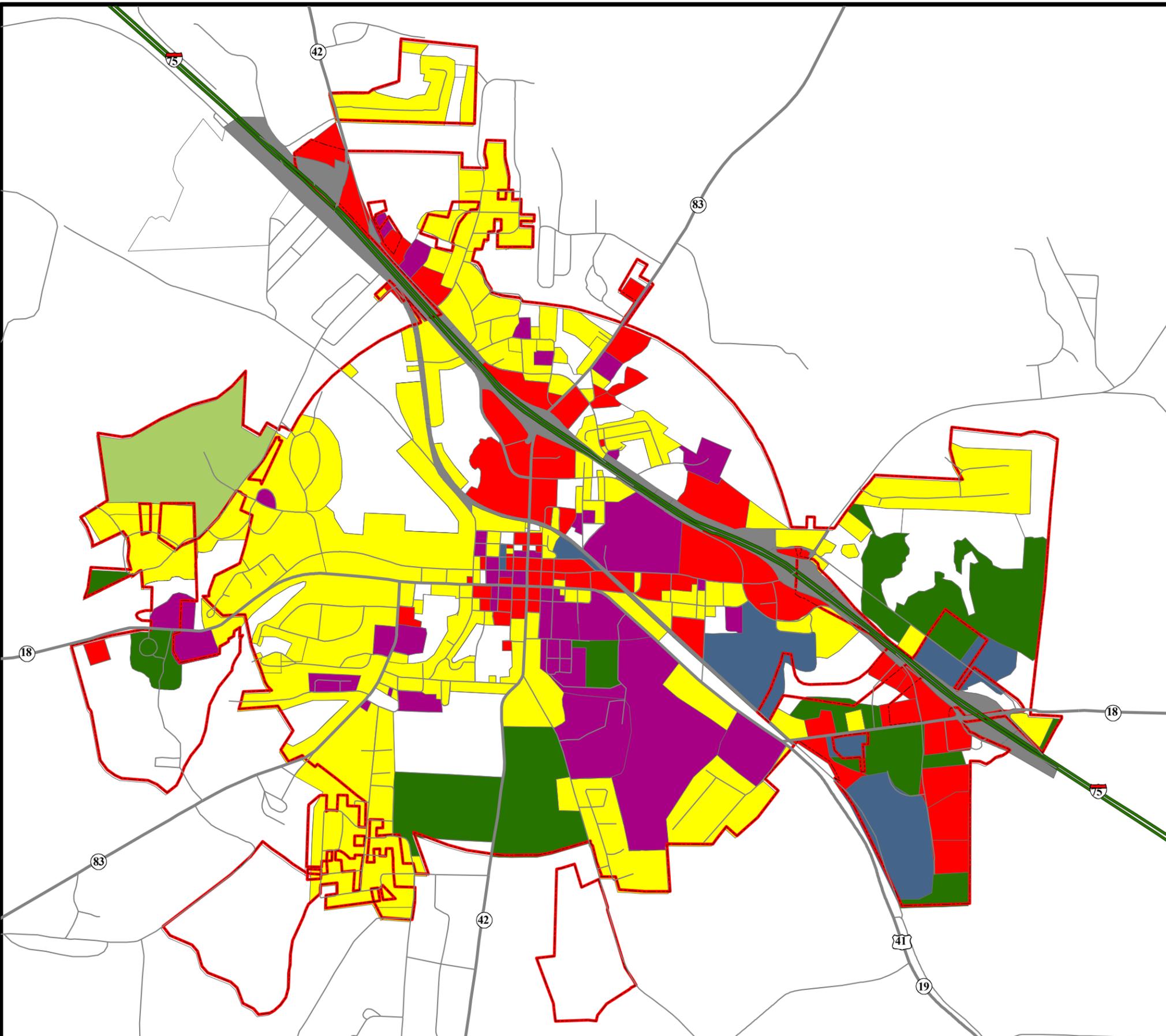


Map 1a

### Existing Land Use City of Forsyth

#### Legend

- Agriculture/Forestry
  - Commercial
  - Industrial
  - Park/Recreation/Conservation
  - Public/Institutional
  - Residential
  - Transportation/Communication  
Utilities
  - Vaccant/Abandoned/Redevelopment
- 
- Monroe
  - Interstate
  - Forsyth
  - City Street
  - Culloden
  - County Road
  - State Highway



0 0.4 0.8 Miles

Map 1b

### Existing Land Use City of Culloden

#### Legend

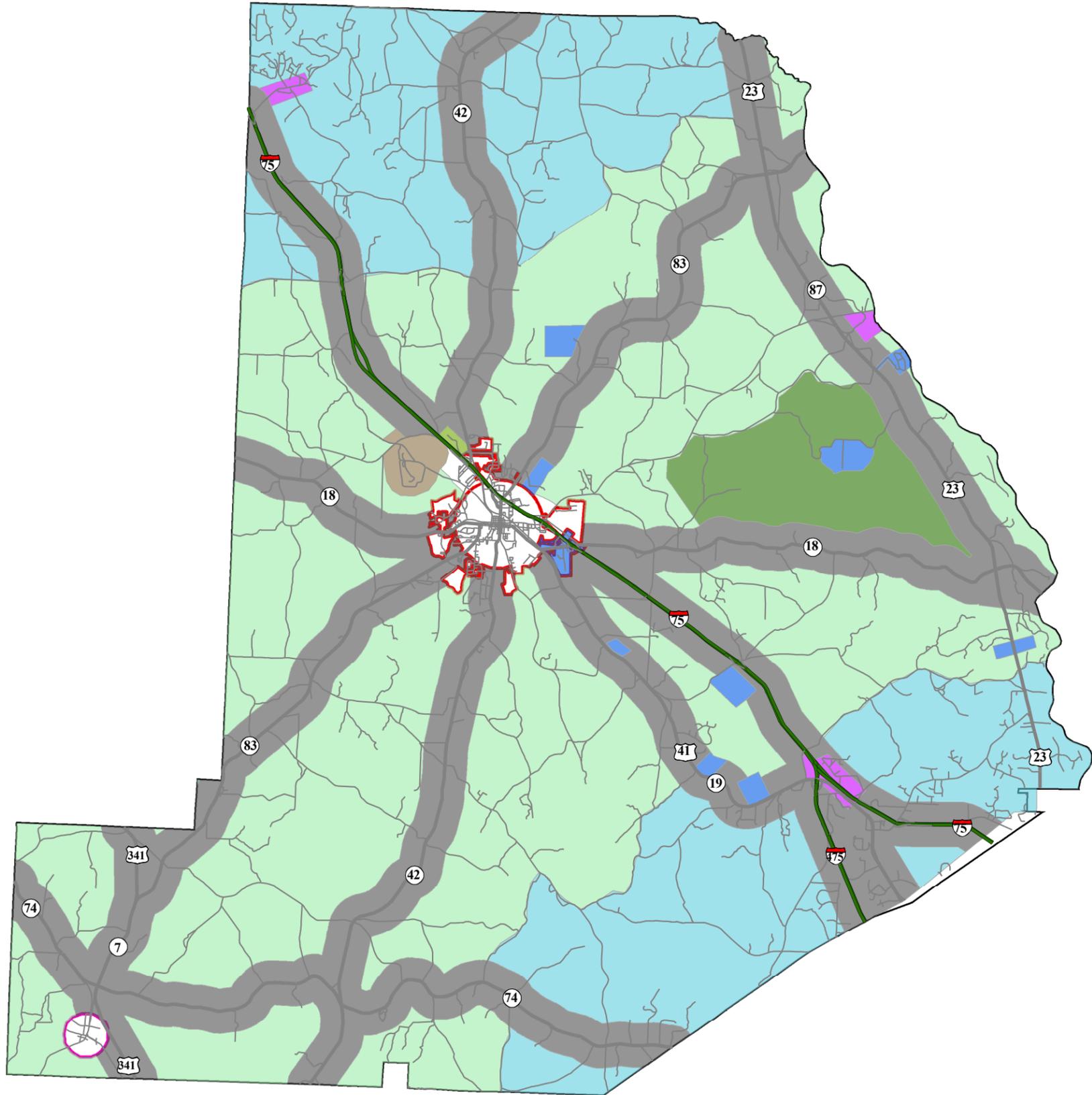
-  Agriculture/Forestry
  -  Commercial
  -  Vacant/Undeveloped
  -  Industrial
  -  Parks/Recreation/Conservation
  -  Public Institutional
  -  Residential
  -  Transportation/Communication Utilities
- 
-  Monroe
  -  Forsyth
  -  Culloden
  -  Interstate
  -  City Street
  -  County Road
  -  State Highway



0 0.1 0.2 Miles



# Proposed Character Areas - Monroe County



### Legend

- Forsyth
  - Culloden
  - Developing Suburban/Mixed Use
  - Forest/Open Space
  - Highway Corridor
  - Historic/Commercial
  - Industrial
  - Parks and Recreation
  - Public Safety
  - Wildlife Management Area
- 
- Monroe
  - Forsyth
  - Culloden
  - Interstate
  - City Street
  - County Road
  - State Highway

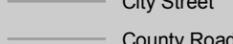
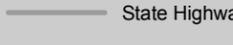


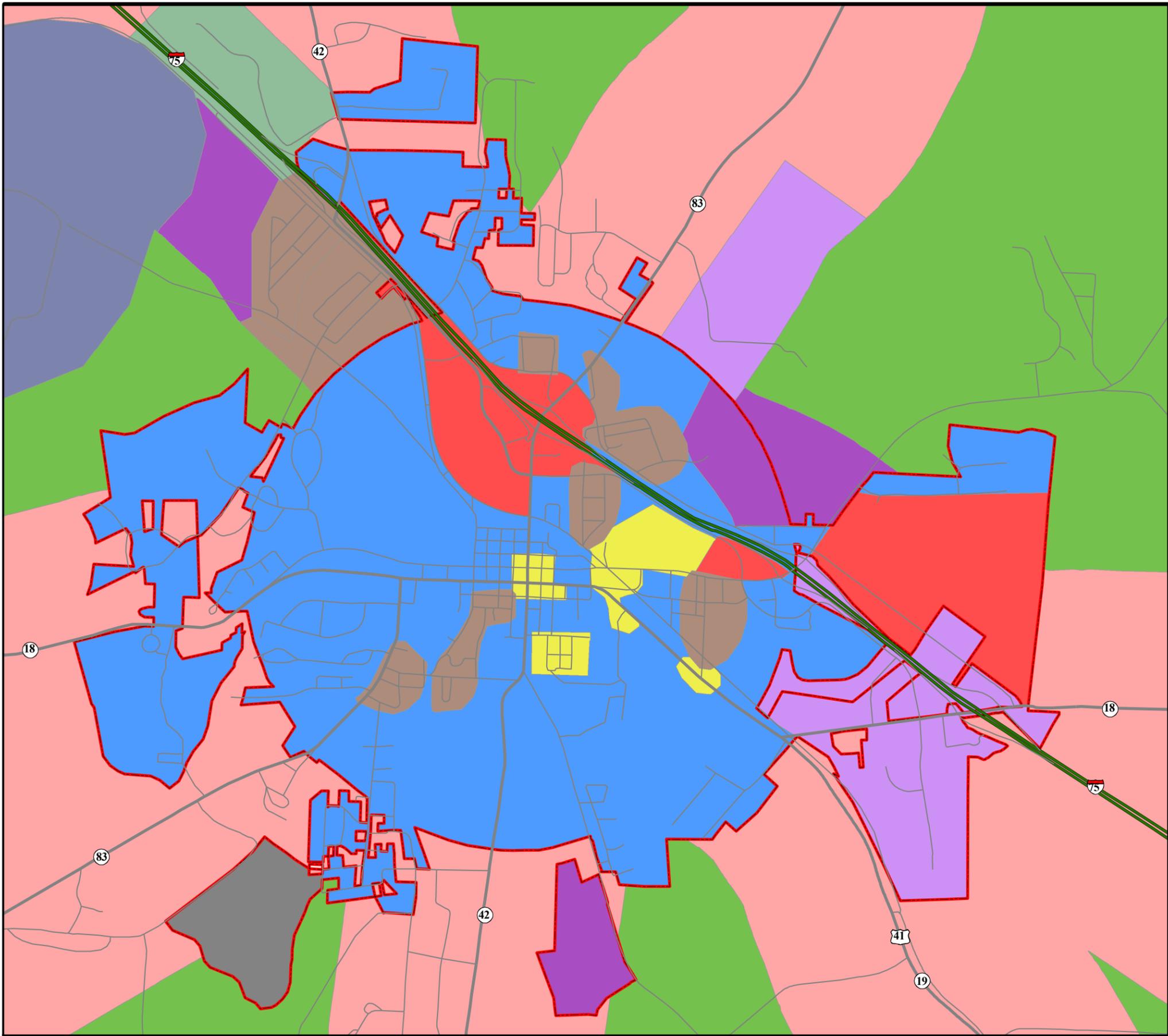
0 2.5 5 Miles

Map 2a

## Proposed Character Areas - Forsyth

### Legend

-  Abandoned Landfill
  -  Commercial Growth
  -  Redeveloping Neighborhoods
  -  Downtown/Historic Area
  -  Forest/Open Space
  -  Growth Areas Residential
  -  Highway Corridor
  -  Industrial
  -  Parks and Recreation
  -  Public Safety
  -  Traditional In-Town Neighborhood
- 
-  Monroe
  -  Forsyth
  -  Culloden
  -  Interstate
  -  City Street
  -  County Road
  -  State Highway



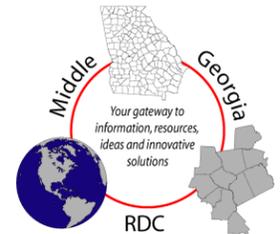
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Map 2b

### Proposed Character Areas - Culloden

#### Legend

- Agriculture/Low Density Residential
  - Area in need of Redevelopment
  - Redeveloping Neighborhoods
  - Downtown Area
  - Forest/Open Space
  - Highway Corridor
  - Historic Areas
  - Traditional In-Town Neighborhood
- 
- Monroe
  - Interstate
  - Forsyth
  - City Street
  - Culloden
  - County Road
  - State Highway



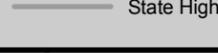
0 0.1 0.2 Miles

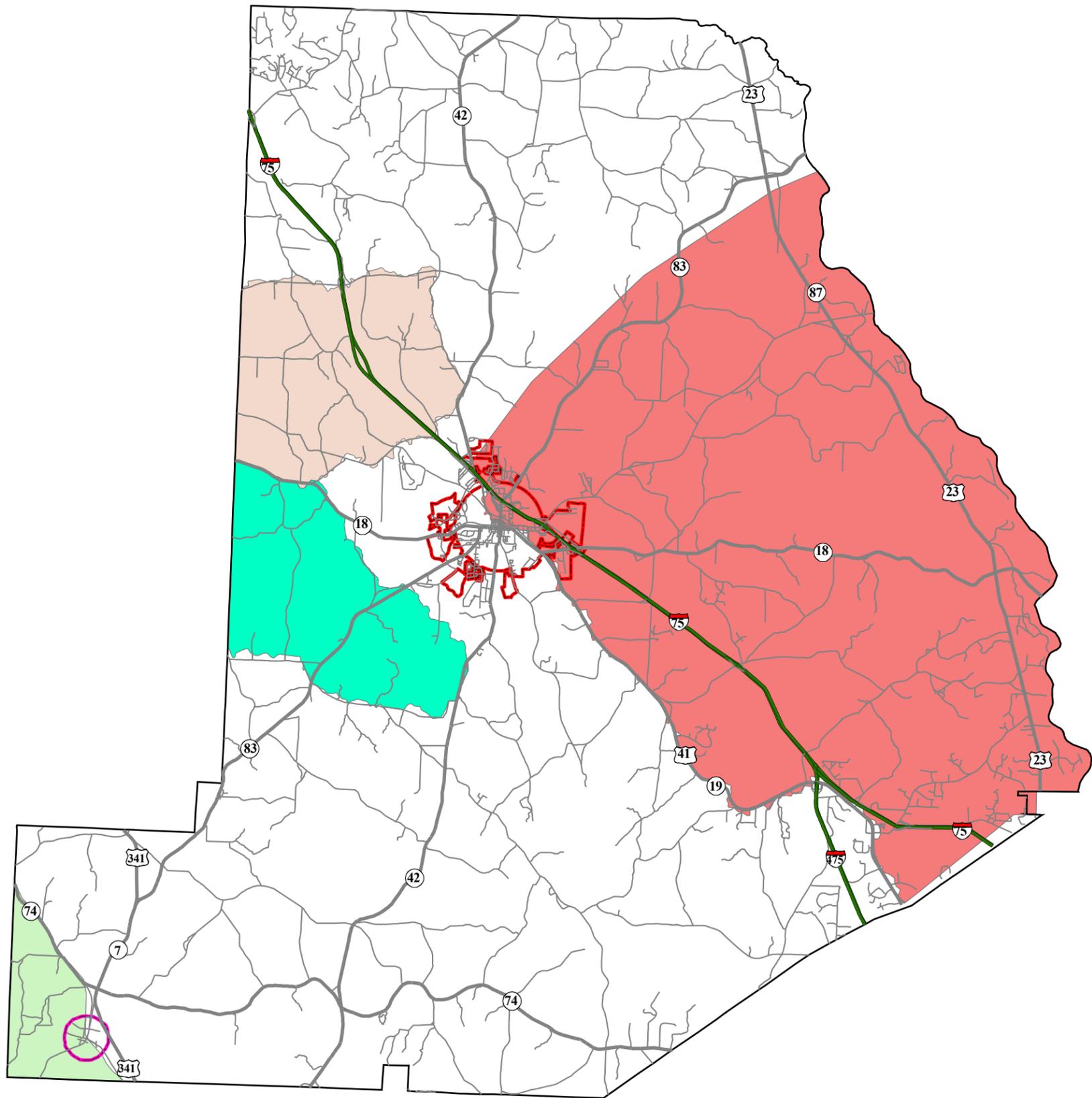


## Water Supply Watersheds

### Legend

-  Tobesofkee Creek Inner Management Zone
-  Ocmulgee River Outer Management Zone
-  Rocky Creek Inner Management Zone
-  Upper Flint Watershed

-  Monroe
-  Forsyth
-  Culloden
-  Interstate
-  City Street
-  County Road
-  State Highway



0 2.5 5 Miles

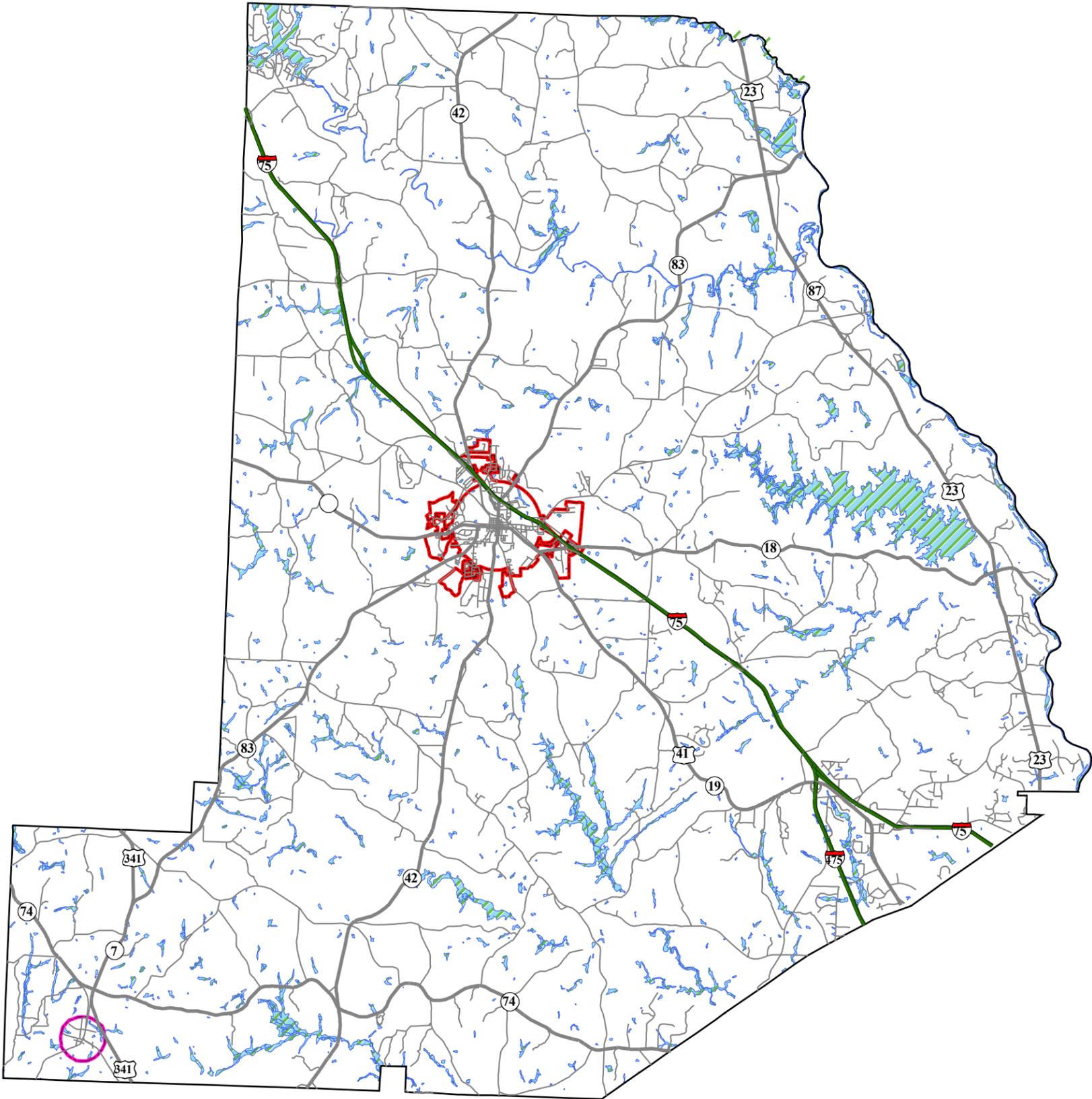
### Wetlands

#### Legend



Wetlands

- Monroe
- Forsyth
- Culloden
- Interstate
- City Street
- County Road
- State Highway

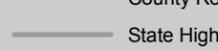


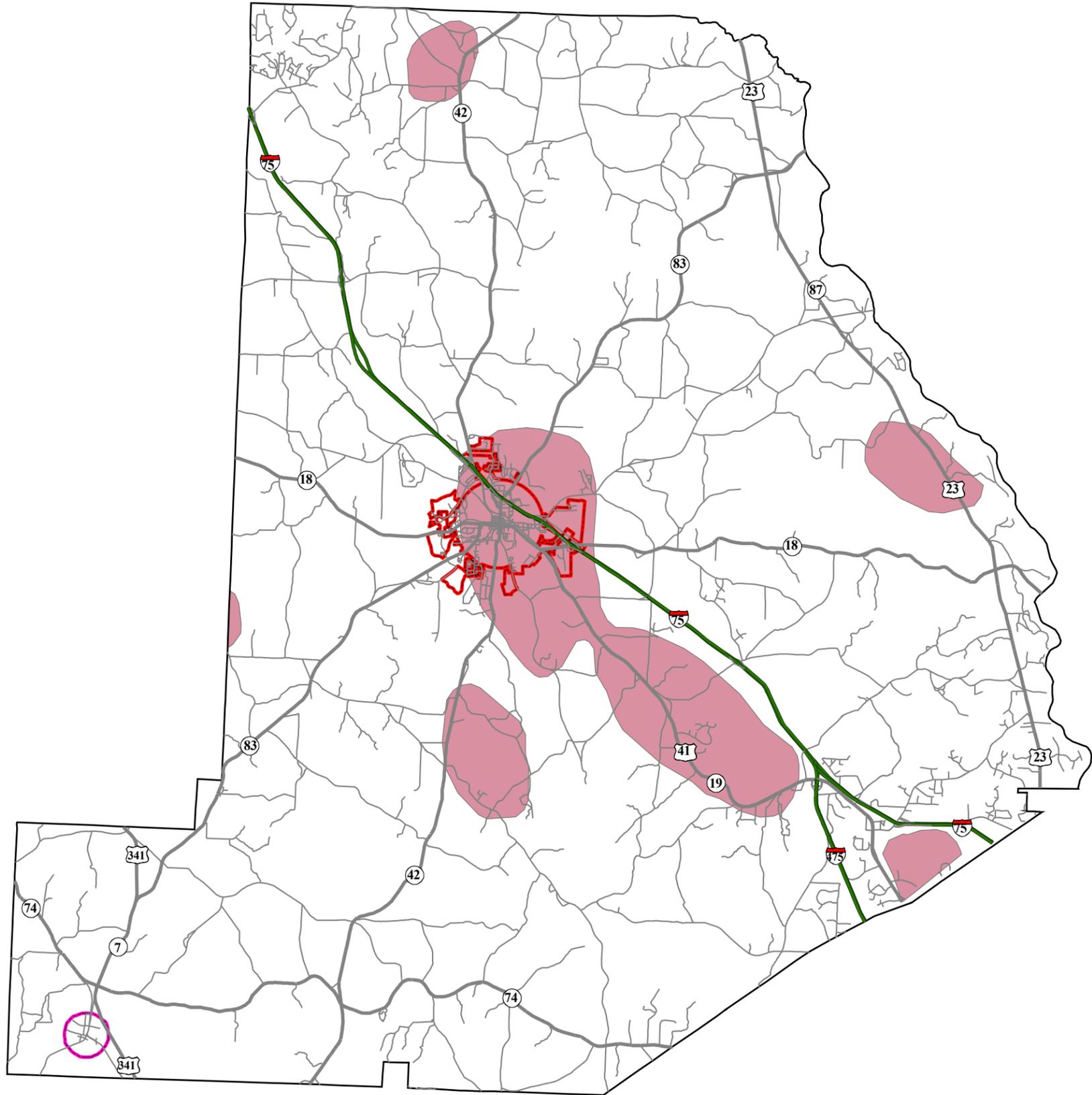
0 2.5 5 Miles

### Significant Groundwater Recharge Areas

#### Legend

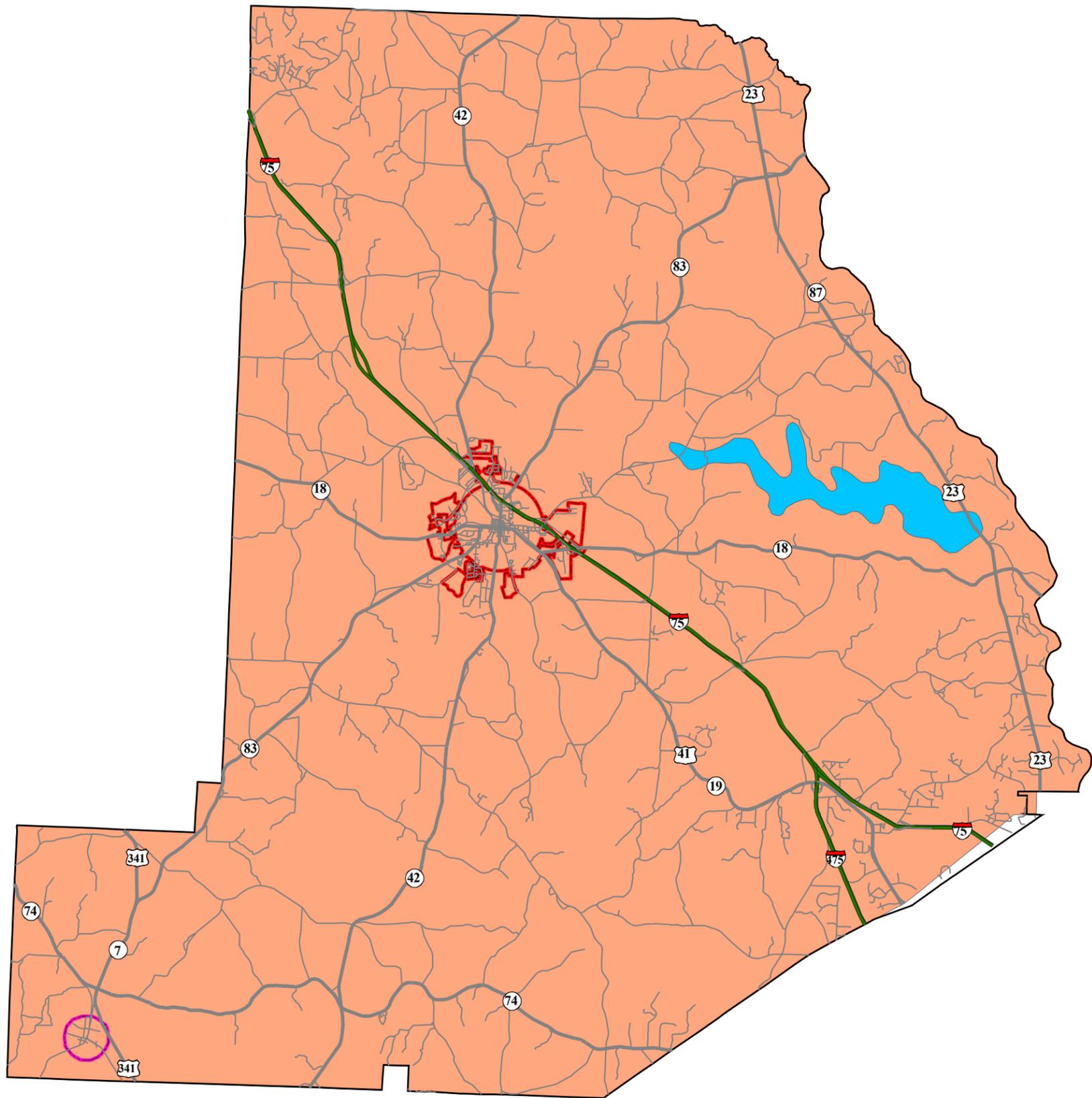
 Probable Areas of Thick Soils

-  Monroe
-  Forsyth
-  Culloden
-  Interstate
-  City Street
-  County Road
-  State Highway



0 2.5 5 Miles

### Pollution Susceptibility



#### Legend

- LOW
- WATER

- Monroe
- Forsyth
- Culloden
- Interstate
- City Street
- County Road
- State Highway



0 2.5 5 Miles

## Protected River Corridor

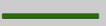
### Legend

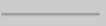
 Protected River Corridor

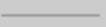
 Monroe

 Forsyth

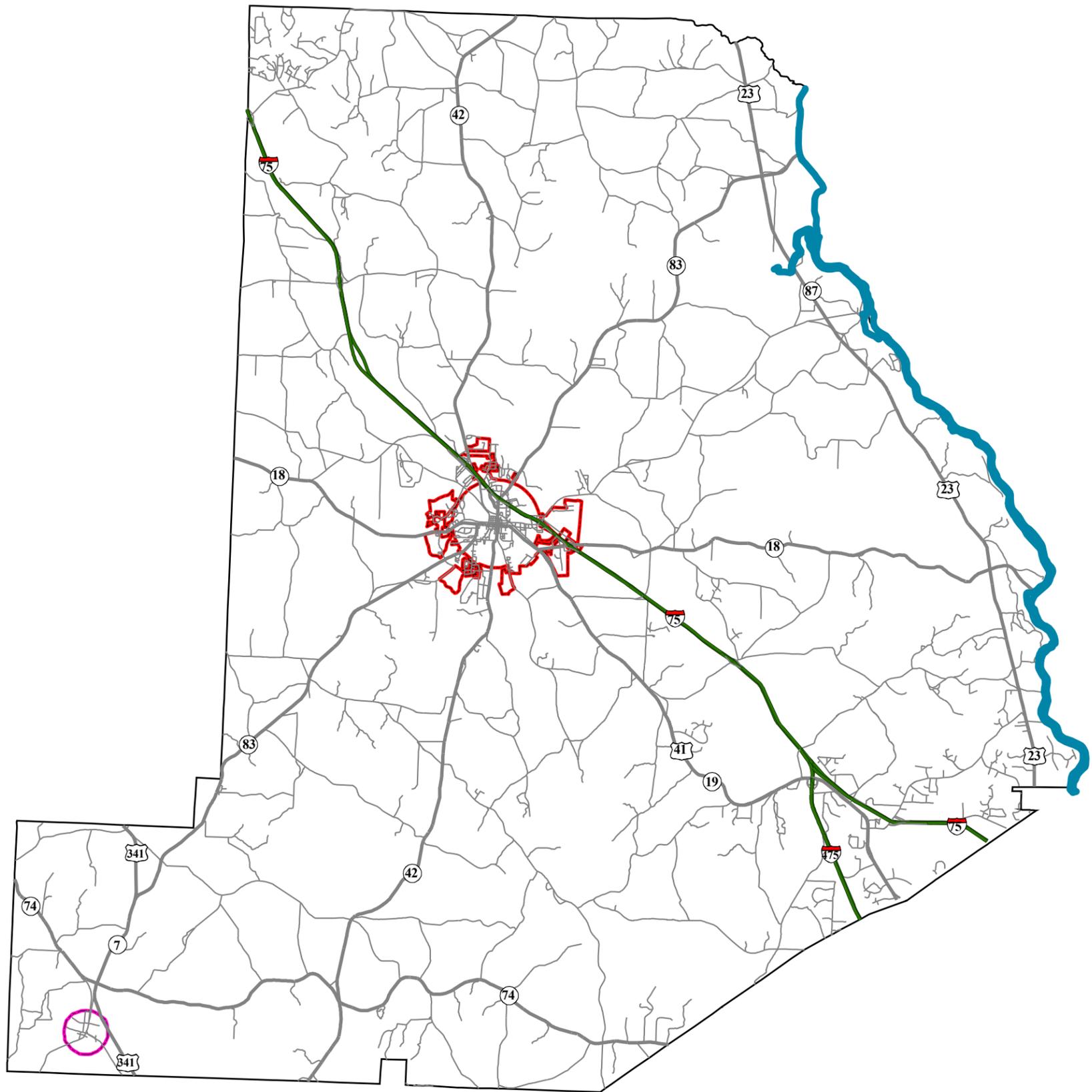
 Culloden

 Interstate

 City Street

 County Road

 State Highway



0 2.5 5 Miles

### Steep Slopes

#### Legend

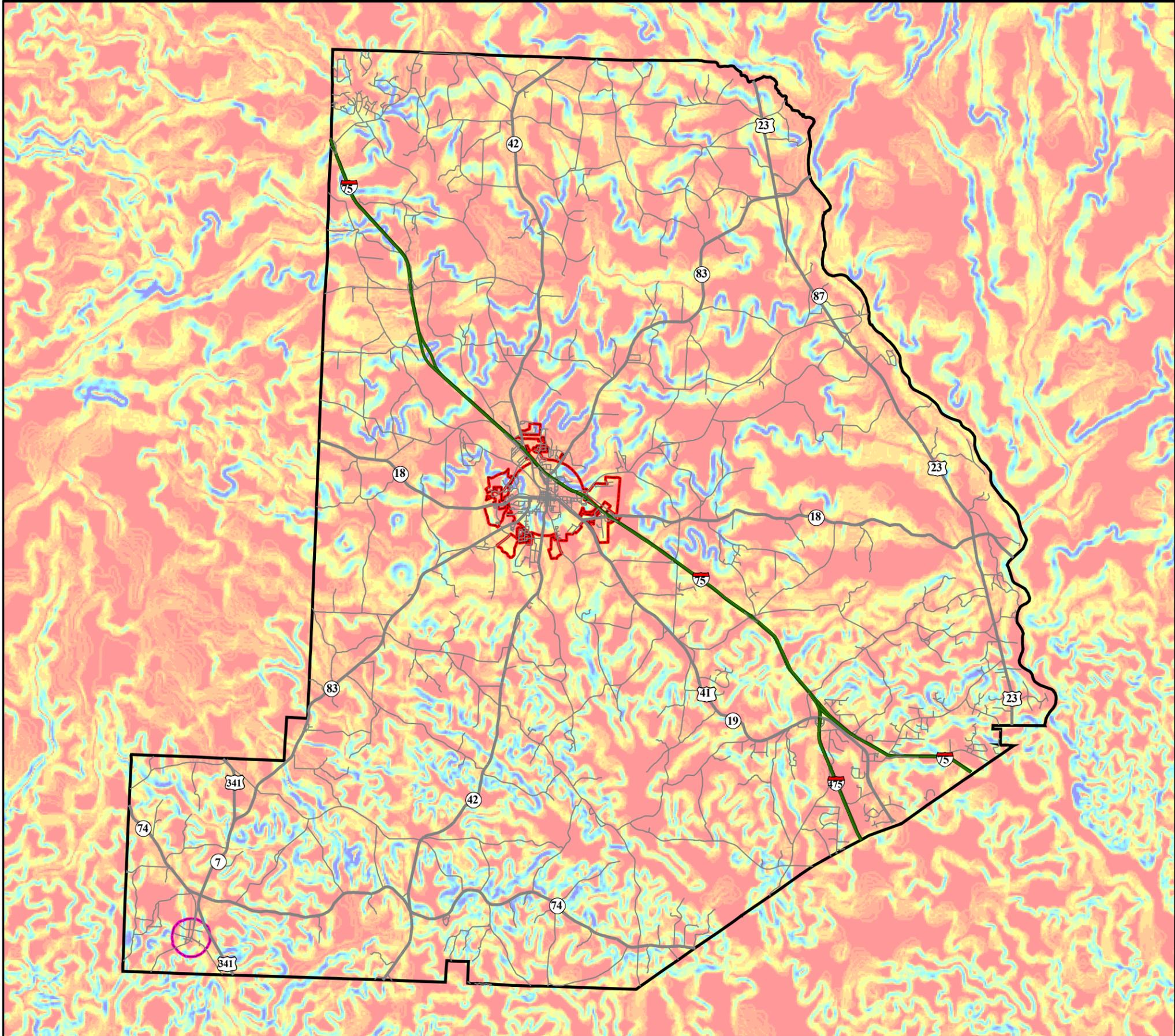
#### Value



High : 110

Low : 0

- Monroe
- Forsyth
- Culloden
- Interstate
- City Street
- County Road
- State Highway



### Floodplains

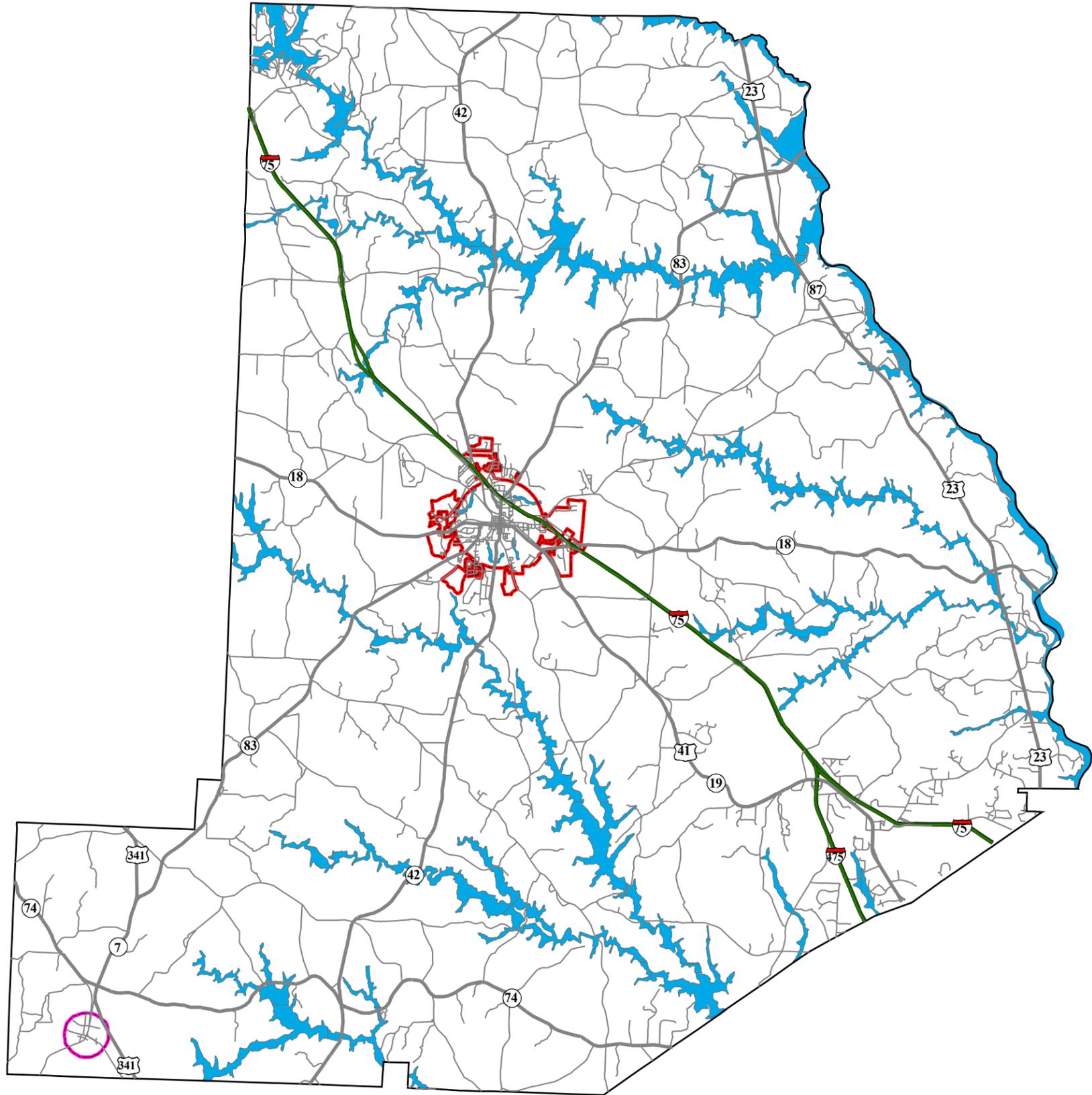
#### Legend



IN  
An area designated as within a "Special Flood Hazard Area" (or SFHA) on a FIRM. This is an area inundated by 1% annual chance flooding for which BFEs or velocity may have been determined. No distinctions are made between the different flood hazard zones that may be included within the SFHA.

- Monroe
- Forsyth
- Culloden

- Interstate
- City Street
- County Road
- State Highway

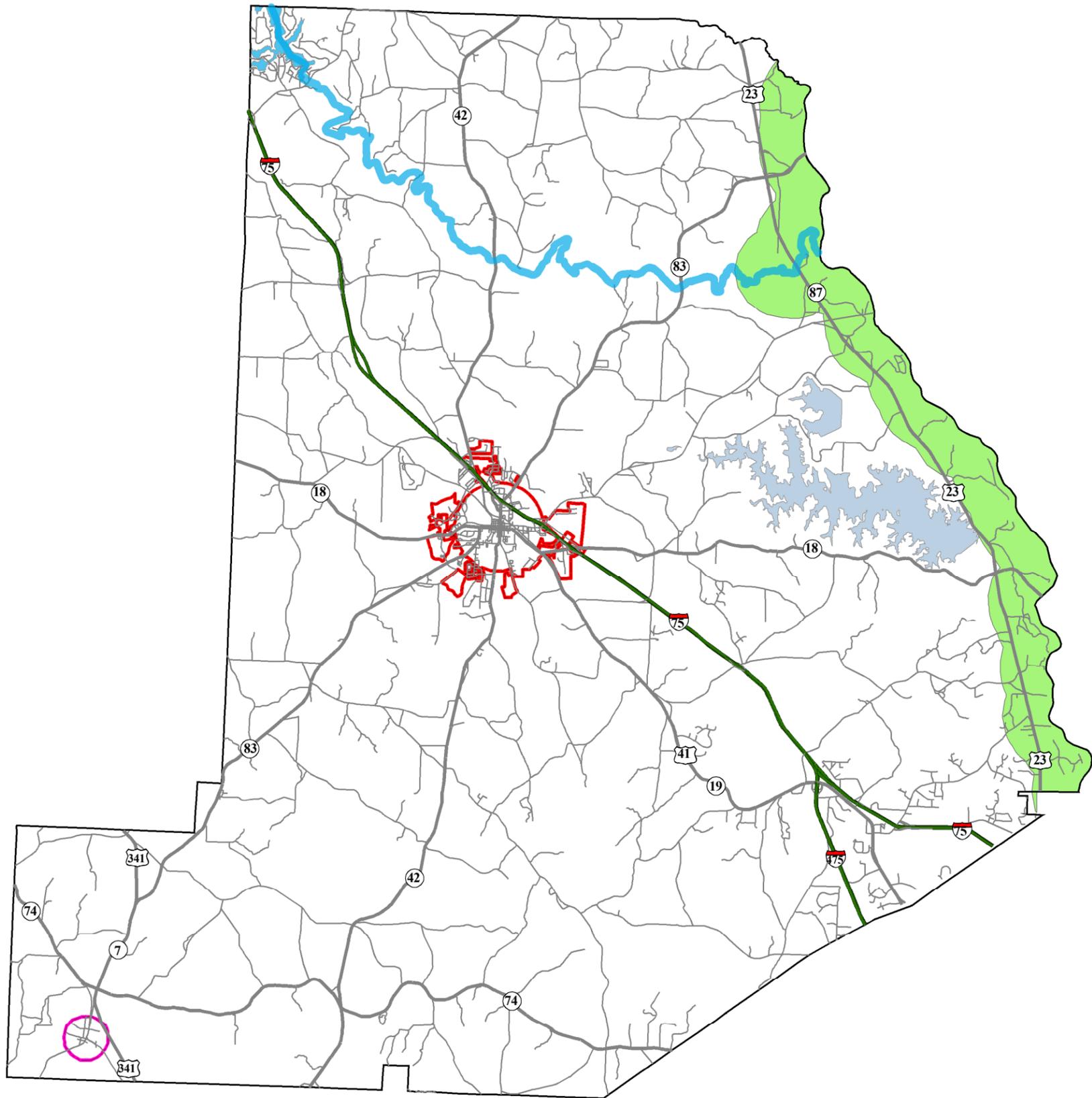


0 2.5 5 Miles

### Scenic Areas

#### Legend

-  Ocmulgee River
-  Towaliga River
-  High Falls Lake
-  Lake Juliette
  
-  Monroe
-  Forsyth
-  Culloden
  
-  Interstate
-  City Street
-  County Road
-  State Highway

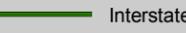


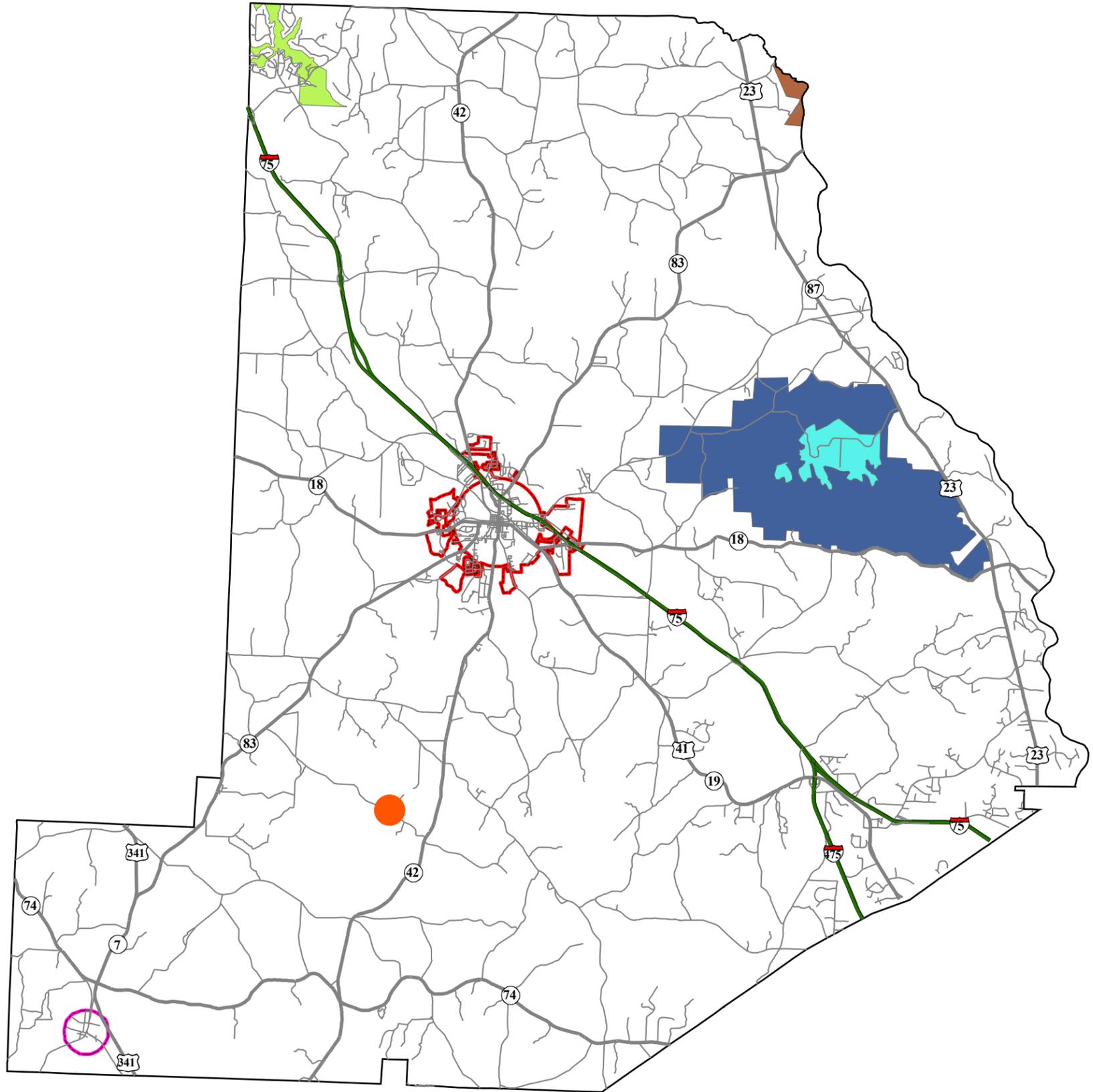
0 2.5 5 Miles

### Major Park and Recreation Areas

#### Legend

-  Water
-  Rum Creek WMA
-  High Falls State Park
-  Oconee National Forest
-  Camp Kaleo

-  Monroe
-  Forsyth
-  Culloden
-  Interstate
-  City Street
-  County Road
-  State Highway

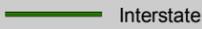


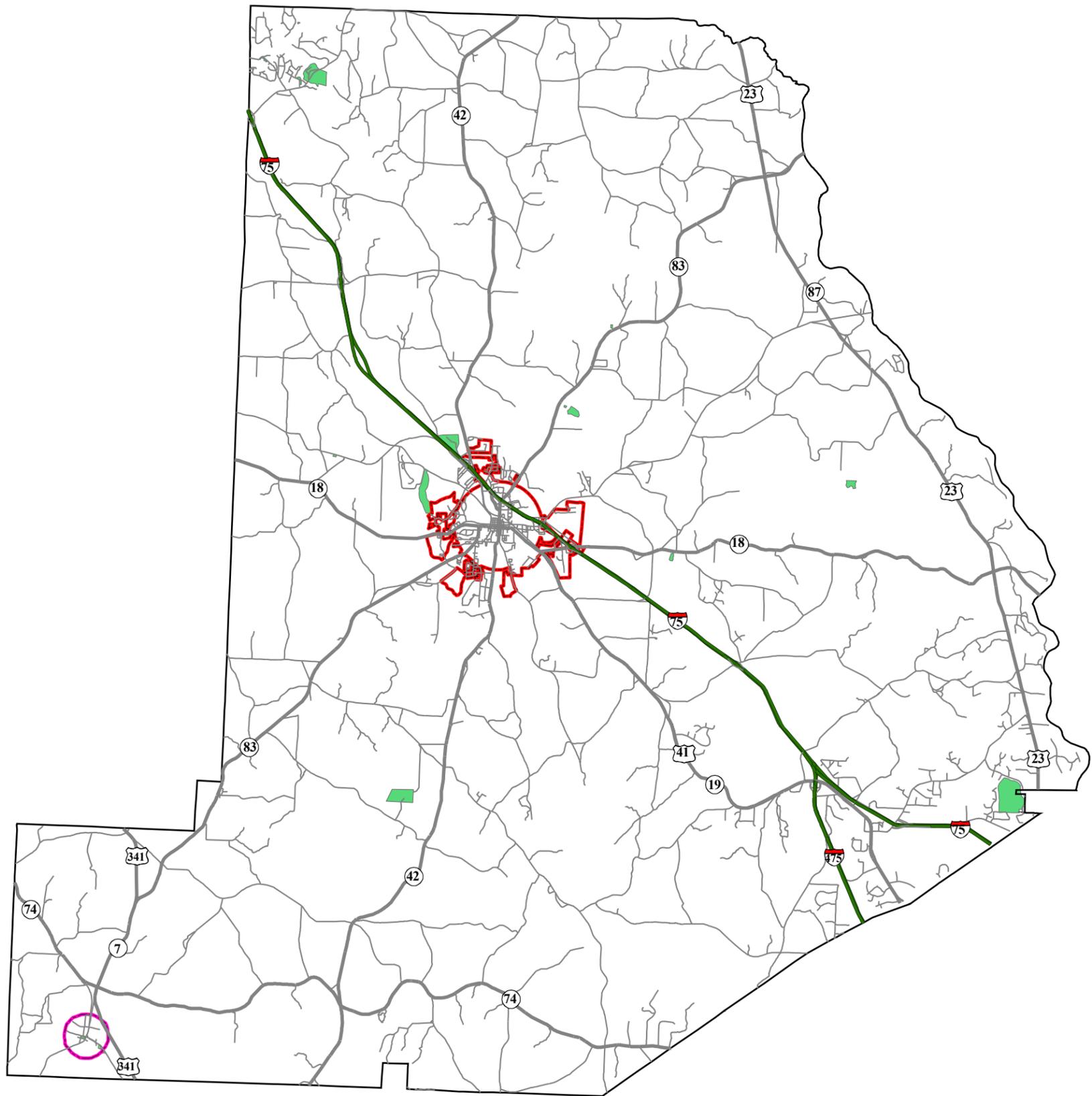
0 2.5 5 Miles

### Parks and Recreation

#### Legend

 Parks and Recreation

-  Monroe
-  Forsyth
-  Culloden
-  Interstate
-  City Street
-  County Road
-  State Highway



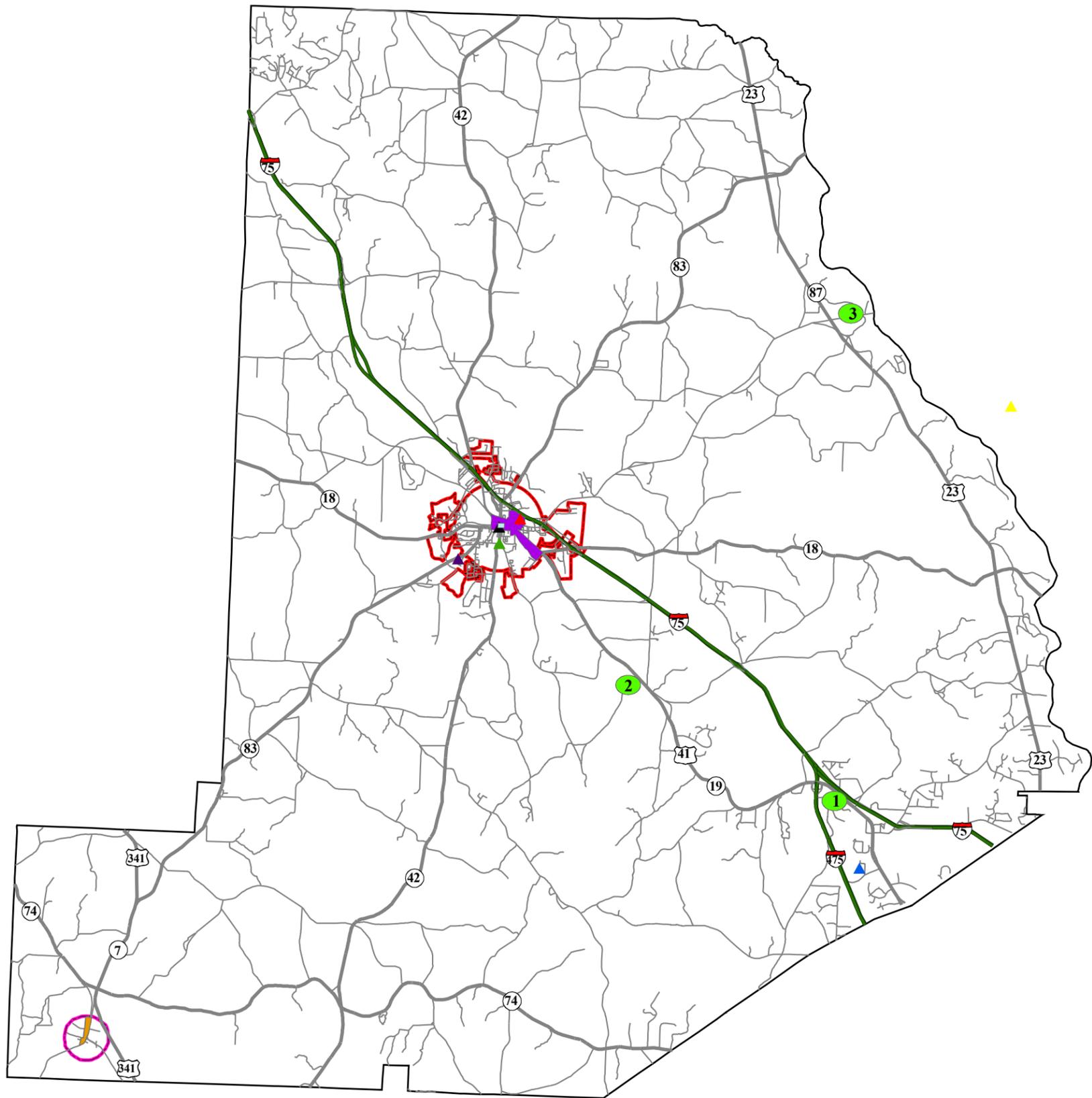
0 2.5 5 Miles

Map 12

### Historic Resources

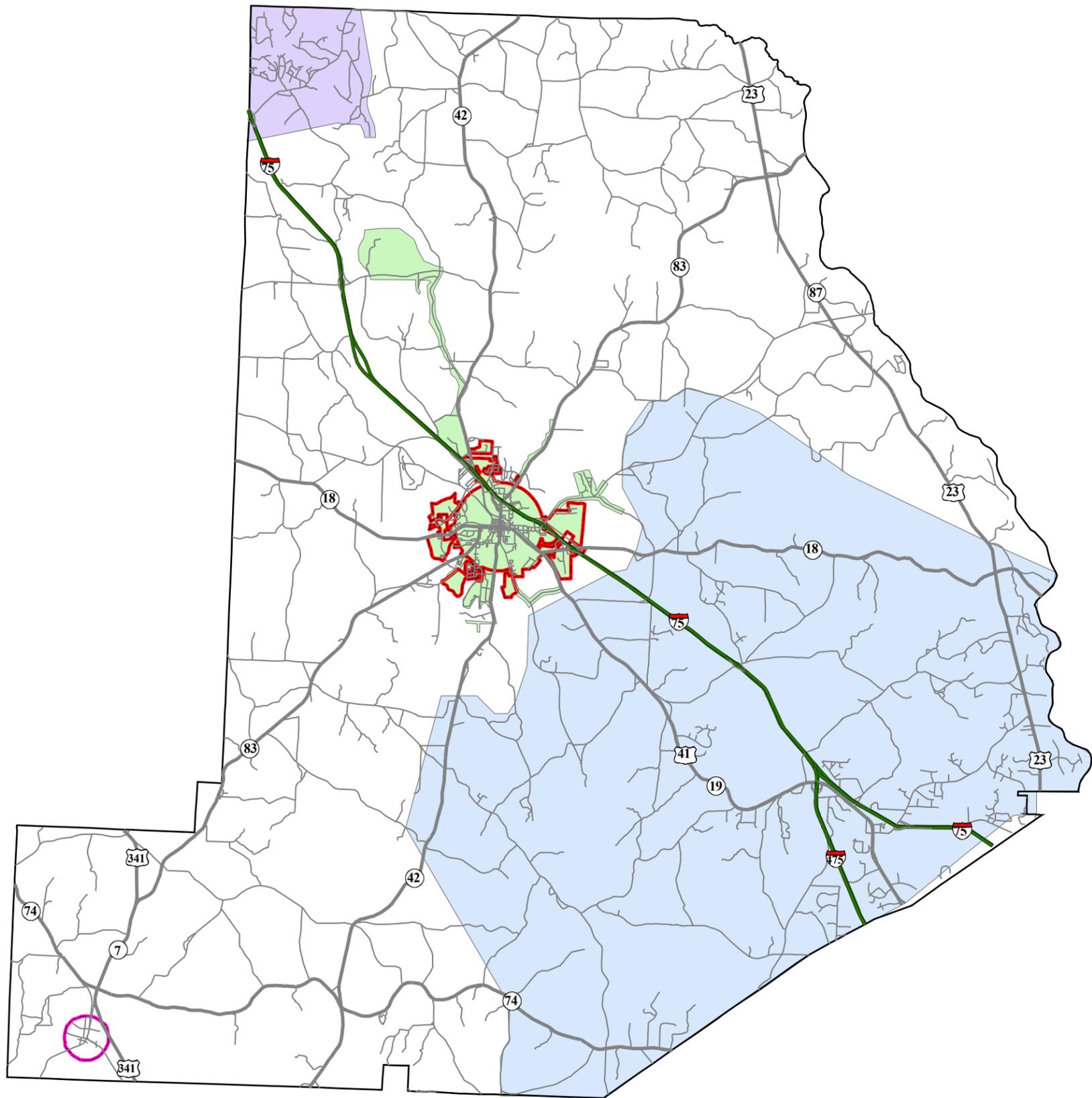
#### Legend

- National Register Historic District
- Culloden Historic District
- Proposed Local Historic District
- Front Circle, Tift College
- Great Hill Place / Colaparchee
- Hill'ardin/Sharp-Hardin-Wright House
- Jarrell Plantation
- Monroe County Courthouse
- State Teachers & Agricultural College for Negroes
- 1 Bolingbroke
- 2 Smarr
- 3 Juliette/Whistle Stop Cafe
- Monroe
- Forsyth
- Culloden
- Interstate
- City Street
- County Road
- State Highway



0 2.5 5 Miles

**Water Supply and Treatment  
Service Areas**



**Legend**

- Forsyth Service Area
- North Monroe Service Area
- South Monroe Service Area

- Monroe
- Forsyth
- Culloden
- Interstate
- City Street
- County Road
- State Highway



0 2.5 5 Miles

# Solid Waste Management Facilities

## Legend

● Recycling Center

□ Monroe

□ Forsyth

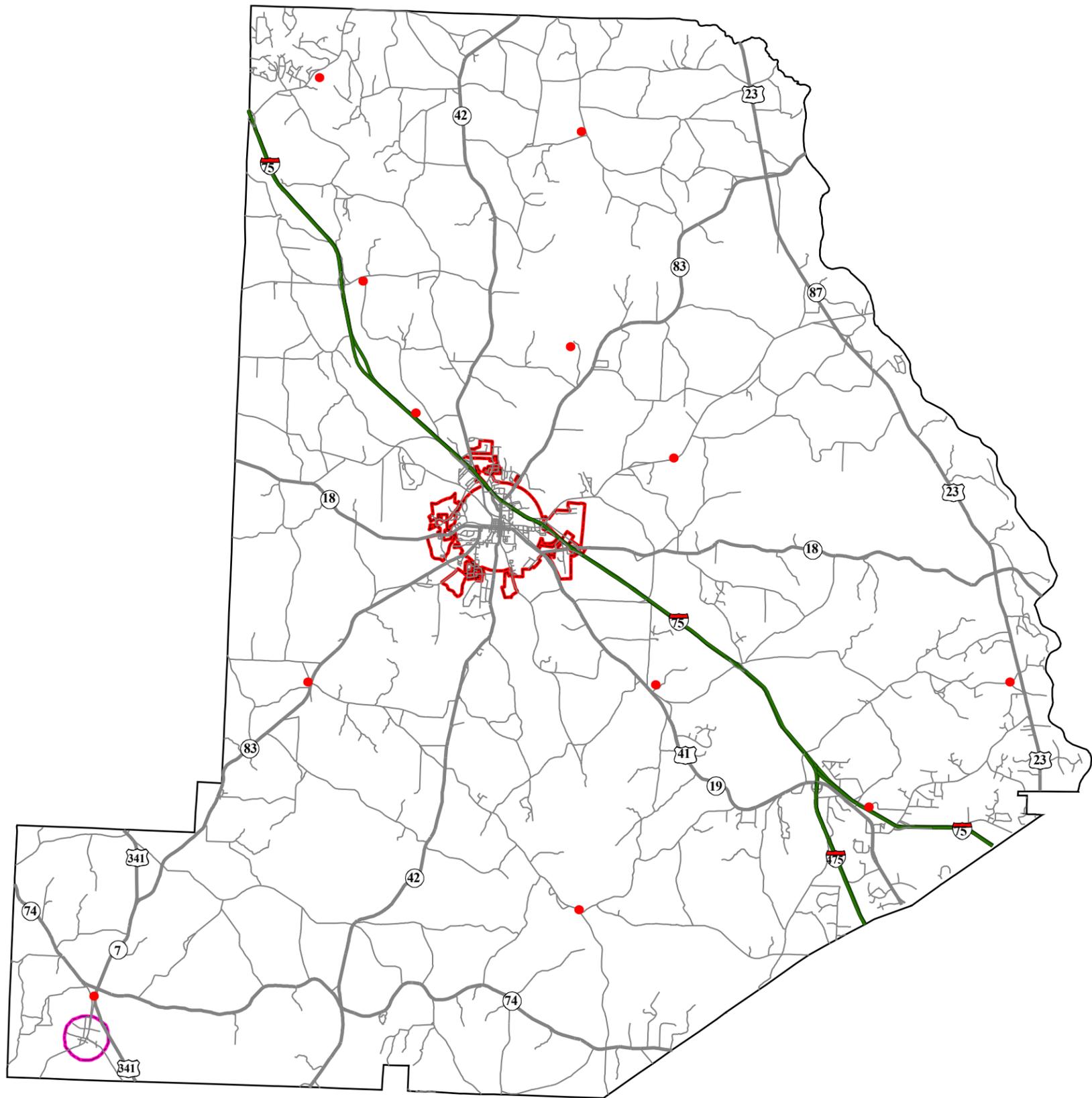
□ Culloden

— Interstate

— City Street

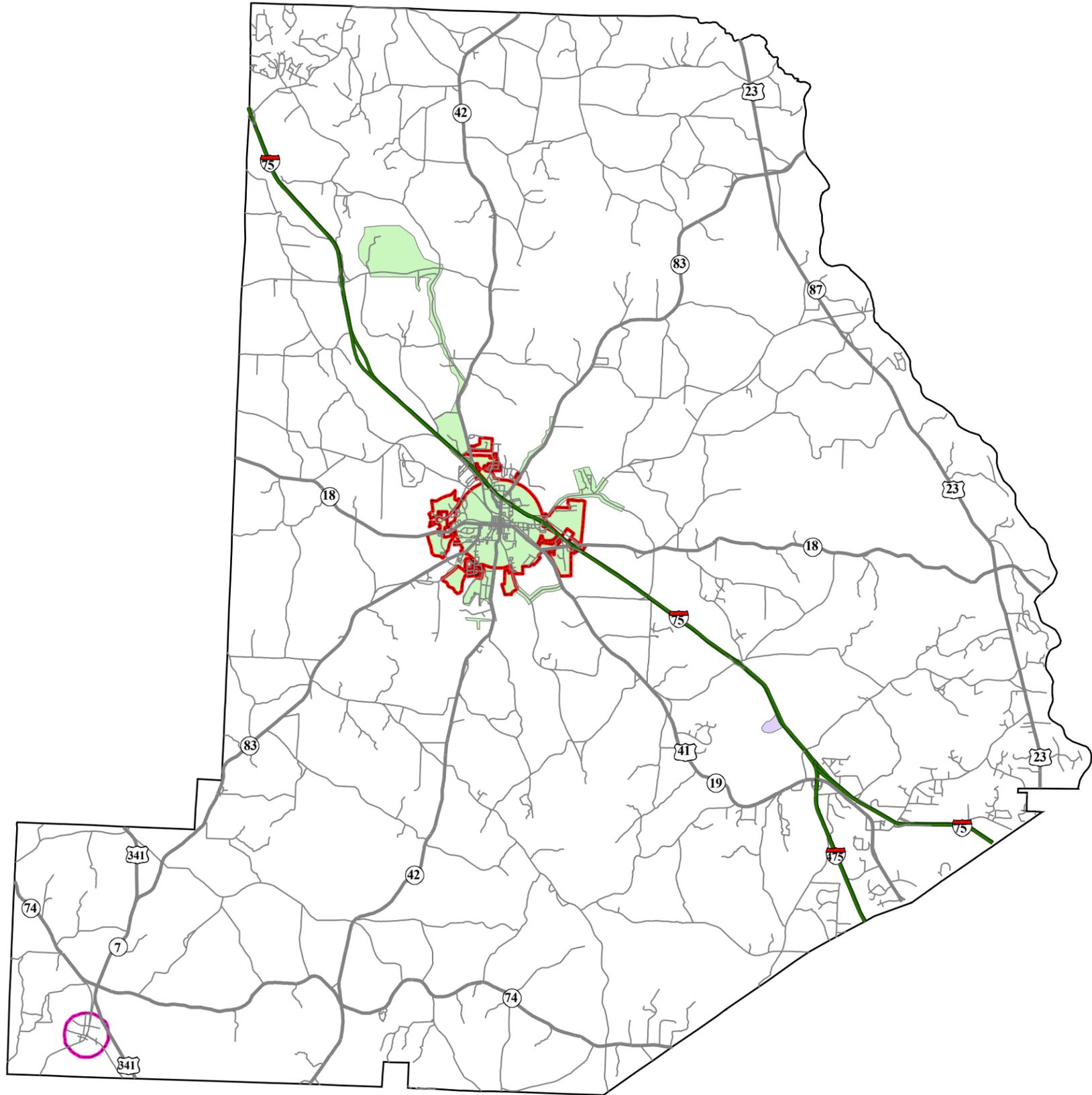
— County Road

— State Highway

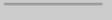
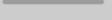


0 2.5 5 Miles

**Sewerage System and Wastewater  
Treatment Service Areas**



**Legend**

-  Forsyth Service Area
-  South Monroe Service Area
-  Monroe
-  Forsyth
-  Culloden
-  Interstate
-  City Street
-  County Road
-  State Highway



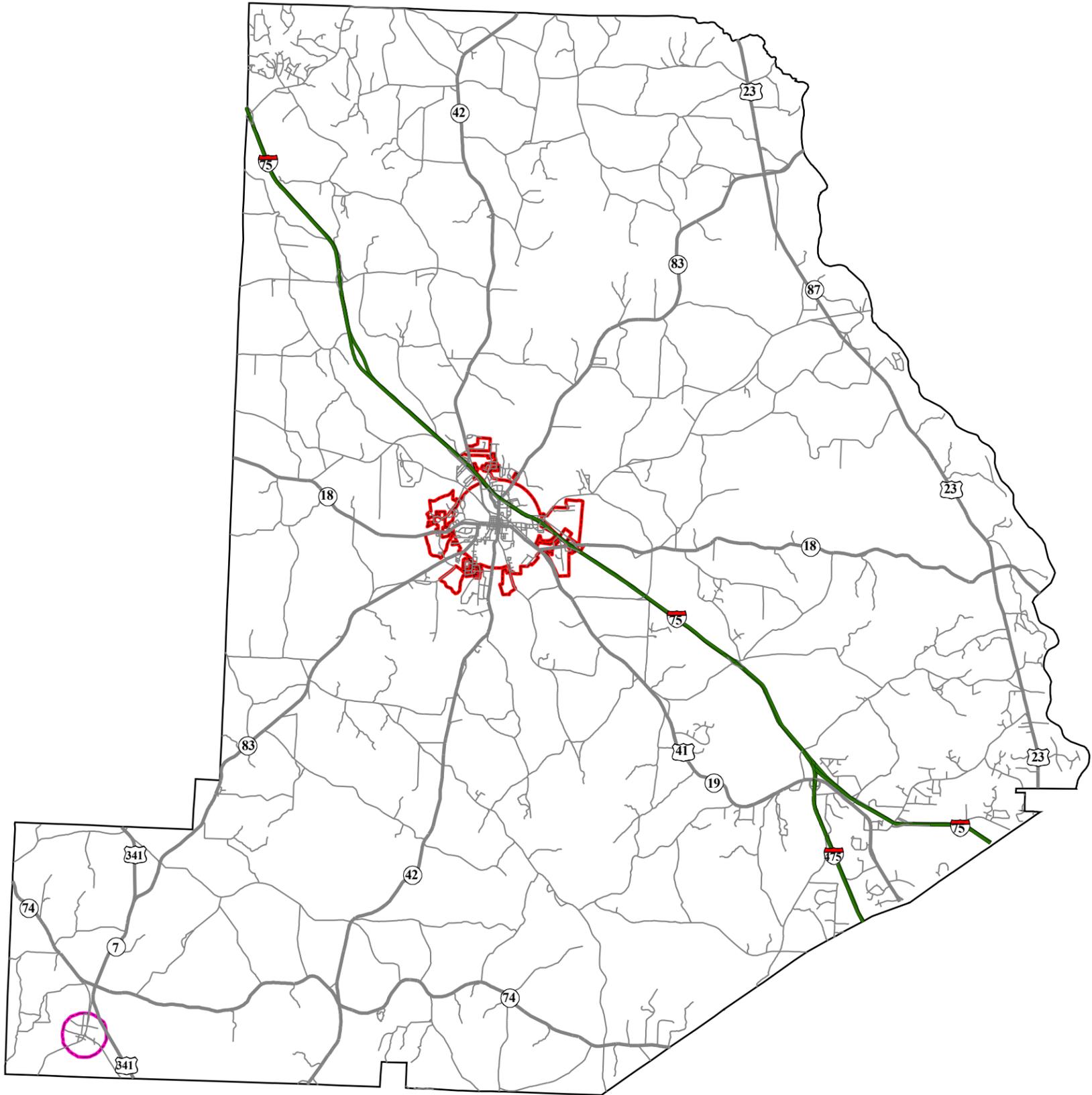
0 2.5 5 Miles

# Major Road and Highway Network

## Legend

- Monroe
- Forsyth
- Culloden

- Interstate
- City Street
- County Road
- State Highway



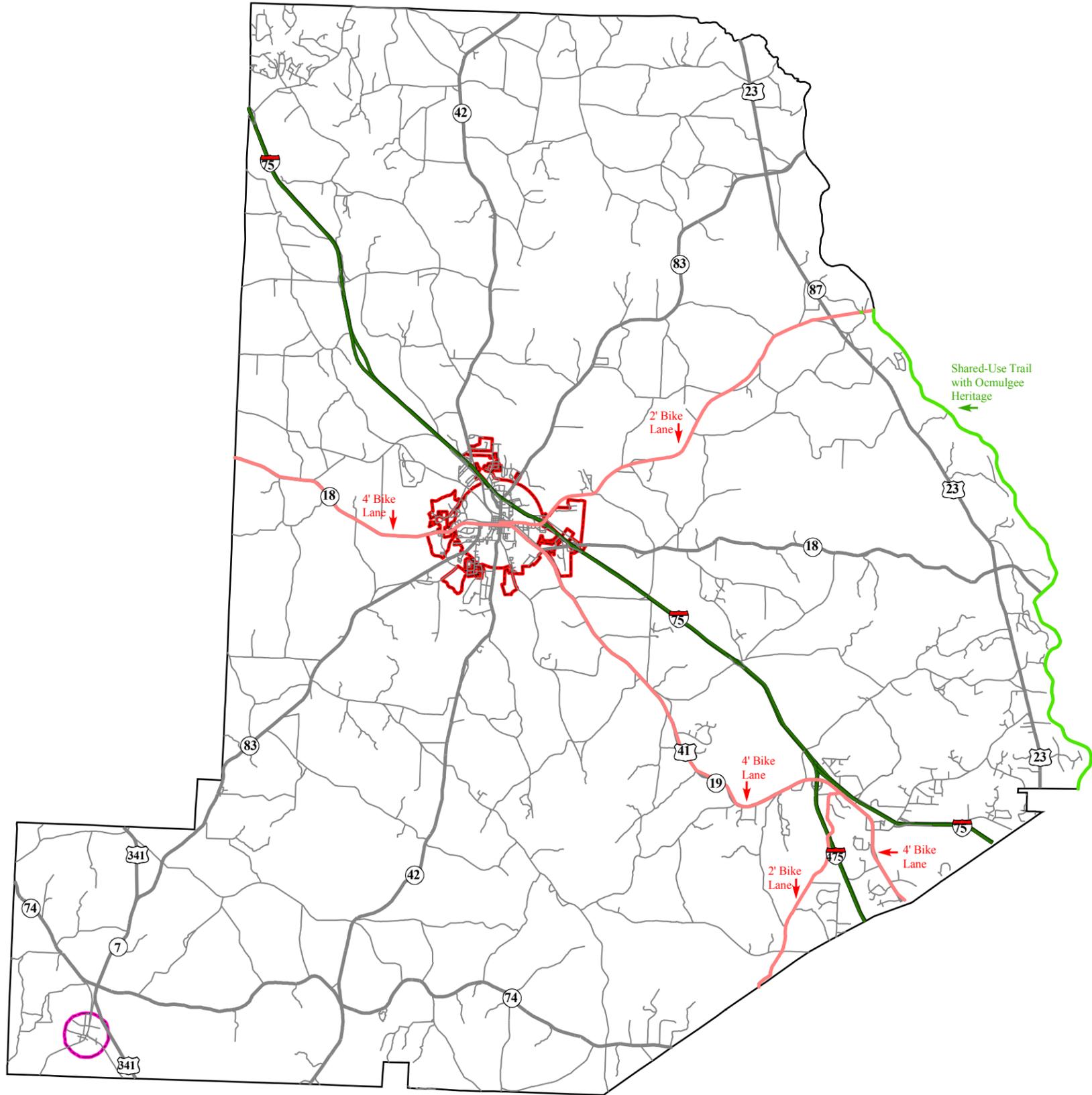
0 2.5 5 Miles

# Planned Bicycle Pedestrian Facilities

## Legend

- Long Term Plan
- 5 year Plan -Signage Only
- Red Text Long Term Plan
- Green Text 5 Year Plan

- Monroe
- Forsyth
- Culloden
- Interstate
- City Street
- County Road
- State Highway



0 2.5 5 Miles