

POPULATION ELEMENT

POPULATION

A comprehensive understanding of a community's past, present and future population characteristics and trends provides a basic and essential foundation for the planning process. The population element offers an overview of the socio-economic composition of Talbot County and the Cities of Geneva, Junction City, Talbotton, and Woodland while supplying a basis of the formulation of additional elements of their Joint Comprehensive Plan. This population analysis includes data relating to age, sex, race, household size, education, and income.

INVENTORY OF EXISTING CONDITIONS

During the 1980-1990 decade, the County lost 0.17% of its population, in relation to the cities', there was a decrease of approximately 21%; 28%; 8% and 17%, respectively.

Overall, during the twenty-year period, Talbot County experienced a 0.58% decrease in population; the City of Geneva, a 50% decrease; Junction City, a 30% decrease; the City of Talbotton, an 11% decrease; and the City of Woodland, a 35% decrease in total population. Although Talbot County and its cities show a decrease in population over the last 20 years the population in the unincorporated areas of Talbot County actually grew. The unincorporated area grew from 4,246 persons to 4,754 persons for an 11.54% increase, the unincorporated areas of Talbot County is expected to increase over the next 20 years.

Table 1 displays the population changes of the unincorporated portion of Talbot County and each city.

**Table 1
Total Population 1980-2000**

	1980	1985	1990	1995	2000
Talbot County	6,536	6,531	6,525	6512	6,498
Geneva	232	207	182	148	114
Junction City	254	218	182	181	179
Talbotton	1,140	1,093	1,046	1,033	1,019
Woodland	664	608	552	492	432

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

Tables 2 and 3 indicate the predicted population for Talbot County, the City of Geneva, Junction City, Talbotton and Woodland over the next twenty years with a detailed population prediction for the next five years. As shown over the planning period, the county is expected to slightly increasing in population with the local governments remaining consistent. Growth in Talbot County will be driven, in large part, by growth in Columbus, Macon and Atlanta.

**Table 2
Population Projections 2004-2009**

	2004	2005	2006	2007	2008	2009
Talbot County	6,549	6,562	6,575	6,588	6,601	6,614
Geneva	114	114	114	113	113	112
Junction City	179	179	179	178	178	178
Talbotton	1,018	1,018	1,018	1,018	1,017	1,017
Woodland	430	430	430	430	430	430

Source: Woods and Poole Economics, Inc. 1994 Lower Chattahoochee RDC, 2004.

**Table 3
Population Projections 2010-2025**

	2010	2015	2020	2025
Talbot County	6627	6660	6693	6760
Geneva	112	112	110	108
Junction City	178	177	177	176
Talbotton	1017	1016	1016	1015
Woodland	430	429	428	427

Source: U.S. Census 1980, 1990, 2000. Lower Chattahoochee RDC Staff, 2004.

Rate of Growth

Table 4 compared Talbot County, the Cities of Geneva, Junction City, Talbotton and Woodland rate of growth to the State of Georgia over the past twenty years, as well as projecting the growth rate for the subsequent twenty years.

**Table 4
Rate of Growth 1980-2025**

	1980-1985	1985-1990	1990-1995	1995-2000	2000-2005	2005-20140	2010-2015	2015-2020
Talbot Co.	(-0.1%)	(-0.1%)	(-0.2%)	(-0.2%)	1.0%	1.0%	0.5%	1.0%
Geneva	(-10.8%)	(-12.1%)	(-18.7%)	(-23.0%)	0.0%	(-1.8%)	0.0%	(-1.8%)
Junction City	(-14.1%)	(-16.5%)	(-0.5%)	(-1.1%)	0.0%	(-0.6%)	(-0.6%)	(-0.6%)
Talbotton	(-4.1%)	(-4.3%)	(-1.2%)	(-1.4%)	(-0.1%)	(-0.1%)	0.0%	(-0.1%)
Woodland	(-8.4%)	(-9.2%)	(-10.9%)	(-12.2%)	(-0.5%)	0.0%	(-0.2%)	(-0.2%)
State of GA	8.7%	9.0%	12.6%	12.4%	6.7%	6.4%	5.9%	6.1%

Source: U.S. Census 1980, 1990, 2000. Lower Chattahoochee RDC, 2004

The growth rate in Talbot County shows slight increase over the next 20 years, while the growth rate in the cities shows a small decrease. Growth rates for both Talbot County and its' cities are well below anticipated growth rates for the State of Georgia.

TOTAL HOUSEHOLDS AND HOUSEHOLD SIZE

The following tables illustrate the number of households and the household size in the Talbot County, and the Cities of Geneva, Junction City, Talbotton, and Woodland. The total number of households slightly increased between 1980 and 2000 in each local government with the exception of Junction City. This trend is expected to fluctuate slightly between 2000 and 2025, but expected to continue increasing in growth. The average household size in each local government fluctuated between 1980 and 2000 and is expected to fluctuate slightly over the next two decades, with the trend in general being smaller household sizes.

**Table 5
Total Number of Households 1980-2025**

	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Talbot County	2,085	2,210	2,334	2,430	2,525	2,542	2,536	2,523	2,495	2,459
Geneva	58	66	73	67	60	63	64	64	62	61
Junction City	90	78	65	68	70	70	71	68	67	66
Talbotton	329	355	381	377	373	381	381	379	374	396
Woodland	137	175	213	199	184	178	177	176	175	172

Source: U. S. Census 1980, 1990, 2000. Lower Chattahoochee RDC, 2004

Table 6
Average Household Size 1980-2025

	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Talbot County	3.11	2.94	2.77	2.71	2.55	2.53	2.48	2.48	2.49	2.51
Geneva	NA	2.34	2.2	2.16	2.11	2.09	2.05	2.05	2.06	2.07
Junction City	NA	2.55	2.4	2.47	2.53	2.50	2.45	2.45	2.46	2.48
Talbotton	2.86	2.78	2.7	2.68	2.66	2.63	2.58	2.58	2.59	2.62
Woodland	NA	2.9	2.7	2.55	2.39	2.37	2.32	2.32	2.33	2.35

Source: Woods and Poole Economics, Inc. Lower Chattahoochee RDC, 2004

Population by Age

From 1980 to 2000, Talbot County’s age composition has remained relatively consistent among pre-school population (0-4), school aged children (5-19), and retirement age (65 and over). As identified the working age population (20-64) in Talbot County has increased by 4% during 1980 to 2000.

During 2000 to 2025, the retirement community is projected to increase by 34% and the working population to decrease by (19%) throughout the county. This trend is expected to continue throughout each community in Talbot County.

Table 7
Age Distribution Talbot County 1980-2025

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total	6,549	6,406	6,539	6,503	6,502	6,442	6,315	6,281	6,258	6,220
Age 0 to 4	499	469	459	448	386	452	452	456	455	462
Age 5 to 9	544	468	450	409	466	389	438	462	457	454
Age 10 to 14	590	537	540	467	468	442	364	425	444	430
Age 15 to 19	685	571	528	494	418	456	429	362	422	428
Age 20 to 24	522	483	412	378	336	387	406	387	329	375
Age 25 to 29	546	527	468	354	366	346	380	402	382	327
Age 30 to 34	423	488	553	495	388	373	345	382	405	380
Age 35 to 39	360	450	532	574	472	381	360	338	376	399
Age 40 to 44	320	344	429	492	521	445	353	344	325	364
Age 45 to 49	299	311	359	470	552	508	427	346	340	324
Age 50 to 54	336	308	316	357	488	535	488	416	345	335
Age 55 to 59	275	288	302	314	374	434	483	450	387	320
Age 60 to 64	281	308	315	315	330	336	401	450	417	366
Age 65 to 69	348	285	253	291	298	286	295	357	401	377
Age 70 to 74	234	217	200	176	266	239	226	239	290	328
Age 75 to 79	155	187	221	212	144	209	182	182	189	234
Age 80 to 84	63	97	124	154	113	98	144	125	128	135
Age 85 & Over	69	68	78	103	116	126	142	158	166	182

Source: Woods & Poole Economics, Inc.

Table 8

Age Distribution (Percentage) Talbot County 1980-2025

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Age 0 to 4	7.62%	7.32%	7.02%	6.89%	5.94%	7.02%	7.16%	7.26%	7.27%	7.43%
Age 5 to 9	8.31%	7.31%	6.88%	6.29%	7.17%	6.04%	6.94%	7.36%	7.30%	7.30%
Age 10 to 14	9.01%	8.38%	8.26%	7.18%	7.20%	6.86%	5.76%	6.77%	7.09%	6.91%
Age 15 to 19	10.46%	8.91%	8.07%	7.60%	6.43%	7.08%	6.79%	5.76%	6.74%	6.88%
Age 20 to 24	7.97%	7.54%	6.30%	5.81%	5.17%	6.01%	6.43%	6.16%	5.26%	6.03%
Age 25 to 29	8.34%	8.23%	7.16%	5.44%	5.63%	5.37%	6.02%	6.40%	6.10%	5.26%
Age 30 to 34	6.46%	7.62%	8.46%	7.61%	5.97%	5.79%	5.46%	6.08%	6.47%	6.11%
Age 35 to 39	5.50%	7.02%	8.14%	8.83%	7.26%	5.91%	5.70%	5.38%	6.01%	6.41%
Age 40 to 44	4.89%	5.37%	6.56%	7.57%	8.01%	6.91%	5.59%	5.48%	5.19%	5.85%
Age 45 to 49	4.57%	4.85%	5.49%	7.23%	8.49%	7.89%	6.76%	5.51%	5.43%	5.21%
Age 50 to 54	5.13%	4.81%	4.83%	5.49%	7.51%	8.30%	7.73%	6.62%	5.51%	5.39%
Age 55 to 59	4.20%	4.50%	4.62%	4.83%	5.75%	6.74%	7.65%	7.16%	6.18%	5.14%
Age 60 to 64	4.29%	4.81%	4.82%	4.84%	5.08%	5.22%	6.35%	7.16%	6.66%	5.88%
Age 65 to 69	5.31%	4.45%	3.87%	4.47%	4.58%	4.44%	4.67%	5.68%	6.41%	6.06%
Age 70 to 74	3.57%	3.39%	3.06%	2.71%	4.09%	3.71%	3.58%	3.81%	4.63%	5.27%
Age 75 to 79	2.37%	2.92%	3.38%	3.26%	2.21%	3.24%	2.88%	2.90%	3.02%	3.76%
Age 80 to 84	0.96%	1.51%	1.90%	2.37%	1.74%	1.52%	2.28%	1.99%	2.05%	2.17%
Age 85 & Over	1.05%	1.06%	1.19%	1.58%	1.78%	1.96%	2.25%	2.52%	2.65%	2.93%

Source: Woods & Poole Economics, Inc.

**Table 9
Age Distribution Geneva 1980-2025**

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
TOTAL Population	232	207	182	148	114	114	112	112	110	108
0 – 4 Years Old	21	15	8	7	6	7	7	7	7	7
5 – 13 Years Old	27	17	6	5	4	7	7	7	7	7
14 – 17 Years Old	18	10	2	1	0	3	3	3	3	3
18 – 20 Years Old	9	8	6	7	7	5	5	5	5	5
21 – 24 Years Old	18	14	10	9	8	8	8	8	7	7
25 – 34 Years Old	35	31	26	2	4	12	12	12	12	12
35 – 44 Years Old	33	30	26	23	19	17	17	17	17	16
45 – 54 Years Old	23	27	31	30	28	20	19	19	19	19
55 – 64 Years Old	24	22	20	19	18	14	14	14	14	13
65 Years and Over	24	26	27	24	20	16	16	16	16	15

Source: U.S. Bureau of the Census, Lower Chattahoochee RDC, 2004

**Table 10
Age Distribution (Percentage) Geneva 1980-2025**

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
TOTAL Population	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
0 – 4 Years Old	9.05%	7.0%	4.94%	5.1%	5.26%	6.14%	6.25%	6.25%	6.36%	6.48%
5 – 13 Years Old	11.64%	7.76%	3.70%	3.61%	3.51%	6.14%	6.25%	6.25%	6.36%	6.48%
14 – 17 Years Old	7.76%	4.5%	1.23%	0.62%	0.00%	2.63%	2.68%	2.68%	2.73%	2.78%
18 – 20 Years Old	3.88%	3.79%	3.70%	4.92%	6.14%	4.39%	4.46%	4.46%	4.55%	4.63%
21 – 24 Years Old	7.76%	6.97%	6.17%	6.60%	7.02%	7.02%	7.14%	7.14%	6.36%	6.48%
25 – 34 Years Old	15.09%	15.57%	16.05%	9.78%	3.51%	10.53%	10.71%	10.71%	10.91%	11.11%
35 – 44 Years Old	14.22%	15.14%	16.05%	16.36%	16.67%	14.91%	15.18%	15.18%	15.45%	14.81%
45 – 54 Years Old	9.91%	14.53%	19.14%	21.85%	24.56%	17.54%	16.96%	16.96%	17.27%	17.59%
55 – 64 Years Old	10.34%	11.35%	12.35%	14.07%	15.79%	12.28%	12.50%	12.50%	12.73%	12.04%
65 Years and Over	10.34%	13.51%	16.67%	17.11%	17.54%	14.04%	14.29%	14.29%	14.55%	13.89%

Source: U.S. Bureau of the Census, Lower Chattahoochee RDC, 2004

Table 11
Age Distribution Junction City 1980-2025

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
TOTAL Population	254	206	158	169	179	179	178	177	177	176
0 – 4 Years Old	13	10	7	9	11	9	9	9	9	9
5 – 13 Years Old	32	23	14	16	18	19	19	19	19	18
14 – 17 Years Old	27	18	9	0	13	13	13	13	13	13
18 – 20 Years Old	22	12	2	3	3	7	7	7	7	7
21 – 24 Years Old	13	14	15	10	4	10	10	10	10	10
25 – 34 Years Old	30	33	35	26	17	26	26	26	26	25
35 – 44 Years Old	29	17	5	40	40	22	22	22	22	22
45 – 54 Years Old	19	15	11	21	30	19	19	18	18	18
55 – 64 Years Old	29	15	20	22	23	22	22	22	22	22
65 Years and Over	40	0	40	29	17	30	30	30	30	30

Source: U.S. Bureau of the Census, Lower Chattahoochee RDC, 2004

Table 12
Age Distribution (Percentage) Junction City 1980-2025

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
TOTAL Population	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
0 – 4 Years Old	5.12%	4.78%	4.43%	5.29%	6.15%	5.03%	5.06%	5.08	5.08	5.11
5 – 13 Years Old	12.60%	10.73%	8.86%	9.46%	10.06%	10.61%	10.67%	10.73	10.73	10.80
14 – 17 Years Old	10.63%	8.17%	5.70%	5.38%	5.03%	7.26%	7.30%	7.34%	7.34%	7.39%
18 – 20 Years Old	8.66%	4.97%	1.27%	1.48%	1.68%	3.91%	3.93%	3.95%	3.95%	3.98%
21 – 24 Years Old	5.12%	7.31%	9.49%	5.86%	2.23%	5.59%	5.62%	5.65%	5.65%	5.68%
25 – 34 Years Old	11.81%	16.98%	22.15%	15.83%	9.50%	14.53%	14.61%	14.69%	14.69%	14.20%
35 – 44 Years Old	11.42%	7.29%	3.16%	12.76%	22.35%	22.35%	12.29%	12.43%	12.43%	12.50%
45 – 54 Years Old	7.48%	7.22%	6.96%	11.86%	16.76%	10.61%	10.67%	10.41%	10.41%	10.23%
55 – 64 Years Old	11.42%	12.04%	12.66%	12.76%	12.85%	12.36%	12.43%	12.43%	12.43%	12.50%
65 Years and Over	15.75%	20.54%	25.32%	17.41%	9.50%	16.76%	16.85%	16.95%	16.95%	17.05%

Source: U.S. Bureau of the Census, Lower Chattahoochee RDC, 2004

Table 13
Age Distribution Talbotton 1980-2025

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
TOTAL Population	1140	1093	1046	1033	1019	1018	1017	1017	1016	1016
0 – 4 Years Old	94	96	98	87	76	85	85	85	85	85
5 – 13 Years Old	186	158	130	149	166	153	153	153	153	153
14 – 17 Years Old	101	92	83	42	52	74	74	74	74	74
18 – 20 Years Old	62	59	55	46	37	49	49	49	49	49
21 – 24 Years Old	66	64	62	70	77	65	65	65	65	65
25 – 34 Years Old	168	159	149	129	108	134	134	134	134	134
35 – 44 Years Old	97	126	154	153	152	129	129	129	129	129
45 – 54 Years Old	110	93	75	107	138	103	103	103	103	103
55 – 64 Years Old	94	90	85	90	92	94	87	87	87	87
65 Years and Over	162	159	155	135	115	137	137	137	137	137

Source: U.S. Bureau of the Census, Lower Chattahoochee RDC, 2004

Table 14
Age Distribution (Percentage) Talbotton 1980-2025

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
TOTAL Population	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
0 – 4 Years Old	8.25%	8.81%	9.37%	8.42%	7.46%	8.35%	8.36%	8.36%	8.37%	8.37%
5 – 13 Years Old	16.32%	14.38%	12.43%	14.36%	16.29%	15.03%	15.04%	15.04%	15.06%	15.06%
14 – 17 Years Old	8.86%	8.40%	7.93%	6.52%	5.10%	7.27%	7.28%	7.28%	7.28%	7.28%
18 – 20 Years Old	5.44%	5.35%	5.26%	4.32%	3.73%	4.81%	4.82%	4.82%	4.82%	4.82%
21 – 24 Years Old	5.79%	5.86%	5.93%	6.75%	7.56%	6.39%	6.39%	6.39%	6.40%	6.40%
25 – 34 Years Old	14.74%	14.49%	14.24%	12.32%	10.40%	13.16%	13.18%	13.18%	13.19%	13.19%
35 – 44 Years Old	8.51%	11.62%	14.72%	14.82%	14.92%	12.67%	12.68%	12.68%	12.70%	12.70%
45 – 54 Years Old	9.65%	8.41%	7.17%	10.31%	13.44%	10.12%	10.13%	10.13%	10.14%	10.14%
55 – 64 Years Old	8.25%	8.19%	8.13%	8.58%	9.03%	13.46%	13.47%	13.47%	13.48%	13.48%
65 Years and Over	14.21%	14.52%	14.82%	13.06%	11.29%	13.46%	13.47%	13.47%	13.48%	13.48%

Source: U.S. Bureau of the Census, Lower Chattahoochee RDC, 2004

Table 15
Age Distribution Woodland 1980-2025

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
TOTAL Population	664	608	552	492	432	430	430	429	428	427
0 – 4 Years Old	58	29	37	35	32	33	33	33	33	32
5 – 13 Years Old	93	95	97	70	42	59	59	59	58	58
14 – 17 Years Old	63	32	28	20	12	25	25	25	24	24
18 – 20 Years Old	30	19	8	4	23	16	16	16	16	15
21 – 24 Years Old	50	43	36	26	16	25	25	25	25	24
25 – 34 Years Old	103	104	104	84	64	70	70	70	69	69
35 – 44 Years Old	63	78	92	46	59	57	57	57	57	56
45 – 54 Years Old	70	58	46	70	93	58	58	58	57	57
55 – 64 Years Old	54	52	49	44	39	37	37	37	37	36
65 Years and Over	80	77	73	76	78	62	62	62	61	61

Source: U.S. Bureau of the Census, Lower Chattahoochee RDC, 2004

Table 16
Age Distribution (Percentage) Woodland 1980-2025

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
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TOTAL Population	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
0 – 4 Years Old	8.73%	7.61%	6.49%	6.95%	7.41%	7.41%	7.67%	7.69%	7.48%	7.49%
5 – 13 Years Old	14.01%	15.52%	17.02%	13.37%	9.72%	9.72%	13.72%	13.75%	13.79%	13.82%
14 – 17 Years Old	9.49%	7.2%	4.91%	3.85%	2.78%	2.78%	5.81%	5.83%	5.84%	5.85%
18 – 20 Years Old	4.52%	2.96%	1.40%	3.36%	5.32%	5.32%	3.72%	3.73%	3.74%	3.51%
21 – 24 Years Old	7.53%	6.93%	6.32%	5.01%	3.70%	3.70%	5.81%	5.83%	5.84%	5.85%
25 – 34 Years Old	15.51%	16.88%	18.25%	16.53%	14.81%	14.81%	16.28%	16.32%	16.12%	16.16%
35 – 44 Years Old	9.49%	12.82%	16.14%	14.9%	13.66%	13.66%	13.26%	13.29%	13.32%	13.35%
45 – 54 Years Old	10.54%	9.31%	8.07%	28.26%	21.53%	21.53%	13.49%	13.52%	13.55%	13.58%
55 – 64 Years Old	8.13%	8.82%	8.60%	8.82%	9.03%	9.03%	8.60%	8.62%	8.64%	8.67%
65 Years and Over	12.05%	12.43%	12.81%	15.44%	18.06%	18.06%	14.42%	14.45%	14.25%	14.29%

Source: U.S. Bureau of the Census, Lower Chattahoochee RDC, 2004

Population by Race and Ethnic Origin

The following Tables indicate the racial composition of Talbot County and its Municipalities. The racial mix of the county in 1990 was approximately 37.4% white and 62.4% black; Geneva, 29.1% white and 70.9% black; Junction City, 35.7% white and 62.1% black; Talbotton, 25% white and 75% black; and Woodland, 25.7% white and 74.1% black.

During 2000-2025 the projected ethnic origin of the county is expected to change. Talbot County will approximately decrease 12.2% in the Caucasian population, the African American population will increase 5% to 68.3%, and with current indications the Hispanic population is expected to increase by 85%. Geneva and Junction City are expected to remain the same in racial composition. With the increase of African Americans and Hispanic populations, Talbotton and Woodland are expected to change in racial composition during the next 25 years.

**Table 17
Race and Ethnic Origin Talbot County 1980-2025**

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
White Population	NA	NA	2,410	2,361	2,359	2,246	2,084	1,984	1,887	1,765
Black Population	NA	NA	4,062	3,997	4,028	4,070	4,088	4,142	4,203	4,266
Native American	NA	NA	13	25	14	14	16	11	7	7
Asian & Pacific Islander	NA	NA	3	16	19	19	21	25	27	28
Hispanic, any Race	20	24	51	104	82	93	106	119	134	154

Source: U.S. Census 1980, 1990, 2000. Lower Chattahoochee RDC Staff 2004

**Table 18
Race and Ethnic Origin Geneva 1980-2025**

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
----------	------	------	------	------	------	------	------	------	------	------

TOTAL Population	232	207	182	138	114	114	112	112	110	108
White	58	50	41	47	52	35	35	35	34	34
Black	173	147	121	91	60	54	53	53	52	51
American Indian Eskimo	0	0	0	0	0	0	0	0	0	0
Asian or Pacific Islander	1	1	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0
Persons of Hispanic Origin	6	3	0	0	0	0	1	1	1	1

Source: U.S. Bureau of the Census, Lower Chattahoochee RDC, 2004

Table 19
Race and Ethnic Origin Junction City 1980-2025

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
TOTAL Population	254	206	182	169	179	178	177	177	176	176
White	114	57	45	57	69	69	64	64	69	69
Black	140	123	105	107	108	103	102	102	102	102
American Indian Eskimo or Aleut	0	3	6	4	2	3	3	3	3	3
Asian or Pacific Islander	0	0	0	0	0	0	0	0	0	0
Other	0	1	2	1	0	1	1	1	1	1
Persons of Hispanic Origin	4	3	2	2	1	2	2	2	2	2

Source: U.S. Bureau of the Census, Lower Chattahoochee RDC, 2004

Table 20
Race and Ethnic Origin Talbotton 1980-2025

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
TOTAL Population	1140	1093	1046	1033	1019	1018	1017	1017	1016	1016
White	359	309	259	230	200	257	257	257	257	257
Black	778	781	784	789	793	750	749	749	749	749
American Indian Eskimo or Aleut	0	2	3	5	8	4	4	4	4	4
Asian or Pacific Islander	2	1	0	7	14	5	5	5	5	5
Other	1	1	0	1	1	1	1	1	1	1
Persons of Hispanic Origin	7	6	4	11	17	9	9	9	9	9

Source: U.S. Bureau of the Census, Lower Chattahoochee RDC, 2004

Table 21
Race and Ethnic Origin Woodland 1980-2025

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
----------	------	------	------	------	------	------	------	------	------	------

TOTAL Population	664	617	570	501	432	430	430	429	428	427
White	172	146	159	125	90	107	107	107	106	106
Black	492	452	411	336	336	321	321	320	320	319
American Indian Eskimo or Aleut	0	0	0	1	1	0	0	0	0	0
Asian or Pacific Islander	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	1	2	1	1	1	1	1
Persons of Hispanic Origin	16	10	4	3	1	5	5	5	5	5

Source: U.S. Bureau of the Census, Lower Chattahoochee RDC, 2004

Educational Attainment

The educational attainment of Talbot County residents over 25 years of age has shown improvement gradually since 1980. There has been a small increase of the total number of college graduates between 1990 and 2000 as shown in table 22. Total enrollment of school age students has dropped but only due to the smaller population base represented over the past 25 years.

Table 22
Educational Attainment Talbot County 1980-2000

	1980	1990	2000
TOTAL Adult Population 25 & Over	3693	4147	4403
Less than 9th Grade	1389	869	571
9th to 12th Grade (No Diploma)	817	948	981
High School Graduate (Includes Equivalency)	958	1459	1773
Some College (No Degree)	236	443	588
Associate Degree	NA	134	143
Bachelor's Degree	295	191	202
Graduate or Professional Degree	NA	103	145

Source: U.S. Bureau of the Census

Table 23
Educational Attainment Geneva 1980-2000

	1980	1990	2000
TOTAL Adult Population 25 & Over	101	104	89
Less than 9th Grade	NA	37	27
9th to 12th Grade (No Diploma)	NA	40	11
High School Graduate (Includes Equivalency)	NA	34	27
Some College (No Degree)	NA	11	15
Associate Degree	NA	8	3
Bachelor's Degree	NA	0	4
Graduate or Professional Degree	NA	0	2

Source: U.S. Bureau of the Census

Table 24
Educational Attainment Junction City 1980-2000

	1980	1990	2000
TOTAL Adult Population 25 & Over	159	106	127
Less than 9th Grade	NA	39	19
9th to 12th Grade (No Diploma)	NA	29	27
High School Graduate (Includes Equivalency)	NA	34	50
Some College (No Degree)	NA	3	7
Associate Degree	NA	4	3
Bachelor's Degree	NA	2	15
Graduate or Professional Degree	NA	0	6

Source: U.S. Bureau of the Census

Table 25
Educational Attainment Talbotton 1980-2000

	1980	1990	2000
TOTAL Adult Population 25 & Over	581	464	602
Less than 9th Grade	NA	129	92
9th to 12th Grade (No Diploma)	NA	178	150
High School Graduate (Includes Equivalency)	NA	173	233
Some College (No Degree)	NA	56	71
Associate Degree	NA	20	14
Bachelor's Degree	NA	50	24
Graduate or Professional Degree	NA	12	18

Source: U.S. Bureau of the Census

Table 26
Educational Attainment Woodland 1980-2000

	1980	1990	2000
TOTAL Adult Population 25 & Over	244	272	333

Less than 9th Grade	NA	76	32
9th to 12th Grade (No Diploma)	NA	85	83
High School Graduate (Includes Equivalency)	NA	121	160
Some College (No Degree)	NA	28	41
Associate Degree	NA	18	2
Bachelor's Degree	NA	22	8
Graduate or Professional Degree	NA	14	7

Source: U.S. Bureau of the Census

Table 27
Educational Attainment State of Georgia 1980-2000

	1980	1990	2000
Less than 9th Grade	730,846	481,679	393,197
9th to 12th Grade (No Diploma)	613,975	683,833	718,152
High School Graduate (Includes Equivalency)	878,923	1,189,740	1,486,006
Some College (No Degree)	NA	682,350	1,058,692
Associate Degree	NA	198,951	269,740
Bachelor's Degree	NA	518,433	829,873
Graduate or Professional Degree	NA	257,201	430,305

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

Table: 28
Georgia: Education Statistics 1995-2001

	1995	1996	1997	1998	1999	2000	2001
H.S. Graduation Test Scores (All Components)	82%	76%	67%	68%	66%	68%	65%
H.S. Dropout Rate	9.26%	8.60%	7.30%	6.50%	6.50%	6.50%	6.40%
Grads Attending Georgia Public Colleges	35.0%	30.0%	30.2%	38.8%	37.5%	37.3%	36.1%
Grads Attending Georgia Public Technical Schools	5.4%	6.2%	7.1%	6.5%	6.4%	7.4%	8.8%

Source: Georgia Department of Education, U.S. Bureau of the Census

Table 29
Educational Attainment by Percent
Talbot County, Surrounding Counties, State of Georgia

Category	Talbot County			Harris County			Meriwether Co.			Muscogee County			Georgia		
	1980	1990	2000	1980	1990	2000	1980	1990	2000	1980	1990	2000	1980	1990	2000
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Adult Population 25 and over															
Less than 9 th Grade	35.42	18.58		30.04	15.32	7.33	34.93	19.19	11.96	21.39	11.26	7.00	23.72	12.00	7.58
9 th -12 th Grade (No Diploma)	22.79	29.60	18.05	20.28	19.70	13.71	25.71	29.18	22.27	17.77	17.21	14.08	19.92	17.04	13.85
High School Graduate (Includes Equivalency)	22.87	33.35	33.67	24.70	32.07	29.41	25.01	32.08	35.65	32.61	29.85	28.17	28.52	29.65	28.65
Some College (No Degree)	8.04	11.67	17.22	13.19	15.12	22.54	7.35	10.02	15.97	15.41	19.28	24.04	13.35	17.01	20.41
Associates Degree	N/A	3.16	4.13	N/A	4.19	5.86	N/A	2.86	3.35	N/A	5.78	6.38	N/A	4.96	5.20
Bachelor's Degree	10.90	9.46	12.61	11.83	8.65	13.84	7.11	4.05	6.46	12.90	10.47	12.35	16.61	12.92	16.00
Graduate or Professional Degree	N/A	4.17	5.95	N/A	4.95	7.30	N/A	2.62	4.34	N/A	6.14	7.97	6.41	8.30	N/A

AVERAGE HOUSEHOLD INCOME

The average household income of an area gives an indication to the amount of money that a household has to purchase goods and services to benefit the local economy. The average household incomes for Talbot County and its Municipalities are in the following tables. As indicated, while the per capita income is increasing in the county and its cities, it lags considerably behind the State. This differential is expected to increase in the future.

Table: 30
Average Household Income Talbot County and Georgia 1980 – 2025

	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Talbot County	NA	NA	\$25,720	\$28,092	\$35,034	\$35,044	\$46,687	\$52,552	\$52,561	\$61,612
Geneva	NA	NA	\$12,969	\$15,860	\$18,750	\$18,750	\$14,063	\$12,516	\$12,516	\$10,639
Junction City	NA	NA	\$13,393	\$19,822	\$26,250	\$26,250	\$19,688	\$17,522	\$17,522	\$14,894
Talbotton	NA	NA	\$14,327	\$17,134	\$19,940	\$19,940	\$14,955	\$13,310	\$13,310	\$11,313
Woodland	NA	NA	\$18,750	\$17,105	\$17,105	\$17,105	\$12,829	\$11,418	\$11,418	\$9,705
Georgia	NA	NA	\$33,259	\$35,692	\$42,158	\$44,169	\$52,533	\$54,203	\$63,964	\$59,049

Source: U.S. Bureau of the Census, Lower Chattahoochee RDC, 2004

PER CAPITA INCOME

The following table identifies the per capita income for Talbot, its Municipalities, and the State of Georgia.

Table: 31
Per Capita Income Talbot County and the State of Georgia 1980 – 2025

	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Talbot County	\$10,386	\$11,425	\$12,759	\$14,034	\$16,440	\$18,082	\$19,890	\$21,483	\$23,118	\$24,917
Georgia	\$15,353	\$18,512	\$20,715	\$22,287	\$25,433	\$26,975	\$28,549	\$30,141	\$31,767	\$33,413

Source: U.S. Bureau of the Census

Table: 32
Per Capita Income Municipalities 1980-2025

	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Geneva			\$12,483	\$13,661	\$14,839	\$11,601	\$12,761	\$13,783	\$14,832	\$15,986
Junction City			\$6,856	\$11,083	\$15,310	\$8,852	\$9,737	\$10,517	\$11,317	\$12,198
Talbotton			\$6,958	\$8,810	\$10,662	\$7,196	\$7,915	\$8,549	\$9,200	\$9,916
Woodland			\$8,404	\$9,435	\$10,466	\$7,807	\$8,588	\$9,276	\$9,982	\$10,758

Source: U.S. Bureau of the Census, Lower Chattahoochee RDC, 2004

Talbot County and its Municipalities per capita income figures have historically lagged behind the State of Georgia. As indicated the trend is expected to continue throughout this planning phase.

PERCENT DISTRIBUTION OF HOUSEHOLDS BY INCOME GROUPING

The following Tables list the number of households with household income falling within specified ranges for Talbot County, each of its Municipalities and the State. As indicated, the trend is expected to continue in Talbot County and its Municipalities by continuing to lag behind the State in available income.

Table: 33
Talbot County: Household Income Distribution 1980-2000

	1980	1990	2000
TOTAL Households	2086	2334	2525
Income less than \$5000	423	331	NA

Income \$5000 - \$9999	446	331	489
Income \$10000 - \$14999	380	298	304
Income \$15000 - \$19999	349	181	229
Income \$20000 - \$29999	180	472	352
Income \$30000 - \$34999	102	140	102
Income \$35000 - \$39999	66	136	143
Income \$40000 - \$49999	58	183	295
Income \$50000 - \$59999	23	142	215
Income \$60000 - \$74999	17	79	153
Income \$75000 - \$99999	28	34	132
Income \$100000 or more	13	7	111

Source: U.S. Bureau of the Census

Table: 34
Talbot County: Household Income Distribution (%) 1980-2000

	1980	1990	2000
TOTAL Households	100.00%	100.00%	100.00%
Income less than \$5000	20.28%	14.18%	NA
Income \$5000 - \$9999	21.38%	14.18%	19.37%
Income \$10000 - \$14999	18.22%	12.77%	12.04%
Income \$15000 - \$19999	16.73%	7.75%	9.07%
Income \$20000 - \$29999	8.63%	20.22%	13.94%
Income \$30000 - \$34999	4.89%	6.00%	4.04%
Income \$35000 - \$39999	3.16%	5.83%	5.66%
Income \$40000 - \$49999	2.78%	7.84%	11.68%
Income \$50000 - \$59999	1.10%	6.08%	8.51%
Income \$60000 - \$74999	0.81%	3.38%	6.06%
Income \$75000 - \$99999	1.34%	1.46%	5.23%
Income \$100000 or more	0.62%	0.30%	4.40%

Source: U.S. Bureau of the Census

Table: 35
Geneva: Household Income Distribution 1980-2000

	1980	1990	2000
TOTAL Households	82	73	60

Income less than \$5000	15	12	NA
Income \$5000 - \$9999	12	16	6
Income \$10000 - \$14999	11	15	20
Income \$15000 - \$19999	7	6	8
Income \$20000 - \$29999	6	14	11
Income \$30000 - \$34999	2	5	1
Income \$35000 - \$39999	1	0	0
Income \$40000 - \$49999	1	4	0
Income \$50000 - \$59999	1	0	6
Income \$60000 - \$74999	1	0	6
Income \$75000 - \$99999	1	0	0
Income \$100000 or more	0	1	2

Source: U.S. Bureau of the Census

Table: 36
Geneva: Household Income Distribution (%) 1980-2000

	1980	1990	2000
TOTAL Households	100.00%	100.00%	100.00%
Income less than \$5000	18.29%	16.44%	NA
Income \$5000 - \$9999	14.63%	21.92%	10.00%
Income \$10000 - \$14999	13.41%	20.55%	33.33%
Income \$15000 - \$19999	8.54%	8.22%	13.33%
Income \$20000 - \$29999	7.32%	19.18%	18.33%
Income \$30000 - \$34999	2.44%	6.85%	1.67%
Income \$35000 - \$39999	1.22%	0.00%	0.00%
Income \$40000 - \$49999	1.22%	5.48%	0.00%
Income \$50000 - \$59999	1.22%	0.00%	10.00%
Income \$60000 - \$74999	1.22%	0.00%	10.00%
Income \$75000 - \$99999	1.22%	0.00%	0.00%
Income \$100000 or more	0.00%	1.37%	3.33%

Source: U.S. Bureau of the Census

Table: 37
Junction City: Household Income Distribution 1980-2000

	1980	1990	2000

TOTAL Households	80	65	70
Income less than \$5000	23	9	NA
Income \$5000 - \$9999	19	14	20
Income \$10000 - \$14999	18	14	9
Income \$15000 - \$19999	11	6	4
Income \$20000 - \$29999	9	12	3
Income \$30000 - \$34999	3	6	11
Income \$35000 - \$39999	1	2	0
Income \$40000 - \$49999	2	0	6
Income \$50000 - \$59999	1	2	7
Income \$60000 - \$74999	1	0	5
Income \$75000 - \$99999	2	0	0
Income \$100000 or more	0	0	5

Source: U.S. Bureau of the Census

Table: 38
Junction City: Household Income Distribution (%) 1980-2000

	1980	1990	2000
TOTAL Households	100.00%	100.00%	100.00%
Income less than \$5000	28.75%	13.85%	NA
Income \$5000 - \$9999	23.75%	21.54%	28.57%
Income \$10000 - \$14999	22.50%	21.54%	12.86%
Income \$15000 - \$19999	13.75%	9.23%	5.71%
Income \$20000 - \$29999	11.25%	18.46%	4.29%
Income \$30000 - \$34999	3.75%	9.23%	15.71%
Income \$35000 - \$39999	1.25%	3.08%	0.00%
Income \$40000 - \$49999	2.50%	0.00%	8.57%
Income \$50000 - \$59999	1.25%	3.08%	10.00%
Income \$60000 - \$74999	1.25%	0.00%	7.14%
Income \$75000 - \$99999	2.50%	0.00%	0.00%
Income \$100000 or more	0.00%	0.00%	7.14%

Source: U.S. Bureau of the Census

Table: 39
Talbotton: Household Income Distribution 1980-2000

	1980	1990	2000
TOTAL Households	397	381	373
Income less than \$5000	70	69	NA
Income \$5000 - \$9999	71	76	100
Income \$10000 - \$14999	60	49	50
Income \$15000 - \$19999	53	49	37
Income \$20000 - \$29999	29	57	52
Income \$30000 - \$34999	15	20	17
Income \$35000 - \$39999	9	12	20
Income \$40000 - \$49999	9	28	36
Income \$50000 - \$59999	3	11	17
Income \$60000 - \$74999	4	7	21
Income \$75000 - \$99999	5	3	17
Income \$100000 or more	2	0	6

Source: U.S. Bureau of the Census

Table: 40
Talbotton: Household Income Distribution (%) 1980-2000

	1980	1990	2000
TOTAL Households	100.00%	100.00%	100.00%
Income less than \$5000	17.63%	18.11%	NA
Income \$5000 - \$9999	17.88%	19.95%	26.81%
Income \$10000 - \$14999	15.11%	12.86%	13.40%
Income \$15000 - \$19999	13.35%	12.86%	9.92%
Income \$20000 - \$29999	7.30%	14.96%	13.94%
Income \$30000 - \$34999	3.78%	5.25%	4.56%
Income \$35000 - \$39999	2.27%	3.15%	5.36%
Income \$40000 - \$49999	2.27%	7.35%	9.65%
Income \$50000 - \$59999	0.76%	2.89%	4.56%
Income \$60000 - \$74999	1.01%	1.84%	5.63%
Income \$75000 - \$99999	1.26%	0.79%	4.56%
Income \$100000 or more	0.50%	0.00%	1.61%

Source: U.S. Bureau of the Census

Table: 41
Woodland: Household Income Distribution (%) 1980-2000

	1980	1990	2000
TOTAL Households	192	213	184
Income less than \$5000	21	33	NA

Income \$5000 - \$9999	29	34	52
Income \$10000 - \$14999	24	25	24
Income \$15000 - \$19999	29	17	25
Income \$20000 - \$29999	10	40	33
Income \$30000 - \$34999	9	14	4
Income \$35000 - \$39999	7	9	0
Income \$40000 - \$49999	5	20	20
Income \$50000 - \$59999	1	9	13
Income \$60000 - \$74999	1	9	6
Income \$75000 - \$99999	1	3	4
Income \$100000 or more	2	0	3

Source: U.S. Bureau of the Census

Table: 42
Woodland: Household Income Distribution (%) 1980-2000

	1980	1990	2000
TOTAL Households	100.00%	100.00%	100.00%
Income less than \$5000	10.94%	15.49%	NA
Income \$5000 - \$9999	15.10%	15.96%	28.26%
Income \$10000 - \$14999	12.50%	11.74%	13.04%
Income \$15000 - \$19999	15.10%	7.98%	13.59%
Income \$20000 - \$29999	5.21%	18.78%	17.93%
Income \$30000 - \$34999	4.69%	6.57%	2.17%
Income \$35000 - \$39999	3.65%	4.23%	0.00%
Income \$40000 - \$49999	2.60%	9.39%	10.87%
Income \$50000 - \$59999	0.52%	4.23%	7.07%
Income \$60000 - \$74999	0.52%	4.23%	3.26%
Income \$75000 - \$99999	0.52%	1.41%	2.17%
Income \$100000 or more	1.04%	0.00%	1.63%

Source: U.S. Bureau of the Census

ASSESSMENT

The population of Talbot County has experienced a net loss during the last two decades. However, over the next 20 years the unincorporated area of Talbot County is projected to increase. Growth in the county over the next two decades will be gradual but is projected to increase through the year 2025 with county growth remaining relatively stable.

The population of Talbot County is becoming increasingly older with the age category of 65 years and above experiencing the greatest increase. This scenario hold true for the cities as well. An aging population at the county-city level will have significant impacts on the type of services that should be provided. However, efforts must be continued to diversify the local economy in order to create a variety of job opportunities for the wage earner age groups and to keep these groups in the community.

In 2000, the County had a large minority population with approximately 64% of the inhabitants categorized as Black, Native American, Asian and Pacific Islander, or Hispanic. The cities also have a high concentration of minorities with approximately 69% on average for all cities categorized as Black, Native American, Asian and Pacific Islander, or Hispanic. These trends are expected to continue with the exception of the increasing Hispanic persons in the county.

The educational attainment of Talbot County residents over 25 years of age has improved significantly since 1980. The number of high school graduates has increased by 85% since 1980 in the county. In 2000, there are a couple of percentage point differences between the educational attainment of Talbot County and neighboring jurisdictions, and the State in educational attainment. The dropout rates have remained consistent over the past few years and are slightly higher than neighboring school systems. Achievement test scores have declined over the past six years.

Talbot County and the municipalities also lag behind the State of Georgia in per capita income. This disparity is expected to increase over the next 20 years. This same scenario is also identified in the average household income.

The percentage of distribution of households by income groupings indicates that over 58% of the households in Talbot County make \$34,999 or below while 42% of households make \$35,000 and above. Percentage of those households making below \$34,999 living in the incorporated areas is considerably higher than the county. The cities average 72% of households making below \$35,000 a year, while 95% of households making over \$100,000 a year are in the unincorporated areas of Talbot County. The unincorporated areas of the county are fairing better than its cities from both housing growth and household income standpoints.

The population composition has a great bearing on the planning process. The County population is getting increasingly older, has a significant minority population, and an educational attainment level less than that of Georgia; additionally, the per capita and household incomes are increasing but at a slower rate than the state overall. These factors should provide the primary impetus when developing strategies for Talbot County and its municipalities for the next twenty years and beyond.

ECONOMIC DEVELOPMENT ELEMENT

Knowledge of the local economy is essential in any planning process. A study of the past trends in the economic environment of a community provides the necessary background for understanding present conditions and establishing future policies. The Economic Development Element will inventory and assess the economic structure of Talbot County and the cities of Geneva, Junction City, Talbotton and Woodland and establish economic goals, objectives, and policies that will be pursued by the local jurisdictions.

INVENTORY OF EXISTING CONDITIONS

EMPLOYMENT BY SECTOR

Most employment and economic data collected by State and Federal agencies is compiled at the county rather than the city level. For some portions of the following inventory are based on Talbot County data.

The following tables represent jobs located in Talbot County and the State – regardless of the residence of the jobholder. Likewise, Talbot County residents who work in other counties are not included in this Table. In 1980 the largest employment sector of Talbot County was State and Local Government compared to the Services category for the State of Georgia. State and Local Government continued in 1990 and in 2000 to be the largest employment sector in Talbot County while the Service category continued to be the highest for the State of Georgia in 1990 and 2000. Throughout the planning period, it is projected that the State and Local Government sector will continue to employ the largest number of persons in Talbot County as compared to the Services sector for the State of Georgia.

**Table 1
Talbot County: Employment by Sector
(Number of Jobs)
(Percentage of Jobs)**

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total	1,491	1,298	1,287	1,285	1,477	1,598	1,692	1,781	1,866	1,952
Farm	350	185	173	152	138	136	132	128	125	121
%	23.47%	14.25%	13.44%	11.83%	9.34%	8.51%	7.80%	7.19%	6.70%	6.20%
Agricultural Services, Other	3	4	11	16	36	40	44	48	52	56

%	0.20%	0.31%	0.85%	1.25%	2.44%	2.50%	2.60%	2.70%	2.79%	2.87%
Mining	97	86	101	97	112	117	120	123	126	130
%	6.51%	6.63%	7.85%	7.55%	7.58%	7.32%	7.09%	6.91%	6.75%	6.66%
Construction	66	151	143	116	152	176	192	204	212	219
%	4.43%	11.63%	11.11%	9.03%	10.29%	11.01%	11.35%	11.45%	11.36%	11.22%
Manufacturing	200	109	74	70	84	86	88	90	91	92
%	13.41%	8.40%	5.75%	5.45%	5.69%	5.38%	5.20%	5.05%	4.88%	4.71%
Trans, Comm, & Public Utilities	91	59	69	36	62	61	60	60	60	60
%	6.10%	4.55%	5.36%	2.80%	4.20%	3.82%	3.55%	3.37%	3.22%	3.07%
Wholesale Trade	5	12	7	22	14	15	16	16	17	18
%	0.34%	0.92%	0.54%	1.71%	0.95%	0.94%	0.95%	0.90%	0.91%	0.92%
Retail Trade	151	134	125	148	153	164	174	184	193	203
%	10.13%	10.32%	9.71%	11.52%	10.36%	10.26%	10.28%	10.33%	10.34%	10.40%
Finance, Insurance, & Real Estate	57	48	47	32	66	69	71	73	75	77
%	3.82%	3.70%	3.65%	2.49%	4.47%	4.32%	4.20%	4.10%	4.02%	3.94%
Services	145	180	192	242	288	323	355	388	423	462
%	9.73%	13.87%	14.92%	18.83%	19.50%	20.21%	20.98%	21.79%	22.67%	23.67%
Federal Civilian Government	21	20	20	17	16	16	15	15	15	14
%	1.41%	1.54%	1.55%	1.32%	1.08%	1.00%	0.89%	0.84%	0.80%	0.72%
Federal Military	27	30	29	27	26	26	27	27	27	27
%	1.81%	2.31%	2.25%	2.10%	1.76%	1.63%	1.60%	1.52%	1.45%	1.38%
State & Local Government	278	280	296	310	330	369	398	425	450	473
%	18.65%	21.57%	23.00%	24.12%	22.34%	23.09%	23.52%	23.86%	24.12%	24.23%

Source: Woods & Poole Economics, Inc.

Table 2

Georgia: Employment by Sector

(Number of Jobs – Georgia)

(Percent of Jobs – Georgia)

(Percent of Jobs – United States)

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total	2,747,310	3,224,300	3,690,610	4,229,290	4,859,970	5,235,630	5,623,650	6,029,160	6,451,320	6,890,350
Farm	96,559	82,370	74,286	68,780	67,356	64,877	62,438	60,240	58,297	56,584
% GA	3.51%	2.55%	2.01%	1.63%	1.39%	1.24%	1.11%	1.00%	0.90%	0.82%

% US	3.32%	2.78%	2.26%	2.08%	1.91%	1.78%	1.65%	1.52%	1.40%	1.29%
Agricultural Services, Other	16,432	24,574	31,487	44,659	54,829	60,079	65,359	70,538	75,465	80,033
% GA	0.60%	0.76%	0.85%	1.06%	1.13%	1.15%	1.16%	1.17%	1.17%	1.16%
% US	0.80%	0.93%	1.04%	1.20%	1.26%	1.26%	1.26%	1.25%	1.25%	1.24%
Mining	8,808	10,241	10,590	9,408	9,522	9,645	9,813	10,047	10,324	10,653
% GA	0.32%	0.32%	0.29%	0.22%	0.20%	0.18%	0.17%	0.17%	0.16%	0.15%
% US	1.12%	1.11%	0.75%	0.59%	0.48%	0.47%	0.46%	0.46%	0.45%	0.44%
Construction	139,233	196,913	212,342	236,159	296,572	316,876	333,895	349,870	365,279	380,526
% GA	5.07%	6.11%	5.75%	5.58%	6.10%	6.05%	5.94%	5.80%	5.66%	5.52%
% US	1.12%	1.11%	0.75%	0.59%	0.48%	0.47%	0.46%	0.46%	0.45%	0.44%
Manufacturing	528,812	565,278	572,477	603,394	613,992	632,106	649,864	665,184	677,683	687,263
% GA	19.25%	17.53%	15.51%	14.27%	12.63%	12.07%	11.56%	11.03%	10.50%	9.97%
% US	18.19%	15.88%	14.13%	12.85%	11.61%	11.02%	10.49%	9.99%	9.51%	9.05%
Trans, Comm, & Public Utilities	152,583	177,746	216,343	241,886	296,267	322,804	347,846	371,521	392,902	411,295
% GA	5.55%	5.51%	5.86%	5.72%	6.10%	6.17%	6.19%	6.16%	6.09%	5.97%
% US	4.97%	4.73%	4.71%	4.74%	4.88%	4.84%	4.78%	4.72%	4.65%	4.58%
Wholesale Trade	174,084	214,310	228,213	242,508	276,326	300,312	322,310	344,504	367,022	389,992
% GA	6.34%	6.65%	6.18%	5.73%	5.69%	5.74%	5.73%	5.71%	5.69%	5.66%
% US	5.03%	4.93%	4.81%	4.64%	4.58%	4.61%	4.60%	4.58%	4.56%	4.52%
Retail Trade	407,627	520,232	606,608	724,946	816,701	893,996	973,979	1,055,500	1,138,660	1,223,640
% GA	14.84%	16.13%	16.44%	17.14%	16.80%	17.08%	17.32%	17.51%	17.65%	17.76%
% US	15.66%	16.27%	16.44%	16.87%	16.37%	16.21%	16.08%	15.95%	15.80%	15.65%
Finance, Insurance, & Real Estate	199,887	225,090	244,947	269,183	345,923	369,137	392,407	416,440	440,943	465,714
% GA	7.28%	6.98%	6.64%	6.36%	7.12%	7.05%	6.98%	6.91%	6.83%	6.76%
% US	7.67%	7.62%	7.68%	7.39%	7.94%	7.89%	7.83%	7.77%	7.70%	7.62%
Services	502,841	664,476	876,597	1,125,360	1,391,460	1,532,290	1,692,630	1,873,380	2,074,950	2,298,230
% GA	18.30%	20.61%	23.75%	26.61%	28.63%	29.27%	30.10%	31.07%	32.16%	33.35%
% US	21.89%	25.09%	27.76%	29.97%	31.75%	32.77%	33.85%	34.95%	36.07%	37.21%
Federal Civilian Government	84,599	92,561	102,981	98,336	92,262	91,889	91,883	92,089	92,439	92,936
% GA	3.08%	2.87%	2.79%	2.33%	1.90%	1.76%	1.63%	1.53%	1.43%	1.35%
% US	2.62%	2.42%	2.32%	1.97%	1.68%	1.60%	1.52%	1.45%	1.38%	1.31%
Federal Military Government	92,295	98,319	90,745	94,733	93,789	95,235	96,403	97,224	97,709	97,839
% GA	3.36%	3.05%	2.46%	2.24%	1.93%	1.82%	1.71%	1.61%	1.51%	1.42%
% US	2.19%	2.21%	1.95%	1.54%	1.25%	1.19%	1.14%	1.08%	1.02%	0.97%
State & Local Government	343,553	352,189	422,991	469,941	504,969	546,388	584,820	622,628	659,644	695,636
% GA	12.51%	10.92%	11.46%	11.11%	10.39%	10.44%	10.40%	10.33%	10.22%	10.10%

% US	11.61%	10.83%	10.93%	10.98%	10.62%	10.70%	10.72%	10.73%	10.73%	10.71%
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Source: Woods & Pool Economics, Inc.

Table 3
Employment by Sector
(Number of Jobs – Region
Lower Chattahoochee RDC Region
(Percentage of Jobs-Region)
1990-2025

Category	1990	1995	2000	2005	2010	2015	2020	2025
Farm	2588	2080	1928	1912	1846	1780	1722	1672
%	9.44	6.44	5.36	5.20	4.78	4.36	4.01	3.72
Agricultural Services, Other	202	354	403	423	448	477	502	532
%	1.34	2.04	2.20	2.25	2.29	2.32	2.35	2.59
Mining	105	157	131	136	142	145	150	154
%	1.01	1.37	0.99	0.96	0.93	0.91	0.89	0.88
Construction	871	1129	1071	1131	1178	1226	1265	1309
%	4.79	4.86	4.79	4.78	4.76	4.73	4.65	4.60
Manufacturing	2259	2147	2727	2822	2918	3006	3078	3126
%	12.70	11.93	11.81	11.22	10.71	10.28	9.85	9.45
Trans, Comm, & Public Utilities	360	373	507	516	527	540	554	568
%	2.31	1.91	2.23	2.23	2.16	2.12	2.07	2.02
Wholesale Trade	241	296	284	297	305	316	327	339
%	3.85	3.86	3.56	3.45	3.36	3.27	3.19	3.12
Retail Trade	3593	3489	3728	3862	3976	4070	4148	4208
%	12.48	13.82	13.48	13.09	12.82	12.57	12.34	12.09
Finance, Insurance & Real Estate	478	521	856	919	988	1061	1138	1219
%	3.37	3.08	4.41	4.45	4.47	4.52	4.55	4.57
Services	3615	4393	5325	5984	6656	7372	8173	9088
%	17.96	19.93	20.80	21.80	22.84	23.81	24.85	25.93
Federal Civilian Gov't	438	251	251	3462	238	249	258	265
%	1.99	2.54	2.15	2.12	2.11	2.11	2.12	2.09
Federal Military Gov't	31083	24324	26248	26653	26979	27210	27344	27380
Category	1990	1995	2000	2005	2010	2015	2020	2025
%	13.26	12.88	12.52	12.36	12.25	12.11	11.98	11.82
State & Local Gov't	2532	2912	3212	3503	3759	4020	4285	4557
%	17.04	17.18	17.30	17.87	18.25	18.57	18.82	18.98
Total	48365	42426	46671	51620	49960	51472	52944	54417
%	100	100	100	100	100	100	100	100

Earnings by Sector

The following Tables show earnings, estimates and projections by economic sector for Talbot County and Georgia. These figures are in 1997 constant dollars. These earnings represent income earned within the county without regard to residence of the earner. Income by Talbot County residents who work outside the county is not reflected in the Table.

Table 4
Talbot: Earnings by Sector
1980-2025
Thousands of 1997 Constant Dollars – Talbot County
(Percent of earnings – Talbot County)
(Percent of earnings – Georgia)
(Percent of earnings – United States)

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total (1996 \$)	\$22,382,000	\$21,702,000	\$22,717,000	\$22,927,000	\$28,648,000	\$32,130,000	\$35,327,000	\$38,503,000	\$41,731,000	\$45,043,000
Farm (1996 \$)	\$3,108,000	\$1,094,000	\$664,000	\$387,000	\$630,000	\$700,000	\$767,000	\$835,000	\$907,000	\$982,000
% Talbot Co.	23.47%	14.25%	13.44%	11.83%	9.34%	8.51%	7.80%	7.19%	6.70%	6.20%
% GA	0.16%	1.27%	1.36%	1.40%	0.98%	0.93%	0.89%	0.85%	0.82%	0.79%
% US	3.32%	2.78%	2.26%	2.08%	1.91%	1.78%	1.65%	1.52%	1.40%	1.29%
Agricultural Services, Other (1996 \$)	\$163,000	\$203,000	\$345,000	\$348,000	\$830,000	\$975,000	\$1,123,000	\$1,276,000	\$1,437,000	\$1,604,000
% Talbot Co.	0.20%	0.31%	0.85%	1.25%	2.44%	2.50%	2.60%	2.70%	2.79%	2.87%
% GA	0.37%	0.41%	0.46%	0.53%	0.59%	0.60%	0.61%	0.62%	0.62%	0.62%
% US	0.80%	0.93%	1.04%	1.20%	1.26%	1.26%	1.26%	1.25%	1.25%	1.24%
Mining (1996 \$)	\$2,293,000	\$2,375,000	\$3,241,000	\$3,132,000	\$4,292,000	\$4,511,000	\$4,690,000	\$4,865,000	\$5,046,000	\$5,235,000
% Talbot Co.	6.51%	6.63%	7.85%	7.55%	7.58%	7.32%	7.09%	6.91%	6.75%	6.66%
% GA	0.65%	0.48%	0.36%	0.29%	0.27%	0.25%	0.22%	0.21%	0.19%	0.18%
% US	1.12%	1.11%	0.75%	0.59%	0.48%	0.47%	0.46%	0.46%	0.45%	0.44%
Construction (1996 \$)	\$1,282,000	\$2,675,000	\$3,063,000	\$1,781,000	\$2,714,000	\$3,233,000	\$3,620,000	\$3,923,000	\$4,178,000	\$4,414,000
% Talbot Co.	4.43%	11.63%	11.11%	9.03%	10.29%	11.01%	11.35%	11.45%	11.36%	11.22%
% GA	5.66%	6.57%	5.82%	5.39%	6.00%	5.86%	5.67%	5.46%	5.26%	5.06%
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
% US	4.95%	5.19%	5.21%	5.18%	5.68%	5.67%	5.62%	5.55%	5.48%	5.40%
Manufacturing (1996 \$)	\$3,162,000	\$1,978,000	\$1,313,000	\$2,914,000	\$2,615,000	\$2,878,000	\$3,144,000	\$3,404,000	\$3,657,000	\$3,901,000
% Talbot Co.	13.41%	8.40%	5.75%	5.45%	5.69%	5.38%	5.20%	5.05%	4.88%	4.71%

% GA	22.54%	20.03%	17.51%	16.84%	14.86%	14.45%	14.05%	13.59%	13.08%	12.53%
% US	18.19%	15.88%	14.13%	12.85%	11.61%	11.02%	10.49%	9.99%	9.51%	9.05%
Trans, Comm, & Public Utilities (1996 \$)	\$2,157,000	\$1,514,000	\$1,609,000	\$1,065,000	\$1,540,000	\$1,581,000	\$1,648,000	\$1,723,000	\$1,795,000	\$1,862,000
% Talbot Co.	6.10%	4.55%	5.36%	2.80%	4.20%	3.82%	3.55%	3.37%	3.22%	3.07%
% GA	9.33%	8.85%	8.75%	9.43%	9.89%	9.99%	10.01%	9.96%	9.84%	9.63%
% US	4.97%	4.73%	4.71%	4.74%	4.88%	4.84%	4.78%	4.72%	4.65%	4.58%
Wholesale Trade (1996 \$)	\$127,000	\$331,000	\$199,000	\$1,242,000	\$665,000	\$719,000	\$781,000	\$844,000	\$908,000	\$977,000
% Talbot Co.	0.34%	0.92%	0.54%	1.71%	0.95%	0.94%	0.95%	0.90%	0.91%	0.92%
% GA	8.87%	9.04%	8.86%	8.17%	8.44%	8.36%	8.21%	8.05%	7.88%	7.71%
% US	5.03%	4.93%	4.81%	4.64%	4.58%	4.61%	4.60%	4.58%	4.56%	4.52%
Retail Trade (1996 \$)	\$1,735,000	\$1,768,000	\$1,612,000	\$1,465,000	\$2,117,000	\$2,317,000	\$2,512,000	\$2,708,000	\$2,907,000	\$3,112,000
% Talbot Co.	10.13%	10.32%	9.71%	11.52%	10.36%	10.26%	10.28%	10.33%	10.34%	10.40%
% GA	10.33%	10.64%	9.17%	9.08%	8.99%	8.97%	8.93%	8.87%	8.80%	8.71%
% US	15.66%	16.27%	16.44%	16.87%	16.37%	16.21%	16.08%	15.95%	15.80%	15.65%
Finance, Insurance, & Real Estate (1996 \$)	\$744,000	\$878,000	\$1,079,000	\$573,000	\$1,320,000	\$1,470,000	\$1,614,000	\$1,763,000	\$1,919,000	\$2,082,000
% Talbot Co.	3.82%	3.70%	3.65%	2.49%	4.47%	4.32%	4.20%	4.10%	4.02%	3.94%
% GA	5.44%	5.59%	6.43%	6.86%	7.57%	7.66%	7.73%	7.78%	7.81%	7.82%
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
% US	7.67%	7.62%	7.68%	7.39%	7.94%	7.89%	7.83%	7.77%	7.70%	7.62%
Services (1996 \$)	\$2,054,000	\$2,144,000	\$2,152,000	\$2,659,000	\$3,400,000	\$4,054,000	\$4,722,000	\$5,446,000	\$6,254,000	\$7,173,000
% Talbot Co.	9.73%	13.87%	14.92%	18.83%	19.50%	20.21%	20.98%	21.79%	22.67%	23.67%
% GA	15.63%	17.36%	21.95%	24.33%	26.77%	27.78%	29.02%	30.44%	32.02%	33.73%
% US	21.89%	25.09%	27.76%	29.97%	31.75%	32.77%	33.85%	34.95%	36.07%	37.21%
Federal Civilian Government (1996 \$)	\$712,000	\$756,000	\$712,000	\$617,000	\$627,000	\$642,000	\$652,000	\$660,000	\$667,000	\$673,000
% Talbot Co.	1.41%	1.54%	1.55%	1.32%	1.08%	1.00%	0.89%	0.84%	0.80%	0.72%

% GA	5.64%	5.11%	4.66%	4.17%	3.39%	3.11%	2.87%	2.67%	2.49%	2.33%
% US	2.62%	2.42%	2.32%	1.97%	1.68%	1.60%	1.52%	1.45%	1.38%	1.31%
Federal Military Government (1996 \$)	\$190,000	\$356,000	\$318,000	\$310,000	\$338,000	\$358,000	\$379,000	\$399,000	\$419,000	\$438,000
%Talbot Co.	1.81%	2.31%	2.25%	2.10%	1.76%	1.63%	1.60%	1.52%	1.45%	1.38%
% GA	3.72%	3.68%	2.69%	2.49%	2.06%	1.94%	1.83%	1.72%	1.62%	1.53%
% US	2.19%	2.21%	1.95%	1.54%	1.25%	1.19%	1.14%	1.08%	1.02%	0.97%
State & Local Government (1996 \$)	\$4,655,000	\$5,630,000	\$6,410,000	\$6,434,000	\$7,560,000	\$8,692,000	\$9,675,000	\$10,657,000	\$11,637,000	\$12,590,000
%Talbot Co.	18.65%	21.57%	23.00%	24.12%	22.34%	23.09%	23.52%	23.86%	24.12%	24.23%
% GA	11.67%	10.97%	11.97%	11.01%	10.18%	10.10%	9.95%	9.78%	9.58%	9.37%
% US	11.61%	10.83%	10.93%	10.98%	10.62%	10.70%	10.72%	10.73%	10.73%	10.71%

Source: Woods & Poole Economics, Inc.

Table 5
Georgia: Earnings by Sector 1990-2020
(Dollars Shown in Millions of Dollars)
(Percent of Earnings)

Category	1990	1995	2000	2005	2010	2015	2020
Total (1996 \$)	102,642,000	123,514,000	160,462,000	180,866,000	202,919,000	227,019,000	253,253,000
%	1.36	1.40	0.98	0.93	0.89	0.85	0.82
Farm	1,391,280	1,733,670	1,565,760	1,682,760	1,802,910	1,933,340	2,075,970
%	0.46	0.53	0.56	0.60	0.61	0.62	0.62
Agricultural Services, Other (1996 \$)	475,908	660,059	943,559	1,086,060	1,239,330	1,400,730	1,566,550
%	0.36	0.29	0.27	0.25	0.22	0.21	0.19
Mining (1996 \$)	373,738	359,779	438,244	445,441	456,347	471,301	489,686
%	5.82	5.39	6.00	5.86	5.657	5.46	5.26
Construction (1996 \$)	5,975,270	8,661,070	9,630,130	10,606,800	11,506,000	12,401,400	13,309,000
%	17.51	16.84	14.86	14.45	14.05	13.59	13.08
Manufacturing (1996 \$)	17,973,700	20,801,400	23,849,500	26,143,500	28,510,600	30,854,700	33,129,100
%	8.75	9.43	9.89	9.99	10.01	9.96	9.84
Trans, Comm, & Public Utilities (1996 \$)	8,981,390	11,643,000	15,867,700	18,059,600	20,304,900	22,610,400	24,909,000
%	8.86	8.17	8.44	8.36	8.21	8.05	7.88
Wholesale Trade (1996 \$)	9,090,690	10,085,400	13,549,200	15,124,900	16,662,400	18,269,600	19,995,500
%	16.44	17.14	16.80	17.08	17.32	17.51	17.65
Retail Trade (1996 \$)	9,413,850	11,216,700	14,426,000	16,215,300	18,126,500	20,144,900	22,276,700
%	6.64	6.36	7.12	7.05	6.69	6.91	6.83
Finance, Insurance, & Real Estate (1996 \$)	6,600,850	8,476,150	12,153,700	13,862,800	15,688,500	17,666,000	19,784,200
%	23.75	26.61	28.63	29.27	30.10	31.07	32.16
Services (1996 \$)	22,532,200	30,044,900	42,959,700	50,244,000	58,890,800	69,107,300	81,084,500
%	2.79	2.33	1.90	1.76	1.63	1.53	1.43
Fed. Civilian Govt	4,780,640	5,147,370	5,442,790	5,621,590	5,826,300	6,051,600	6,395,200
%	2.46	2.24	1.93	1.82	1.71	1.61	1.51
State & Local Govt	2,765,140	3,080,300	3,297,820	3,501,760	3,705,550	3,907,320	41,055,000
%	11.46	11.11	10.39	10.44	10.40	10.33	10.22
State & Local Govt (1996 \$)	12,887,500	13,602,900	16,338,300	18,271,300	20,198,700	22,200,700	24,272,200

Average Weekly Wages

The following Table reflects the average weekly wages for the various economic sectors in both Talbot County and the State of Georgia. A comparison can be made between the State and the County for each economic sector. The county lags behind in average weekly wages are compared to the State. Georgia's top three earning sectors were Wholesale Trade; Transportation, Communications, Public Utilities; and Mining. Talbot county's top three earners were in the Construction; Financial, Insurance, Real Estate; and Mining categories. The letter "D" represents where the Department of Labor (D) suppresses information for a sector if those figures could reveal information about an individual organization.

Table 6
Talbot County: Average Weekly Wage
1990-1999 (Actual Dollars)

Category	1989	1994	1999
All Industries	\$284	\$336	\$407
Agri, Forestry, Fishing	164	294	370
Mining	428	507	636
Construction	NA	309	464
Manufacturing	NA	NA	NA
Transportation, Comm, Util	NA	328	343
Wholesale	NA	NA	NA
Retail	NA	176	197
Financial, Insurance, Real Estate	NA	816	702
Services	NA	284	296
Federal Gov	NA	NA	NA
State Gov	NA	NA	NA
Local Gov	NA	NA	NA

Source: U.S. Bureau of Labor Statistics

**Talbot County: Average Weekly Wage
1990-1999 (Actual Dollars)**

Category	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
All Industries	404	424	444	571	480	488	509	531	562	598	629
Agri, Forestry, Fishing	267	276	285	297	304	312	322	336	347	373	390
Mining	561	589	605	NA	NA	698	734	741	781	832	866
Construction	NA	464	439	451	461	479	508	534	556	590	623
Manufacturing	NA	450	473	503	511	531	555	588	620	656	684
Transportation, Comm, Utilities	NA	603	635	689	709	720	737	769	805	842	895
Wholesale	NA	603	632	669	695	711	729	762	809	873	932
Retail	NA	236	244	255	260	267	275	286	299	318	335
Financial, Insurance, Real Estate	NA	544	569	627	648	648	693	741	799	872	900
Services	NA	414	439	464	471	485	501	519	551	580	611
Federal Gov	NA	543	584	612	651	667	666	701	774	791	808
State Gov	NA	451	462	460	471	NA	493	517	533	561	579
Local Gov	NA	387	401	401	410	420	440	461	480	506	523

Source: U.S. Bureau of Labor Statistics

Income by Type

The following Table divides income earned in county into five types with respect to source. It also provides a measure of income flow in and out of Talbot County. These figures represent income earned and/or received in Talbot County. Income recipients in the “wage and salary”, “other labor”, and “proprietor’s income” may or may not be residents of the county. The “residence adjustment” category indicates the net flow of income out of the county into surrounding counties. A positive residence adjustment figure means there is a net flow of income into the county from surrounding counties. A positive residence adjustment percentage tells the portion of the county’s income that is not generated within the county boundaries.

Table 8

Talbot County
(Thousands of 1982 Constant Dollars – Talbot County)
(Percent of Total Income – Talbot County)

Category	1990	1995	2000	2005	2010	2015	2020
Total (1996 \$)	\$83,434,000	\$91,264,000	\$106,895,000	\$116,482,000	\$125,608,000	\$134,932,000	\$144,675,000
Wages & Salaries (1996 \$)	\$16,788,000	\$15,488,000	\$20,022,000	\$22,548,000	\$24,873,000	\$27,198,000	\$29,576,000
	20.12%	16.97%	18.73%	19.36%	19.80%	20.16%	20.44%
Other Labor Income (1996 \$)	\$2,770,000	\$2,667,000	\$2,906,000	\$3,229,000	\$3,515,000	\$3,792,000	\$4,069,000
	3.32%	2.92%	2.72%	2.77%	2.80%	2.81%	2.81%
Proprietors Income (1996 \$)	\$3,159,000	\$4,772,000	\$5,720,000	\$6,353,000	\$6,939,000	\$7,513,000	\$8,086,000
	3.79%	5.23%	5.35%	5.45%	5.52%	5.57%	5.59%
Dividends, Interest, & Rent (1996 \$)	\$13,402,000	\$14,005,000	\$17,207,000	\$18,044,000	\$18,897,000	\$19,760,000	\$20,626,000
	16.06%	15.35%	16.10%	15.49%	15.04%	14.64%	14.26%
Transfer Payments to Persons (1996 \$)	\$17,483,000	\$21,624,000	\$24,630,000	\$26,338,000	\$28,275,000	\$30,455,000	\$32,906,000
	20.95%	23.69%	23.04%	22.61%	22.51%	22.57%	22.74%
Less: Social Ins. Contributions (1996 \$)	\$1,350,000	\$1,577,000	\$1,791,000	\$2,096,000	\$2,403,000	\$2,718,000	\$3,043,000
	1.62%	1.73%	1.68%	1.80%	1.91%	2.01%	2.10%
Residence Adjustment (1996 \$)	\$31,182,000	\$34,285,000	\$38,201,000	\$42,066,000	\$45,512,000	\$48,932,000	\$52,455,000
	37.37%	37.57%	35.74%	36.11%	36.23%	36.26%	36.26%

Source: Woods & Poole Economics, Inc.

Table 9
State of Georgia: Personal Income by Type
(Thousands of 1996 Constant Dollars)
Percent of Total Income

Category	1990	1995	2000	2005	2010	2015	2020
Total (1996 \$)	\$134,782,000,000	\$163,230,000,000	\$209,309,000,000	\$236,962,000,000	\$266,921,000,000	\$299,617,000,000	\$335,164,000,000
	60.36%	59.07%	61.18%	61.09%	61.00%	60.94%	60.92%
Wages & Salaries (1996 \$)	\$81,355,600,000	\$96,422,800,000	\$128,049,000,000	\$144,760,000,000	\$162,812,000,000	\$182,588,000,000	\$204,172,000,000
	8.68%	8.63%	6.84%	6.71%	6.60%	6.48%	6.38%
Other Labor Income (1996 \$)	\$11,702,300,000	\$14,092,000,000	\$14,308,000,000	\$15,909,500,000	\$17,605,100,000	\$19,429,500,000	\$21,384,600,000
	7.11%	7.96%	8.65%	8.52%	8.43%	8.34%	8.26%
Proprietors Income (1996 \$)	\$9,584,280,000	\$12,998,900,000	\$18,105,400,000	\$20,196,600,000	\$22,501,700,000	\$25,001,500,000	\$27,696,800,000
	17.34%	16.31%	16.80%	16.76%	16.70%	16.61%	16.49%
Dividends, Interest, & Rent (1996 \$)	\$23,366,900,000	\$26,625,000,000	\$35,169,000,000	\$39,713,000,000	\$44,582,200,000	\$49,772,600,000	\$55,274,600,000
	10.94%	12.62%	11.13%	11.25%	11.43%	11.66%	11.93%
Transfer Payments to Persons (1996 \$)	\$14,749,800,000	\$20,606,700,000	\$23,300,900,000	\$26,662,000,000	\$30,514,500,000	\$34,921,900,000	\$39,972,800,000
Less Social Ins. Contributions (1996\$)	\$5,839,730,000	\$7,270,250,000	\$9,397,990,000	\$11,070,600,000	\$12,973,800,000	\$15,086,600,000	
%	-0.10%	-0.15%	-0.11%	0.33%	0.70%	1.00%	
Residence Adjustment (1996\$)	(\$136,775,000)	(\$245,276,000)	(\$224,740,000)	\$791,423,000	\$1,879,200,000	\$2,989,750,000	

Table 10
United States: Personal Income by Type
(Millions of 1996 Constant Dollars)
Percent of Total Income

Category	1990	1995	2000	2005	2010	2015	2020
Total (1996 \$)	\$5,705,390,000	\$6,325,130,000	\$7,614,100,000	\$8,463,820,000	\$9,386,120,000	\$10,405,800,000	\$11,533,600,000
	56.16%	55.25%	57.51%	57.66%	57.76%	57.87%	57.98%
Wages & Salaries (1996 \$)	\$3,204,070,000	\$3,494,530,000	\$4,378,830,000	\$4,880,410,000	\$5,421,190,000	\$6,021,340,000	\$6,687,710,000
	7.85%	7.96%	6.37%	6.30%	6.21%	6.13%	6.06%
Other Labor Income (1996 \$)	\$447,932,000	\$503,672,000	\$485,146,000	\$532,800,000	\$583,175,000	\$638,256,000	\$698,515,000
	7.80%	8.04%	8.51%	8.42%	8.35%	8.29%	8.23%
Proprietors Income (1996 \$)	\$445,140,000	\$508,508,000	\$648,028,000	\$712,266,000	\$783,615,000	\$862,239,000	\$948,720,000
	20.18%	18.79%	18.92%	18.94%	18.92%	18.85%	18.71%
Dividends, Interest, & Rent (1996 \$)	\$1,151,530,000	\$1,188,510,000	\$1,440,790,000	\$1,602,780,000	\$1,776,320,000	\$1,961,370,000	\$2,157,660,000
	12.17%	14.31%	13.05%	13.25%	13.51%	13.80%	14.12%
Transfer Payments to Persons (1996 \$)	\$694,571,000	\$904,851,000	\$993,690,000	\$1,121,230,000	\$1,267,840,000	\$1,435,930,000	\$1,628,900,000
	4.15%	4.33%	4.37%	4.56%	4.75%	4.93%	5.10%
Less: Social Ins. Contributions (1996 \$)	\$236,989,000	\$274,028,000	\$332,391,000	\$385,662,000	\$446,021,000	\$513,321,000	\$587,902,000
	-0.02%	-0.01%	0.00%	0.00%	0.00%	0.00%	0.00%
Residence Adjustment (1996 \$)	(-\$860,673)	(-\$912,198)	\$2	\$12	\$16	\$17	(-\$9)

Source: Woods & Poole Economics, Inc.

Labor Force Participation

The following Tables reveal the number of potential labor force participants in the county as recorded by the 1980, 1990 and 2000 Censuses. Total labor force, male labor force and female labor force are shown. Note that the unemployment rate shown below is based on the number of persons in and out of the labor force. The unemployment rates calculated by the Department of Labor are based on the civilian labor force and therefore are much higher.

Table 11
Total Labor Force Participation for Talbot County
1990-2000 (Persons, 16 Years Old And Older)

Category	1990	2000
TOTAL Males and Females	5008	5076
In Labor Force	2992	2774
Civilian Labor Force	2983	2774
Civilian Employed	2706	2533
Civilian Unemployed	277	241
In Armed Forces	9	0
Not in Labor Force	2016	2302

Table 12
Male Labor Force Participation for Talbot County
1990-2000
(Males, 16 Years And Older)

Category	1990	2000
TOTAL Males	2311	2311
Male In Labor Force	1573	1347
Male Civilian Labor Force	1564	1347
Male Civilian Employed	1415	1234
Male Civilian Unemployed	149	113
Male In Armed Forces	9	0
Male Not in Labor Force	738	964

Table 13

**Female Labor Force Participation for Talbot County
1990-2000
(Females, 16 Years Old and Older)**

Category	1990	2000
TOTAL Females	2697	2765
Female In Labor Force	1419	1427
Female Civilian Labor Force	1419	1427
Female Civilian Employed	1291	1299
Female Civilian Unemployed	128	128
Female In Armed Forces	0	0
Female Not in Labor Force	1278	1338

**Table 14
Total Labor Force Participation Rate for Talbot County
State of Georgia
United States 1990-2000
(Percent Of Persons, 16 Years Old And Older)**

Georgia: GA Labor Force Participation (%)		
Category	1990	2000
TOTAL Males and Females	100.00%	100.00%
In Labor Force	60%	55%
GA	67.89%	66.07%
US	65.28%	63.92%
Civilian Labor Force	60%	55%
GA	66.41%	65.00%
US	64.39%	63.39%
Civilian Employed	54%	50%
GA	62.60%	61.43%
US	60.34%	59.73%
Civilian Unemployed	6%	5%
GA	3.80%	3.57%
US	4.05%	3.66%
In Armed Forces	1%	0
GA	1.48%	1.07%
Category	1990	2000
US	0.89%	0.53%
Not in Labor Force	40%	45%
GA	32.11%	33.93%
US	34.72%	36.08%

Source: U.S. Bureau of the Census

Table 15

**Male Labor Force Participation Rate for Talbot County
State of Georgia
United States
1990-2000
(Percent Of Males, 16 Years Old And Older)**

TOTAL Males	100.00%	100.00%
Male In Labor Force	68%	58%
GA	76.65%	73.11%
US	74.48%	70.75%
Male Civilian Labor Force	68%	58%
GA	73.87%	71.20%
US	72.82%	69.81%
Male Civilian Employed	61%	56%
GA	70.07%	67.65%
US	68.18%	65.81%
Male Civilian Unemployed	6%	5%
GA	3.80%	3.55%
US	4.63%	3.99%
Male In Armed Forces	1%	0
GA	2.78%	1.91%
US	1.66%	0.94%
Male Not in Labor Force	32%	42%
GA	23.35%	26.89%
US	25.52%	29.25%

Table 16

**Female Labor Force Participation for Talbot County
State of Georgia
United States
1990-2000
(Percent Of Males, 16 Years Old And Older)**

TOTAL Females	100.00%	100.00%
Female In Labor Force	53%	52%
GA	59.88%	59.43%
US	56.79%	57.54%
Female Civilian Labor Force	53%	52%
GA	59.59%	59.15%
US	56.60%	57.39%
Female Civilian Employed	48%	47%
GA	55.78%	55.57%
US	53.10%	54.04%
Female Civilian Unemployed	5%	5%
GA	3.81%	3.59%
US	3.51%	3.35%
Female In Armed Forces	0	0
GA	0.29%	0.28%
US	0.19%	0.15%
Female Not in Labor Force	47%	50%
GA	40.12%	40.57%
US	43.21%	42.46%

Source: U.S. Bureau of the Census

Occupations of County Residents

The Tables below provides employment by occupation information collected in the 1990, and 2000 Census. For each year, the Table depicting percentages shows the percentage of the workforce engaged in each of the occupation categories shown on the Table immediately below. While these Tables do not provide in-depth information, they can be used for comparison in assessing the occupational skills of Talbot county residents. As shown, more county residents are employed in the Precision Production, Craft, and Repair category than in any other category. This trend is expected to continue throughout the planning period.

**Table 17
Talbot County**

Employment by Occupation

Category	1990	2000
TOTAL All Occupations	2706	2533
Executive, Administrative and Managerial (not Farm)	208	208
Professional and Technical Specialty	171	328
Technicians & Related Support	30	NA
Sales	167	154
Clerical and Administrative Support	285	275
Private Household Services	42	NA
Protective Services	45	NA
Service Occupations (not Protective & Household)	255	203
Farming, Fishing and Forestry	108	38
Precision Production, Craft, and Repair	382	589
Machine Operators, Assemblers & Inspectors	557	286
Transportation & Material Moving	275	277
Handlers, Equipment Cleaners, helpers & Laborers	181	NA

Table 18
Occupation of Residents Comparison
Talbot County, State of Georgia, United States
1990-2000
(Percent Of Employed Persons, 16 Years Old And Older)

Category	1990	2000
TOTAL All Occupations	100.00%	100.00%
Executive, Administrative and Managerial (not Farm)	7.69%	8.21%
GA	12.26%	14.03%
US	12.32%	13.45%
Professional and Technical Specialty	6.32%	12.95%
GA	12.39%	18.68%
US	14.11%	20.20%
Technicians & Related Support	1.11%	NA
GA	3.58%	NA
US	3.68%	NA
Sales	6.17%	6.08%
GA	12.28%	11.64%
US	16.00%	15.14%
Clerical and Administrative Support	10.53%	10.86%
GA	11.79%	11.25%
US	16.26%	15.44%
Private Household Services	1.55%	NA

GA	0.51%	NA
US	0.45%	NA
Protective Services	1.66%	NA
GA	1.70%	NA
US	1.72%	NA
Service Occupations (not Protective & Household)	9.42%	8.01%
GA	9.77%	11.57%
US	11.04%	12.01%
Category	1990	2000
Farming, Fishing and Forestry	3.99%	1.50%
GA	2.20%	0.64%
US	2.46%	0.73%
Precision Production, Craft, and Repair	14.12%	23.25%
GA	2.20%	0.64%
US	11.33%	8.49%
Machine Operators, Assemblers & Inspectors	20.58%	11.29%
GA	8.50%	10.83%
US	6.83%	9.45%
Transportation & Material Moving	10.16%	10.94%
GA	4.60%	6.63%
US	4.08%	6.14%
Handlers, Equipment Cleaners, helpers & Laborers	6.69%	NA
GA	4.34%	NA
US	4.08%	6.14%

Source: U.S. Bureau of the Census

Unemployment Rate

The following Table displays the annual unemployment rate for Talbot County, adjacent counties, the State of Georgia and the United States. As indicated, Talbot County has a higher rate than the State and United States as well as many of the surrounding counties. This high rate is indicative of poor job skills and low educational attainment of area residents.

Table 19
Annual Unemployment Rates
Talbot County, It's Surrounding Counties, Georgia and the United States

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
Talbot County	7.1%	5.8%	9.3%	8.0%	6.8%	9.1%	9.2%	6.5%	4.9%	6.3%	6.5%
Harris County	5.2%	4.8%	6.0%	4.5%	3.9%	4.5%	3.2%	3.0%	2.7%	2.8%	2.9%
Marion County	5.2%	4.8%	6.0%	4.5%	3.9%	4.5%	3.2%	3.0%	2.7%	2.8%	2.9%
Meriwether County	7.6%	6.8%	11.2%	8.8%	7.6%	6.6%	6.4%	5.6%	5.2%	5.7%	6.0%
Taylor County	9.1%	7.4%	8.6%	10.0%	8.3%	7.8%	9.3%	7.5%	5.9%	6.2%	5.6%
Georgia	5.5%	5.0%	7.0%	5.8%	5.2%	4.9%	4.6%	4.5%	4.2%	4.0%	3.7%
United States	5.6%	6.8%	7.5%	6.9%	6.1%	5.6%	5.4%	4.9%	4.5%	4.2%	4.0%

Source: Georgia Department of Labor and U.S. Bureau of Labor Statistics

LABOR FORCE

The following Table compares the labor force by class of employment of Talbot County residents. While the following Tables do not provide in-depth information, they can be used to gain insight into the work-related skills and backgrounds of Talbot County residents. Please note that more residents work outside of Talbot County than inside.

Table 20
Talbot County: Labor Force by Place of Work

Category	1990	2000
Worked in County of Residence	667	593
%	25%	24%
Worked Outside of County of Residence	1949	1859
%	75%	76%

Source: U.S. Bureau of the Census

RESOURCES

Local Economic Development Resources

Talbot County has a Chamber of Commerce which serves the county as well as the municipalities within the County. The office of the Talbot County Chamber of Commerce is located in Talbotton, and at this time is staffed by volunteers and an active Board of Directors. Talbot County also has a Development Authority for the purpose of issuing bonds and providing other economic development functions. The Development Authority was very active in issuing bonds to assist in the construction of a peak power plant in the county.

Talbot County has education and training opportunities that contribute to the local economic environment through the local high school and through Flint Tech. Staff of the Georgia Tech Regional Office, the University of Georgia's Small Business Development Center, Valley Partnership and the Lower Chattahoochee Regional Development Center provides technical support to local businesses.

Major Developments

There have been two major developments in the past several years. In 2000 Oglethorpe Power, with the assistance of the Talbot County Development Authority, constructed a peak power plant in the county. Junction City Mining Company began construction of a new mining facility in 2000 and opened for business in 2001. The Fall Line Freeway is closer to completion with the highway four-laned through Talbot County and into Reynolds. The four-laning of U.S. 19 and Highway 80 is still needed to provide expanding and new businesses better access to larger consumer markets.

Talbot County has identified a potential problem with its water supply and distribution system in Geneva that is caused by insufficient size of water pipes. There is a potential for water shortage when the Oglethorpe Power Plant is in full operation. The county is working on solutions to this problem.

Unique Economic Activities

Talbot County has been blessed with ample water resources, including frontage along the Flint River. During the summer of 1994, floodwaters devastated properties along this river. For this and economic development reasons, in 1995 the Talbot County Chamber of Commerce instigated a 'revival' of the concept of damming the Flint River for flood control and recreational purposes at points between Talbot and Upson Counties. The county worked diligently with the Corps of Engineers and the Congressional delegation; however, it was determined by the Corps of Engineers that a dam was not needed.

Big Lazar Creek Park, which could become a sportsman's 'Mecca', requires certain amenities (better access roads, camping facilities, etc..) before the full potential of the park is gained. The need for 'sportsman' related industries, i.e., deer processing, taxidermy, bait and tackle shops, etc., is apparent but up to this point, not a contributor to the economy of the County. The county has made improvements to the road leading to the park. Assistance from the Department of Natural Resources to improve amenities such as picnic grounds, lighting and restrooms has been requested. To date, no assistance has been provided.

The Talbot County Chamber of Commerce is also becoming involved in projects to attract retirees to the community. Low land prices, the rural atmosphere and life style, and easy driving distances to Macon, Atlanta and Columbus should offer retirees benefits for which they look. Residential real estate development focusing on second homes and retirement homes will continue to offer unique economic activity for the community.

The unique location of Talbot County in regards to tourist related sites in the area, offers much potential for tourism-oriented business. A sound strategy is under development by the Chamber to induce this type industry to become a larger segment of the local economy.

ASSESSMENT

Talbot County has a small, diverse economic base. The State and Local Government category employs the highest number and percentage of people in the county. This trend is expected to continue. The farming industry has steadily declined over the past 15 years. This trend is also expected to continue, but unless certain major and unique developments take place, the potential growth will not be fully realized. Indications are now that community leaders are becoming more active in implementation of these type developments and, therefore, the service industry should play a larger role in the economy in the later phases of the planning period.

Most employment opportunities for working age residents will remain largely dependent upon economic factors and trends in adjacent communities, particularly during the early stages of the planning period. Therefore, all efforts must be made to upgrade the educational facilities and programs to provide adequate training skills that meet the needs of local residents and industry.

Without major opportunities for working age residents will remain largely dependent upon economic factors and trends in adjacent communities, particularly during the early stages of the planning period. Therefore, all efforts

must be made to upgrade the educational facilities and programs to provide adequate training and skills that meet the needs of local residents and industry.

Without major improvements to the community facility and amenity infrastructure, Talbot County will not have the opportunity to better control its economic development potential. The transportation network is in dire need of improvement. Many streets and roads are unpaved while others lack adequate R.o.W. for necessary construction. Local leaders must continue to support the four-laning of U.S. Highway 19 and Highway 80 and the completion of the Fall Line Freeway.

The county has an abundance of historic and natural resources which include many historical homes and sites, undeveloped land and ample water. Talbot County has bountiful game for hunting and fishing activities. The combination of the undeveloped land and the wildlife provides another source for economic development. The potential for tourist related industries, based upon local and area sites, can become a major force in the economic sector. Second-home and retiree developments pose a dynamic sector of the local economy. Efforts to capitalize on this economic development potential should become immediate and a major thrust of the local governments and Chamber of Commerce.

Local economic development resources to assist local industry are adequate throughout the planning period.

The labor participation and high unemployment rates of the area shows the need for some additional educational and training opportunities for county residents, primarily on a regional basis. Talbot County and its cities can support any expansion in its existing economic and industrial base with its existing land and laborers and, through local leadership, its improved infrastructure and increased financial resources. With the increasing numbers and percentages of the female labor force participation, day care will become a major concern for residents, but meeting this need can become another job source/industry.

By utilizing the various strategies and implementation tools available to local governments, Talbot County could become increasingly in a better position to compete with their neighboring jurisdictions for economic development opportunities. The county and each of its municipalities has the land, the basic infrastructure in place or planned, the labor force, financial resources, and the local leadership necessary to support and expand its existing economic and industrial base. When combined with the implementation goals and objectives described in the Short Term Work Program, the communities' economic development strategy should meet each communities' needs during the next five years. A continuing process of economic policy must begin in order to better prepare the communities for future economic growth for the remainder of the planning period.

GOALS, OBJECTIVES AND POLICIES

GOAL: PROMOTE AND MAINTAIN A STABLE ECONOMIC ENVIRONMENT FOR THE CITIES AND THE COUNTY.

OBJECTIVE: Support and encourage the growth of existing business and industry in Talbot County and each city.

POLICIES:

- Continue the Merchant's Association in conjunction with each city as assisted by the Talbot County chamber of Commerce
- Work with the County Extension Office in encouraging, promoting and aiding the farming community.
- Continue to endorse support programs for timber and farming enterprises.
- Work with the Talbot County Chamber of Commerce in conducting a periodic check with local business and industry.

OBJECTIVE: Encourage and support the diversification of the economic base in the county and each of the cities.

POLICIES:

- Support the Talbot County Chamber of Commerce and Talbot County Development Authority through active participation and financial contributions.
- Support efforts of Talbot County Chamber of Commerce to work with developers to construct additional housing that will support expansion of retail base.
- Identify and encourage those businesses that are compatible with Talbot County and its resources to locate within the county and the cities.
- Work with the Talbot County Chamber to Commerce and Talbot County Development Authority to attract clean industries and businesses that are environmentally friendly and enhance the quality of life for all residents of Talbot County.
- Encourage and support the creation of an Entrepreneur Program to develop additional locally owned businesses which are compatible with the resources of Talbot County and are environmentally friendly.
- Encourage local business to contact the Center for Procurement Technical Assistance of Columbus concerning possible military contracts.
- Expand and support existing adult literacy programs available to Talbot County.
- Provide efficient transportation services to area technical schools.
- Continue to support the development of the Fall Line Freeway.
- Develop and enforce land use controls to provide for better utilization of the county's and cities' economic development potential.
- Continue development of necessary infrastructure to enable local business and industry to expand and to market to out-of-county enterprises.
- Continue support of the four-laning of U.S. Highway 19 and Highway 80.
- Develop a tourism program to attract tourist related industry enterprises.

OBJECTIVE: Develop and support training and educational programs to prepare the Talbot County population for the work environment.

POLICIES:

- Support the continued expansion of the vocational and technical programs offered at the local high school.
- Cooperate and support the Valley Partnership's workforce development initiative.
- Encourage increased frequency of computer and Adult Education/Vocational Education classes.

- Expand the capability of computer labs.

OBJECTIVE: Increase tourism potential of Talbot County and each of its municipalities.

POLICIES:

- Support and encourage the establishment of tourist related businesses, such as antique shops, novelty shops, “bed and breakfast” inns and restaurants in the community.
- Support expansion of Fall Line Festival to highlight outdoor recreation such as hunting and fishing.
- Promote and expand driving tours around the county.
- Develop a county-wide Tourism Plan.

OBJECTIVE: Utilize the “strengths” of Talbot County to attract retirees into the community.

POLICIES:

- Develop brochures touting the benefits of living in Talbot County and submit to various retirement-oriented organizations.
- Work with area Chambers of Commerce to increase the potential of attracting retirees into the area.

OBJECTIVE: Expand existing water systems and develop sewer systems throughout the county.

POLICIES:

- Encourage and support consolidation of water and sewer systems for each jurisdiction.
- Encourage and support all government jurisdictions to develop sewer systems.
- Encourage and support development of sewer systems with multiple jurisdictions.

Talbot County Housing

The need for housing has long been a concern for society as a whole and more specifically, governmental organizations. Housing and the problems associated with it have been examined and used as examples of the effectiveness, of various sectors of society and government. Housing reflects many different aspects of economic factors as well as more social concerns. Talbot County is below the State average when considering housing costs. This is a reflection of location and economic pressures. Talbot County is adjacent to many developing areas. This allows Talbot County to maintain the rural life style, while using the economic generators that are within and nearby the County.

Housing within the County is described in detail in the following narrative and the corresponding tables. Many different factors have been incorporated in the analysis and inventory of Talbot County. The overview of housing, within Talbot County, is an attempt to give a comprehensive assessment and a detailed projected plan to further Talbot County's progress.

Inventory

The following inventory is a comprehensive look at the existing housing and projected housing needs within Talbot County. This analysis is compared to both the surrounding counties and the State of Georgia. All information gathered and used to have been assembled from the United States Decennial Census, the State of Georgia's State of the State's Housing assessment, Woods and Poole tabulations, and/or assessments/tabulations by the Lower Chattahoochee Regional Development Center.

Housing Types

Talbot County has experienced an increase in total number of housing units since 1980. One trend that is worth note is the number of single unit (detached) is decreasing while the number of Mobile homes increases. Multifamily units have slightly decreased. Again, the increased reliance on mobile homes has been able to replace any loss of housing stock within Talbot County. Mobile housing units make up 38.3 % of available housing stock, while Single unit (detached) is 56.4% of the total available housing stock. This represents a 10 % increase over 1990's total, while the single units (detached) decreased by 8.3 %.

Table 1
Talbot County

Category	1980	1990	2000
Single unit (Detached)	1884	1713	1620
Single unit (Attached)	37	40	31
Double unit	46	40	31
3 to 9 unit	85	14	28
10 to 19	6	8	15
20 to 49	13	0	28
50 or more	3	0	0
Mobile home	281	751	1100
All other	0	39	7
Total Units	2355	2645	2871

Source: U.S. Bureau of the Census

The City of Geneva has experienced a slight decrease in housing stock. There are no significant changes in types of housing units.

**Table 2
Geneva**

Category	1980	1990	2000
Single unit (Detached)	66	83	61
Single unit (Attached)	4	0	2
Double unit	0	0	2
3 to 9 unit	4	0	0
10 to 19	0	0	0
20 to 49	0	0	0
50 or more	0	0	0
Mobile home	19	28	22
All other	0	0	0
Total Units	93	83	61

Source: U.S. Bureau of the Census

Junction City has witnessed a minor increase in mobile home units since 1980. This factor replaces the dip in single unit (detached).

**Table 3
Junction City**

Category	1980	1990	2000
Single unit (Detached)	69	57	53
Single unit (Attached)	2	2	3
Double unit	3	2	0
3 to 9 unit	3	0	0
10 to 19	0	0	0
20 to 49	0	0	0
50 or more	0	0	0
Mobile home	16	16	22
All other	0	0	0
Total Units	93	78	83

Source: U.S. Bureau of the Census

Talbotton has had an increase of mobile homes and multi-family units, which replaces the losses of single family (detached).

**Table 4
Talbotton**

Category	1980	1990	2000
Single unit (Detached)	348	247	215
Single unit (Attached)	11	12	7
Double unit	21	54	29
3 to 9 unit	15	14	10
10 to 19	4	8	15
20 to 49	0	0	22
50 or more	3	0	0
Mobile home	39	85	113
All other	0	8	0
Total Units	441	428	411

Source: U.S. Bureau of the Census

Woodland, like much of Talbot County, has witnessed a loss in single unit (detached) and an increased use of mobile homes.

**Table 5
Woodland**

Category	1980	1990	2000
Single unit (Detached)	157	158	116
Single unit (Attached)	16	0	7
Double unit	3	9	4
3 to 9 unit	7	0	0
10 to 19	2	0	0
20 to 49	5	0	0
50 or more	0	0	0
Mobile home	16	67	82
All other	0	5	0
Total Units	206	239	209

Source: U.S. Bureau of the Census

As a state, Georgia has steadily increased the amount of housing stock over the past decades. Single-family units, multi-family and mobile homes have shown the most increase. Small groupings of units within multi-family are increasing at a slower rate than the 50 or more units grouping.

**Table 6
State of Georgia**

Category	1980	1990	2000
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Single unit (Detached)	NA	1638847	2107317
Single unit (Attached)	NA	73412	94150
Double unit	NA	89368	90370
3 to 9 unit	NA	276220	305920
10 to 19	NA	138876	129276
20 to 49	NA	55704	57825
50 or more	NA	38103	97628
Mobile home	NA	305055	394938
All other	NA	228333	4313
Total Units	NA	2638418	23281737

Source: U.S. Bureau of the Census

Talbot County has seen an increase in mobile home placements; it appears that this trend will continue as the County's housing stock ages. One aspect of note, Talbot County, from 1997 to 2001, did not issue a multi-family permit. Also of note is that housing growth is occurring in the unincorporated area of Talbot County.

Housing Needs

Talbot County's Housing Needs are currently being addressed in a sufficient manner. Each of the municipalities have adjusted and adapted very well to the changes of the citizens and their housing issues. Current tabulations suggest that the differences between available housing and current needs are manageable.

**Table 7
Total Housing Units and Projected Housing Unit Needs**

	Total	Housing	Units		Projected	Housing	Units	Needs
	1980	1990	2000	2005	2010	2015	2020	2025
Talbot Co.	2387	2645	2871	2897	2923	2936	2949	2976
Geneva	NA	83	61	61	60	60	59	58
Junction City	NA	78	83	83	83	82	82	82
Talbotton	441	428	411	410	410	410	409	409
Woodland	NA	239	209	208	208	207	207	206

Source: U.S. Bureau of the Census/ Projections compiled by the Lower Chattahoochee RDC Staff

Single-family units are expected to remain steady or only drop slightly over the coming years. The municipalities of Talbot County should experience little or no growth, while the rest of Talbot County should gain.

**Table 8
Single Family Units and Projected Single Family Needs**

	Single	Family	Units		Projected	Single	Family	Needs
	1980	1990	2000	2005	2010	2015	2020	2025
Talbot Co.	1813	1753	1620	1635	1637	1644	1651	1667
Geneva	NA	55	39	39	38	38	37	37
Junction City	NA	59	56	56	56	55	55	55
Talbotton	NA	259	222	221	221	221	220	220
Woodland	NA	158	123	123	123	122	122	121

Source: U.S. Bureau of the Census/ Projections compiled by the Lower Chattahoochee RDC staff

Multi family units have not been a major source of housing for either the county as a whole or the various Municipalities. As such, there will be only minimal growth or no growth in this sector of housing.

Table 9

Multi Family Units and Projected Multi Family Needs

	Multi	Family	Units		Projected	Multi	Family	Needs
	1980	1990	2000	2005	2010	2015	2020	2025
Talbot Co.	131	28	91	90	90	91	91	91
Geneva	NA	0	0	0	0	0	0	0
Junction City	NA	2	0	0	0	0	0	0
Talbotton	NA	76	76	76	76	76	76	75
Woodland	NA	9	4	4	4	4	4	3

Source: U.S. Bureau of the Census/ Projections compiled by the Lower Chattahoochee RDC staff

Mobile homes are being used to replace losses in the other two sectors of housing within Talbot County. Both Talbotton and Talbot County have witnessed and should continue to see an increase in mobile home placement, while Geneva, Junction City and Woodland will see and decline in this type of housing units.

**Table 10
Mobile Housing Units and Projected Mobile Housing Unit Needs**

	Mobile	Housing	Unit	Projected	Mobile	Housing	Unit	Needs
	1980	1990	2000	2005	2010	2015	2020	2025
Talbot Co.	283	751	1100	1089	1046	1006	986	941
Geneva	NA	28	22	21	18	14	10	7
Junction City	NA	16	27	27	22	17	11	4
Talbotton	NA	85	113	111	92	78	62	48
Woodland	NA	67	82	80	74	69	63	52

Source: U.S. Bureau of the Census/ Projections compiled by the Lower Chattahoochee RDC staff

HOUSING CHARACTERISTICS (AGE AND CONDITION OF HOUSING)

Talbot County has a large number of older homes. The respective cities likewise contain many older homes. These numbers are slowly changing with the progression of time. In regional comparisons 6% of Talbot County housing stock was built in 1939 or before.

**Table 11
Houses Built Before 1939**

	1980	1990	2000
Talbot County	693	298	327
Geneva	33	14	15
Junction City	32	12	17
Talbotton	125	75	74
Woodland	58	50	26
State of Georgia	296,662	212,294	192,972
Region	13,857	8,813	8,107

Source: U.S. Bureau of the Census

Each of the Municipalities has seen a dramatic reduction of homes without complete plumbing. This trend is encouraging and represents an improvement in the quality of life for the citizens of Talbot County. The entire State has seen an increase in homes without complete plumbing while Talbot County has a decrease.

**Table 12
Housing with Complete Plumbing**

	1980	1990	2000

Talbot County	1755	2409	2796
Geneva	57	64	61
Junction City	68	65	79
Talbotton	355	403	402
Woodland	165	225	201
State of Georgia	NA	2609956	3252197
Region	79897	91317	101233

Source: U.S. Bureau of the Census

Table 13
Housing Lacking Complete Plumbing

	1980	1990	2000
Talbot County	632	236	75
Geneva	35	19	0
Junction City	29	13	4
Talbotton	86	25	9
Woodland	43	14	8
State of Georgia	35769	28462	29540
Region	3526	1465	878

Source: U.S. Bureau of the Census

Occupancy rates

Talbot County's occupancy rates are consistent with the increases of available units. Owner occupied units have increased while renter occupied have fallen. Home ownership is on the rise in Talbot County. Each of the municipalities has seen a reduction of the number of vacant units in each of the cities as well as a reduction of renter occupied housing units.

Table 14
Talbot County Occupancy

Total number of Units	NA	2645	2871
Vacant Units	NA	300	333
Owner Occupied	1571	1825	2100
Owner Vacancy Rate	NA	NA	1.92%
Renter Occupied	515	520	438
Renter Vacancy Rate	NA	NA	9.69%
Owner to Renter Vacancy Ratio	NA	NA	0.87

Source: U.S. Bureau of the Census

The State of Georgia has had an increase in housing units. Home ownership has risen along side the number of housing units. Renters have increased, while the renter vacancy rate has fallen.

Table 15
State of Georgia Occupancy

	1980	1990	2000
Total number of units	1869754	2366615	3007678

Vacant Units	NA	271803	275368
Owner occupied	1215206	1536756	2029293
Owner Vacancy rate	NA	2.36%	2.24%
Renter occupied	654548	829856	977076
Renter Vacancy Rate	NA	12.36%	8.46%
Owner to Renter Vacancy Ratio	NA	0.32	0.51

Source: U.S. Bureau of the Census

The region has experienced a rise in the number of housing units available. Here again, home ownership could be considered on the rise.

Table 16
Region Occupancy

	1980	1990	2000
Total number of units	NA	92782	102111
Vacant Units	NA	8377	10690
Owner occupied	44599	47923	55186
Owner Vacancy rate	NA	NA	2.71%
Renter occupied	31829	36482	36235
Renter Vacancy Rate	NA	NA	8.46%
Owner to Renter Vacancy Ratio	NA	NA	0.82

Source: U.S. Bureau of the Census

Table 17
Geneva Occupancy

	1980	1990	2000
Total number of units	NA	83	59
Vacant Units	NA	10	7
Owner occupied	53	55	46
Owner Vacancy rate	NA	NA	0
Renter occupied	29	18	8
Renter Vacancy Rate	NA	NA	38.46%
Owner to Renter Vacancy Ratio	NA	NA	0

Source: U.S. Bureau of the Census

Table 18
Junction City Occupancy

	1980	1990	2000
Total number of units	NA	78	91
Vacant Units	NA	16	15
Owner occupied	55	47	58
Owner Vacancy rate	NA	NA	10.77%
Renter occupied	25	15	10
Renter Vacancy Rate	NA	NA	23.08%
Owner to Renter Vacancy Ratio	NA	NA	2.33

Source: U.S. Bureau of the Census

Table 19
Talbotton Occupancy

	1980	1990	2000
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Total number of units	NA	428	420
Vacant Units	NA	46	38
Owner occupied	266	256	268
Owner Vacancy rate	NA	NA	1.47%
Renter occupied	131	126	105
Renter Vacancy Rate	NA	NA	2.78%
Owner to Renter Vacancy Ratio	NA	NA	1.33

Source: U.S. Bureau of the Census

Table 20
Woodland Occupancy

	1980	1990	2000
Total number of units	NA	239	201
Vacant Units	NA	32	17
Owner occupied	133	154	147
Owner Vacancy rate	NA	NA	1.34%
Renter occupied	59	53	45
Renter Vacancy Rate	NA	NA	16.67%
Owner to Renter Vacancy Ratio	NA	NA	0.22

Source: U.S. Bureau of the Census

Housing Costs

Housing costs have increased for the State, Region, Talbot County, Geneva, Junction City, Talbotton and Woodland. Property values have also risen for all four. Talbot County's increases are at a lower rate than that of the State and Region, but Talbot County housing cost are steadily moving upward.

Table 21
Median Property Value

	1980	1990	2000
State of Georgia	\$23,100	\$71,278	\$100,600
Region	NA	\$55,785	\$80,348
Talbot County	\$18,600	\$37,100	\$46,300
Geneva	\$14,200	\$41,600	\$52,500
Junction City	\$14,500	\$42,500	\$36,000
Talbotton	\$17,100	\$32,100	\$34,600
Woodland	\$21,000	\$33,000	\$38,300

Source: U.S. Bureau of the Census

Median rent has risen over the past decades along with the property values within the State, Region, County, and Cities. While Talbot County median numbers are below the State and Region, the increases are at consistent pace.

Table 22
Median Rent

	1980	1990	2000
State of Georgia	\$153	\$363	\$505

Region	NA	\$276	\$361
Talbot County	\$49	\$180	\$196
Geneva	\$49	\$169	\$175
Junction City	\$49	\$131	\$213
Talbotton	\$49	\$172	\$186
Woodland	\$49	\$180	\$241

Source: U.S. Bureau of the Census

Average Housing Prices

The average price for housing units in Talbot County has risen since 2000. The trend is steadily upward.

Table 23
Average Housing Prices For Talbot County

Year of Sale	Sale Average	Units
2000	\$75,770	26
2001	\$88,751	24
2002	\$104,363	28

Source: Georgia Department of Audits, Sales Ratio Division.

Assessment

The current housing stock within Talbot County is sufficient to meet the current needs. The current population of both the County and the Municipalities are being served primarily by single-family units. One point of note, the total number of this type of unit is declining slightly; manufactured housing has replaced any losses. Multifamily housing units are not and have not been substantial sources of housing. This trend appears to continue in the near future.

The housing stock within the county and cities shows signs of aging. This, however, is not a major concern. In recent years, the conditions of the housing stock have steadily improved. The total numbers of houses with faulty plumbing have shrunk. Housing costs are relatively moderate; this factor supports the ability of the housing stock to meet any housing need of Talbot County or the cities of Talbot County.

Other factors that are considered when observing the ability of the current housing stock to provide for the housing need are the age to the householder, number of the household, and income. Presently, the age of householder is edging upward. That is to say the householders are older citizens. At the same time, the number within the household is going slightly down. These factors, maybe the result of an aging population and/or simply a reduced number of younger citizens. Incomes for Talbot County on a per capita basis are thought to go upward. Household incomes are predicted to edge downward. This may be a result of aging citizens or few members in the household. Economic changes will have direct effect on the average household income as should be expected.

The total number of housing units is expected to meet the projected growth of the housing needs over the next decade. The slight downward shift in the populations of the cities allows the housing stock to maintain pace with housing needs. Quality of housing should remain steady. The economic situation of Talbot County and the cities of Geneva, Junction City, Talbotton and Woodland limits the quality of housing. The reliance in Manufactured housing may create a lag in quality. This is balanced by affordability. The overall affordability of housing within Talbot County should remain at a moderate level based on the projections. The population of Talbot County and the municipalities are expected to remain steady over the coming decades, allowing the housing stock to adapt to any subtle changes, which are predicted. The age of the population is expected to remain steady, with a slight increase in the older age groups. This should allow the current and projected housing stock to adjust to the needs thought to occur in the future.

NATURAL AND CULTURAL RESOURCES ELEMENT

NATURAL AND CULTURAL SERVICE INTERACTIONS

The area in which we live has an effect in our daily lives. The natural environment both molds and shapes our daily interactions. Talbot County is fortunate, to have abundance of natural resources. The entire area has many diverse types of outdoor opportunities and activities. Talbot County has embraced the benefits of having such a wealth that is unavailable to many sections of the Country.

Talbot County and the Cities are likewise blessed with a diverse cultural landscape in addition to the natural landscape. The entire region benefits from both a collective identity and distinct type of culture unique to each individual area or town. A strong sense of independence pervades the entire county. Community pride is evident on a daily basis. The underlying current of family, friends, and community can be observed by the many cultural outlets and resources that is fostered, maintained, and supported by the citizens and governmental organizations of Talbot County.

The natural environment places certain opportunities and constraints on the way land is used. Soil conditions, slopes, flood frequency and wetlands all affect where development can safely and feasibly occur. These and other environmentally sensitive characteristics should be given consideration in the planning process and provided appropriate protection. The physiographic characteristics of Talbot County are examined in the following element.

INVENTORY OF EXISTING CONDITIONS

PUBLIC WATER SUPPLY SOURCES

There are six permitted water systems in Talbot County with a total of fourteen active permitted water sources. Of those fourteen sources, three are surface water sources and eleven are ground water sources from wells. There are six public water systems operated by local governments in Talbot County. The Talbot County Water System has permits for two water sources. Residents in the county not receiving county water are served by private wells or private systems. The Talbotton Water System has permits for four drinking water sources. The Geneva Water System has permits for three water sources. Junction City has permits for two water sources. Woodland has permits for three water sources.

WATER SUPPLY WATERSHEDS

A small (covering less than 100 square miles) water supply watershed is located in the northwest section of the county. This watershed provides drinking water for both Talbot County and the City of Manchester in Meriwether County. Talbot County adopted the water supply watershed protection ordinance as required by the Environmental Protection Division of the Department of Natural Resources. See Talbot County Water Supply Watershed Map. Geneva, Junction City, Talbotton, and Woodland were not required to adopt this ordinance and have not done so.

GROUNDWATER RECHARGE AREA

Talbot County has several areas considered to be Most Significant Ground Water Recharge Areas in Georgia. These areas are primarily located in the southern portion of the County; however, the City of Talbotton is built on a Most Significant Recharge area. The Talbotton ground water recharge area is considered to be a low pollution susceptibility area. While those recharge areas found in the southern portion of the county are considered to be medium pollution susceptibility areas. Talbot County and the cities of Geneva, Junction City and Talbotton have all adopted the groundwater recharge area protection ordinance as required by the Environmental Protection Division of the Department of Natural Resources. Woodland was not required to adopt this ordinance and has not done so. See Talbot County Groundwater Recharge Area Map.

WETLANDS

Wetlands are areas inundated or saturated by surface or groundwater at a frequency and duration to support, under normal conditions, vegetation adapted for life in saturated soil. Many of these areas are adjacent to river corridors. Additionally, man-made lakes and reservoirs created as part of hydroelectric activity along river corridors also provide open water wetland habitat.

Wetlands can be broken into four distinct categories: Open Water Wetlands, Scrub/Shrub Wetlands, Forested Wetlands, and Non-Forested Emergent Wetlands. They serve vital ecological purposes in providing habitat and natural control measures for stormwater runoff. In general, wetlands enhance water resources by detaining overflows during flood periods and acting as water storage basins during dry seasons. Wetlands replenish both surface water and groundwater systems and naturally filter sediments and non-point source pollutants from water supplies (Georgia Department of Natural Resources).

The National Wetlands Inventory conducted by the US Fish and Wildlife Service indicates the presence of wetlands in Talbot County and each of its municipalities. None of the wetlands identified are considered to be significant wetlands. Talbot County and the cities of Geneva, Junction City, Talbotton, and Woodland have all adopted the

wetlands protection ordinance as required by the Environmental Protection Division of the Department of Natural Resources. See Talbot County NWI Wetland Classification Map.

PROTECTED MOUNTAINS

There are no state designated Protected Mountains in Talbot County.

PROTECTED RIVERS

The Flint River in Talbot County is a Protected River Corridor as defined by the Georgia Department of Natural Resources Environmental Planning Criteria.

COASTAL RESOURCES

There are no Coastal Resources in Talbot County.

FLOOD PLAINS

Talbot County and Woodland have been mapped for flood prone areas under the Federal Emergency Management Agency program and both participate in the National Flood Insurance Program. Geneva, Junction City, and Talbotton have not been mapped nor do they participate in the National Flood Insurance Program. See Talbot County Q3 Flood Zone Map.

SOIL TYPES

Talbot County's geology is unique in that it forms a transition zone between the Blue Ridge and Piedmont Crystalline Rock and the Coastal Plain Sedimentation Rocks. The northern three-fourths of the county are located in the Southern Piedmont Province and the southern portion of the county is located in the Sand Hills Province.

The soil configuration of Talbot County has many constraints and limitations on development. The central section of Talbot County's soil configuration is the Cecil, Madison, Appling, and Gwinnett. This soil association is suitable for all types of farming activities and for the construction of residences and industry. Areas considered to be poor for the development of light industries are found in the northern section of the county, a small section in the northwest section of the county, bands of areas in the central east section of the county and areas in the southwest and northeast sections of the county. See Classification Map.

There are two soil associations found within the city limits of Geneva. These soil classifications are considered to be good for most types of development.

The Lakeland, Troup and Lucy association is found throughout Junction City. This type soil classification is considered to be fair to good for development purposes.

There are two soil classifications found in the City of Talbotton. The primary soil type is the Cecil, Madison, Appling and Gwinnett soil association. This association is considered to be good for agricultural purposes and for most types of development. A small strip of Cartecay, Toccoa and Wehadkee is found in the western section of the city. This soil association is considered to be unsuited for development purposes.

Woodland's soil classification is also composed of the Cecil, Madison, Appling and Gwinnett soil association. Most types of development are considered to be suitable in terms of the city's soil classification.

STEEP SLOPES

Talbot County's topography widely varies from the north to the south. The northern three-quarters are characterized by the steep sided linear ridges of Oak Mountain and by the rolling and level hills of the Southern Piedmont Province. The southern portion of the county, located in the Sand Hills Province, is characterized by noticeably flatter terrain. Elevations in Talbot County range from 350 to 500 feet above sea level in the southern quarter to 500 to 1,500 feet above sea level in the north. See Talbot County Slope Map.

PRIME AGRICULTURAL AND FOREST LAND

Agricultural lands are primarily located in the northern section of the county. The prime farmland needs to be protected from encroachments. Although the farming sector is small, it does add to the local economy as well as the scenic quality of Talbot County.

The forested areas of Talbot County are both aesthetically and ecologically valuable in the provision of natural beauty, wildlife habitat, and the maintenance of water quality. The forestland provides a haven for wildlife. The hunting and fishing industries are increasingly important in the economic sector of the county. Talbot County should require that forestry activities be consistent with best management practices established by the Georgia Forestry Commission in order to ensure the scenic and environmental value of this large land area.

PLANT AND ANIMAL HABITATS

Talbot County has many areas that support rare or endangered plants and animals. According to the Georgia Department of Natural Resources, there are several known endangered or threatened plant and animal species in Talbot County. State and federally designated endangered plant and animal species are listed in the following tables.

Animals		Plants	
GA	· <i>Cyprinella callitaenia</i> Bluestripe Shiner	GA	· <i>Chamaecyparis thyoides</i> Atlantic White-cedar
	· <i>Elimia albanyensis</i> Black-crest Elimia	GA	· <i>Croomia pauciflora</i> Croomia
	· <i>Elimia boykiniana</i> Flaxen Elimia		· <i>Helenium brevifolium</i> Bog Sneezeweed
	· <i>Etheostoma swaini</i> Gulf Darter	GA	· <i>Hymenocallis coronaria</i> Shoals Spiderlily
GA	· <i>Graptemys barbouri</i> Barbour's Map Turtle		· <i>Listera australis</i> Southern Twayblade
US	· <i>Haliaeetus leucocephalus</i> Bald Eagle	GA	· <i>Myriophyllum laxum</i> Lax Water-milfoil
	· <i>Ichthyomyzon gagei</i> Southern Brook Lamprey		· <i>Panax quinquefolius</i> American Ginseng
	· <i>Lepisosteus oculatus</i> Spotted Gar	GA	· <i>Pityopsis pinifolia</i> Sandhill Golden-aster
	· <i>Micropterus cataractae</i> Shoal Bass	US	· <i>Sarracenia rubra</i> Sweet Pitcherplant
	· <i>Moxostoma</i> sp. 1 Greyfin Redhorse	US	· <i>Silene polypetala</i> Fringed Campion
	· <i>Necturus beyeri</i> complex Gulf Coast Waterdog	GA	· <i>Stylisma pickeringii</i> var. <i>pickeringii</i> Pickering's Morning-glory
GA	· <i>Notropis hypsilepis</i> Highscale Shiner		
US	· <i>Picoides borealis</i> Red-cockaded Woodpecker		
GA	· <i>Pteronotropis euryzonus</i> Broadstripe Shiner		
	· <i>Rana capito</i> Gopher Frog		
	· <i>Scartomyzon lachneri</i> Greater Jumprock		
	· <i>Villosa villosa</i> Downy Rainbow		

MAJOR PARK, RECREATION AND CONSERVATION AREAS

Talbot County has many recreational resources as a result of its location along Pine Mountain Ridge and the Flint River. Major parks, recreation and conservation areas of regional significance are detailed below.

Big Lazer Creek Wildlife Management Area

The Big Lazer Creek WMA/PFA is located where the Big Lazer flows into the Flint River. There is 5,864 acres with a 250-acre fishing lake on Gum Creek. The area is known for its deer, turkey, and small game populations as well as an abundance of bream, crappie and bass.

Also located at the Big Lazer WMA are a 100-meter rifle and pistol range and four primitive camping areas.

SCENIC VIEWS AND SITES

The natural resources of Talbot County combined with its rural character create many scenic sites and viewsheds. In addition, the numerous creeks and streams that traverse the county create hills and valleys providing beautiful views.

There are many highways and roads in Talbot County that are scenic resources. Northern Talbot is an area of rolling farmland, historic farmhouses and barns scattered throughout the area. Roadways such as Pleasant Valley, Chalybeate Springs, Bonnie Hawkins, Oak Mountain Ridge, Po Bidy, Ellison Pound, and Hwy 208 in that area are characterized by pleasant pastoral scenery. South of the Fall Line, Juniper Pond Road also has a tranquil landscape.

ASSESSMENT OF CURRENT AND FUTURE NEEDS

PUBLIC WATER SUPPLY SOURCES

The County and its municipalities comply with all routine procedures and regulations required by the Environmental Protection Division of the Department of Natural Resources.

WATER SUPPLY WATERSHEDS

Talbot County has adopted the Water Supply Watershed Ordinance as required under the Environmental Planning Criteria (391-3-16) proposed by the Environmental Protection Division of the Georgia Department of Natural Resources. EPD has not required Geneva, Junction City, Talbotton, or Woodland to adopt the Water Supply Watershed Ordinance and they have not done so.

GROUNDWATER RECHARGE AREA

Talbot County, Geneva, Junction City, and Talbotton have adopted the Groundwater Recharge Area Ordinance as required under the Environmental Planning Criteria (391-3-16) proposed by the Environmental Protection Division of the Georgia Department of Natural Resources. Woodland is not located on a groundwater recharge area and therefore EPD has not required Woodland to adopt the Groundwater Recharge Area Ordinance and they have not done so.

WETLANDS

Talbot County, Geneva, Junction City, Talbotton, and Woodland have adopted the Wetland Ordinance as required under the Environmental Planning Criteria (391-3-16) proposed by the Environmental Protection Division of the Georgia Department of Natural Resources.

Areas identified on the Wetland Inventory Map should only allow uses that will not have a long-term impairment function. Acceptable uses of wetlands include:

1. Timber production and harvesting.
2. Wildlife and fisheries management.
3. Forestry practices applied in accordance with best management practices approved by the Georgia Forestry Commission.
4. Recreation.
5. Natural water quality treatment or purification
6. Other uses permitted under Section 404 of the Clean Water Act.

Unacceptable uses include:

1. Receiving areas for toxic or hazardous waste or other contaminants
2. Hazardous or sanitary waste landfills
3. Solid Waste Disposal Facilities

By controlling uses, this valuable resource can be protected.

PROTECTED MOUNTAINS

There are no Protected Mountains in Talbot County.

PROTECTED RIVERS

Talbot County has adopted a River Corridor Protection Ordinance as encouraged under the Environmental Planning Criteria (391-3-16) proposed by the Environmental Protection Division of the Georgia Department of Natural Resources. According to this ordinance, Talbot County is responsible for the protection of the western side of the Flint River. EPD has not required Geneva, Junction City, Talbotton, or Woodland to adopt a River Corridor Protection Ordinance and they have not done so.

COASTAL RESOURCES

There are no Coastal Resources in Talbot County.

FLOOD PLAINS

Talbot County and Woodland have been mapped for flood prone areas under the Federal Emergency Management Agency program. Both participate in the National Flood Insurance Program. Geneva, Junction City, and Talbotton have not been mapped for flood prone areas nor do they participate in the National Flood Insurance Program.

Building construction should continue to be carefully monitored in areas susceptible to flooding. Building densities should be kept low to prevent the increased flooding of properties downstream in the flood plain. Areas adjacent to waterways are attractive for development because of their accessibility and beauty. However, these areas are intended by nature to accommodate the overflow of water during periods of flood. Regulation of development in floodplains preserves the natural function of these areas as well as protecting their investment close to waterways.

SOIL TYPES

The soil configuration in Talbot County presents some limitations for development. This is due in part to existing steep slopes. Another reason for development limitations is because all soil types present in the county easily erode. Excessive erosion results in sedimentation, which is a major contributor to non-point source pollution. While erosion occurs in the natural landscape, development that disturbs the protective vegetative cover increases

the degree and amount of erosion. Talbot County addresses soil erosion through an Erosion and Sedimentation Control Ordinance with established control measures. In cooperation with the Natural Resource Conservation Service, the county monitors land-disturbing activities through a permitting and inspection process.

STEEP SLOPES

On slopes, which are suitable for development, soil erosion and sedimentation control measures are required. The county has adopted a soil erosion and sedimentation control ordinance, which is enforced locally. In addition, the subdivision regulations recommend conformity to existing topographic conditions and establish maximum grades. Since development in the area of steep slopes has been relatively rare, present procedures have been adequate. As the more easily developable land in the county is utilized, the pressure to utilize area of steep slopes will increase.

Land disturbing activities in areas of steep slopes are likely to result in soil erosion. Development of these areas also involves a substantial increase in the cost of land preparation and construction. For these reasons, use of these areas should be avoided.

PRIME AGRICULTURAL AND FOREST LAND

Areas of prime agricultural land have remained in use because growth pressures have been minimal in Talbot County. In addition, some owners of large tracts have a commitment to seeing the agricultural areas of the county remain in non-urban uses.

The abundance of agricultural and forestland give the county much of its rural character and desired livability. While the existing pattern has evolved over time, pressure for more urban uses will continue to alter the visual quality of the landscape as well as the ecology. The county currently has no policy for preserving agricultural/forestry land; however, some zoning and subdivision regulations allow policy input before conversion of such land to residential subdivisions.

It is recommended that green belts of wooded areas be retained adjacent to county roadways, adjacent to rivers and creeks, and other areas traversed by the public, to provide the maximum scenic and aesthetic environmental value.

PLANT AND ANIMAL HABITATS

It should be noted that the forest and agricultural lands identified in the county provide large habitat areas for wildlife, and the wildlife management area in the northeast part of the county provides natural and enhanced environments for many native species of plants and animals. Protective policies should be developed and implemented to conserve and preserve these resources.

MAJOR PARK, RECREATION AND CONSERVATION AREAS

Big Lazer Wildlife Management Area

Under the jurisdiction of the Georgia Wildlife Resources Division, Big Lazer WMA provides important habitats for many species of plants and animals. Information on the Big Lazer WMA and PFA (Public Fishing Area) is promoted on the Georgia Department of Natural Resources website. However, Big Lazer is still relatively unknown. Talbot County needs to better market this important resource.

SCENIC VIEWS AND SITES

There is no local government regulation of Talbot County's scenic views and sites. However, Georgia Highway 190 is eligible for the National Register of Historic Places as well as the Scenic Byways program promoted by the Georgia Department of Transportation and the Federal Highway Administration. Such designations would increase local awareness of the value of these areas to the region. However, a local program of identification and designation should also be considered.

GOALS, OBJECTIVES AND POLICIES

GOAL: Increase Public awareness of natural resources and conservation

OBJECTIVE: Broaden efforts to educate public and elected/appointed officials

POLICIES:

- Develop natural resources education program in local schools
- Inform elected and appointed officials of local conservation activities.
- Use markers and signs to ID significant natural resources.
- Recognize developers who present projects incorporating conservation efforts with incentives
- Encourage and assist the formation of private citizens groups into conservation monitoring / promotion organizations.
- Identify conservation organizations and establish lines of communication / education

OBJECTIVE: Market significant natural resources through a tourism program

POLICIES:

- Develop and enforce sign ordinance to enhance natural resources and scenic views.
- Coordinate efforts with other organizations with shared interests
- Identify, designate, and acquire those natural resources considered to be significant.

GOAL: Protect and enhance Talbot County natural places so they may exist into future

OBJECTIVE: Identify natural resources and keep info current

POLICIES:

- Share info with state and regional agencies and organizations to insure inclusion in planning activities.
- Consider designation of conservation districts
- Develop alternative subdivision regulations that encourage and reward land conservation projects

OBJECTIVE: Support the conservation of natural resources.

POLICIES:

- Assist in securing grant funds
- Develop financial incentives for conservation such as local grants, land trust, revolving funds, and tax abatements.
- Develop local designation and award programs to encourage good conservation practices.

CULTURAL RESOURCES

People have lived in the State of Georgia and what is now Talbot County for eleven thousand years. Europeans and Africans have had a presence and influence in the state for the last five hundred years. The remains of these groups, their habitation and their activities, are considered cultural resources.

Summary of Georgia Time Periods	
Archaeological Periods	
Early Paleoindian Period	11,000 – 9,000 BC
Middle Paleoindian Period	9,000 – 8,500 BC
Late / Transitional Paleoindian Period	8,500 – 8,000 BC
Early Archaic Period	8,000 – 500 BC
Middle Archaic Period	5500 – 3000 BC
Late Archaic Period	3000 – 1000 BC
Early Woodland Period	1000 – 300 BC
Middle Woodland Period	300 BC – 600 AD
Late Woodland Period	600 – 900 AD
Early Mississippian Period	800 – 1100 AD
Middle Mississippian Period	800 – 1100 AD
Late Mississippian Period	1350 – 1600 AD
Protohistoric & Historic	1600 – 1827 AD
Historical Periods	
Colonial Era	1733 – 1775
Revolution and Early Republic	1775 – 1800
Antebellum Era	1800 – 1860
Civil War and Reconstruction	1861 – 1877
Late Nineteenth Century	1877 – 1900
Progressive Era to World War II	1900 – 1945
Civil Rights and Sunbelt Georgia	1945 – 1980s
Information from the New Georgia Encyclopedia (www.georgiaencyclopedia.org), July 2004.	

Talbot County is located in central southwest Georgia about 35 miles northeast of Columbus, Georgia. Talbot is bounded by Meriwether to the north, Harris to the west, the Flint River and Upson to the east, and Muscogee and Taylor to the south. The county straddles the border between the Piedmont and Coastal Plain leaving the northern areas with rolling hills and rocky outcroppings and the southern areas sandy.

Native Americans lived for centuries in what is now Talbot County as hunters and gatherers harvesting the plants and animals living in the forests and streams, cultivating crops such as corn, beans, squash, and gourds in bottomland gardens and harvesting forest and river resources (Wood, Dean. Unpublished report. July 2004).

The arrival of colonists in 1733 brought vast changes to the cultural fabric and physical landscape, thus beginning a new era in the development of Georgia. Throughout the colonial period and the early republic, most population centers were concentrated along the coast. Several treaties with the Creeks over the next century, however, opened land in the interior for white settlement.

In 1821, Georgia's western boundary was the Flint River. However, with the Treaty of Indian Springs in 1824, the Lower Creeks ceded their land between the Flint and Chattahoochee Rivers to the State of Georgia. By 1826, the Georgia General Assembly began to organize the new territory. The first counties created in this territory were Muscogee, Troup, Coweta, Carroll, and Lee. In December of 1827, the General Assembly formed additional counties from Muscogee and Troup. These included Harris, Marion, Meriwether, and Talbot.

Creation of Talbot County

Act of Dec. 14, 1827

Sec. 5. And be it further enacted, That so much of the county of Muscogee as lies within the following boundaries, to wit: beginning at the south-east corner of lot number 193, in the 17th district of the county of Muscogee thence east to Flint river, thence up said river to the boundary line of the county of Merriwether, thence with said line to the boundary line of the county of Harris, thence southwardly along said line to the beginning, shall form one other county called Talbot, (in memory of Capt. Matthew Talbot, of Wilkes county).

Source: Ga. Laws 1827, p. 69.

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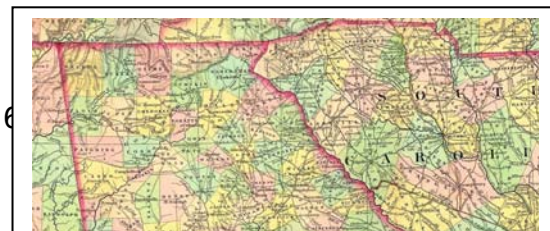
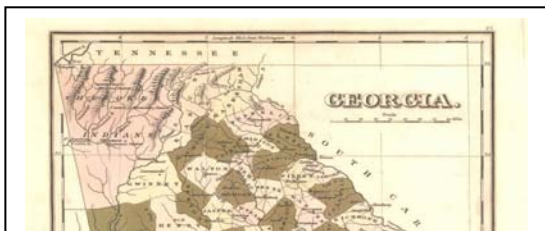
Talbotton, the county seat, incorporated in 1828, was surveyed and planned with lots auctioned to the highest bidder (prices ranged from \$6 to \$400). From 1870 – 1890, Talbotton was booming. LeVert College, Collinsworth Institute, and numerous other educational institutions attracted students from all over the southeast. At that time, the town boasted seven attorneys, three doctors, and two dentists.

Geneva was the next community in Talbot County to incorporate. With the completion of the Muscogee Railroad Company's track from Columbus to Macon in 1852, Geneva was an important trade center. Finally incorporated in 1870, population has been steady at around 200 people.

Incorporated in 1906, Junction City came next. First known as Bostwick and later Paschal, Junction City was the location where the Central of Georgia railroad and the Talbotton Railroad connected and also where the Atlantic Coast Line tracks crossed the Central of Georgia. Early industry included finished lumber; however, with the increased use of sand for construction, Junction City soon became one of the largest freight car loading terminals in Georgia. Junction City has kept a constant population number of about 200 people.

Woodland developed around its railroad station and was incorporated in 1908. From a town with only one building, the Presbyterian Church, Woodland grew to a town of 621 by 1950.

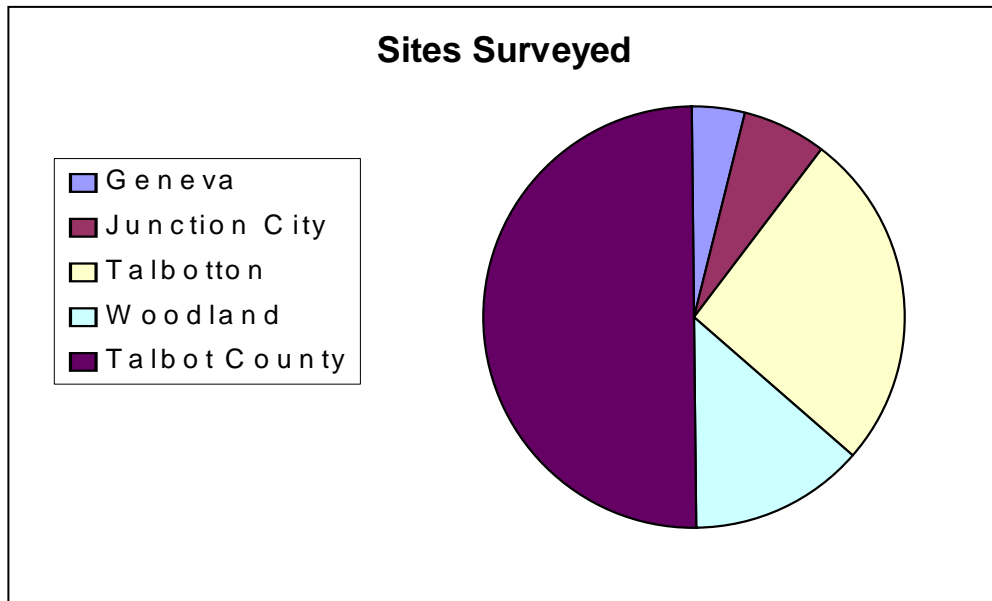
Talbot County benefited immensely from the incredible growth in rail transportation at the end of the 19th century. However, the county's livelihood has always been based on the land. Agriculture was king in Talbot County. Cash crops consisted mainly of cotton and orchard productions, most often peaches. Timber was also a prime crop in Talbot County as well. Abundant waterpower and timber resources made Talbot County ideal for the location of mills to produce finished wood products and its easy access to the railroads allowed for ready shipping.



INVENTORY OF EXISTING CONDITIONS

In 2004-05 a comprehensive survey of Talbot County historic resources was completed. That survey identified 581 resources fifty years old or older in the county. From that survey, over 50% were identified as being individually eligible for the National Register of Historic Places. The 2004-05 Survey also identified 10 areas with large concentrations of historic resources that would be eligible for the National Register of Historic Places as districts: Geneva, Junction City, Woodland, Ypsilanti, Po Bidy, Prattsburg, O'Neal, Flint Hill, and Box Springs.

As of January 2005, there are ten individual historic properties and one historic district listed in the National Register of Historic Places in Talbot County.



RESIDENTIAL RESOURCES

Eight of the Listed National Register Properties are residential resources: the Frederick A. Bailey, House, the Newton P. Carreker House, the Lockhart--Cosby Plantation, the John Frank Mathews Plantation, the David Shelton House, the George W.B. Towns House, Weeks-Kimbrough House, and The Elms. The LeVert Historic District also contains residential resources.

Proposed Eligible National Register Historic Districts in the Cities of Geneva, Junction City, and Woodland would contain residential resources. Prattsburg, Po Bidy, O'Neal, Flint Hill, Box Springs and Ypsilanti are unincorporated communities with concentrations of residential and agricultural resources.

COMMERCIAL RESOURCES

None of the Listed National Register Properties are commercial resources and none of the resources in the LeVert National Register Historic District are commercial in nature.

Proposed Eligible National Register Historic Districts in the Cities of Geneva, Junction City, Talbotton and Woodland would contain commercial resources. Prattsburg, Po Bidy, and Box Springs, unincorporated communities in the county, also have commercial resources.

INDUSTRIAL RESOURCES

None of the Listed National Register Properties are industrial resources nor are any industrial resources in the LeVert National Register Historic District.

There were no proposed Eligible National Register Historic Districts with industrial resources.

INSTITUTIONAL RESOURCES

Two of the Listed National Register Properties are institutional resources: Zion Episcopal Church and Talbot County Courthouse. The LeVert National Register Historic District also has two institutional resources: the Straus-LeVert Building and the Talbotton United Methodist Church.

Proposed Eligible National Register Historic Districts in the Cities of Geneva, Junction City, Talbotton and Woodland as well as the communities of Prattsburg, Po Biddy, and Box Springs have institutional resources.

TRANSPORTATION RESOURCES

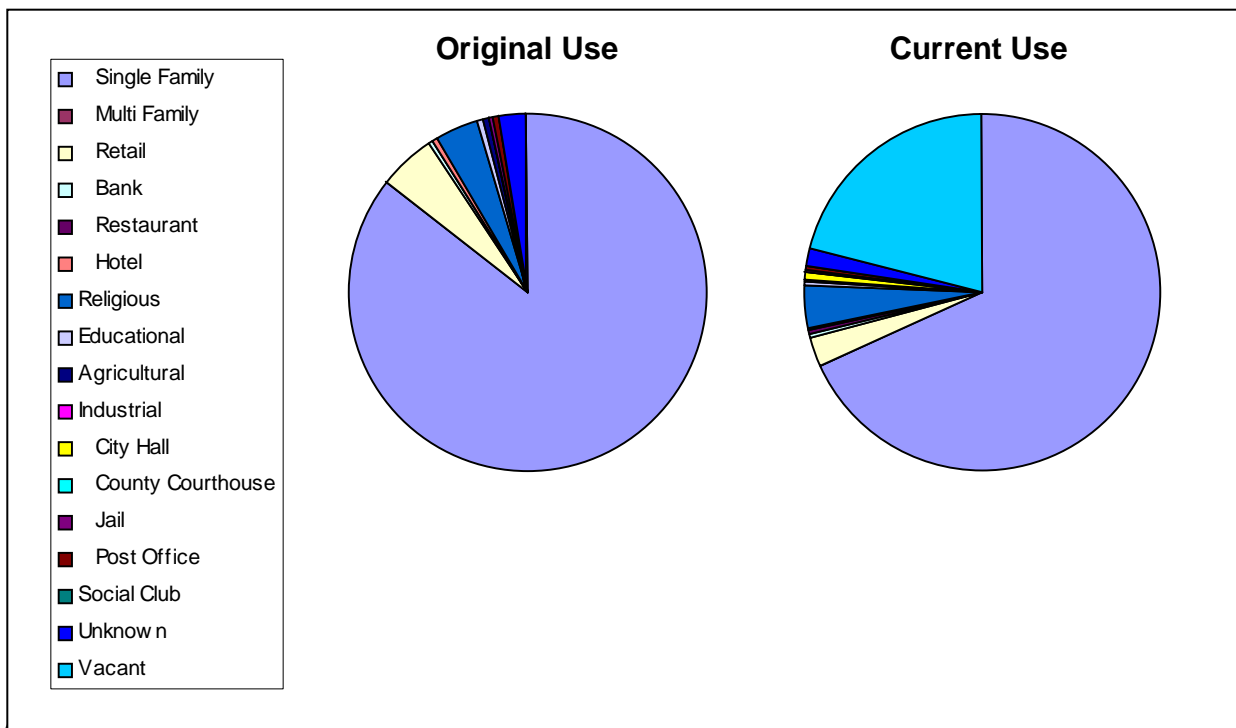
None of the Listed National Register Properties is a transportation resource.

Transportation resources potentially eligible for the National Register of Historic Places include the many historic rail lines within the county especially the Talbotton Shortline Railroad from Junction City to Talbotton.

RURAL RESOURCES

While many of the historic resources in Talbot County are rural in nature, none of the Listed National Register Properties is identified primarily as a rural resource.

Prattsburg, Po Biddy, O’Neal, Flint Hill, Box Springs and Ypsilanti are unincorporated communities in the county with concentrations of agricultural resources that are eligible for the National Register of Historic Places.



There are no Listed National Register Properties that are archaeological in nature.

The activities from human habitation in the State of Georgia have resulted in the remains of hunting camps, villages, houses, cemeteries, farms, mills, and much more. The remains of human activity present in the ground constitute archaeological resources that, if protected for scientific study, can answer many questions about those who came before us (Wood, Dean. Unpublished report. July 2004).

Most archeological sites are difficult to see on the modern landscape and generally go unnoticed. While it is believed that archaeological sites are common across Talbot County, many are of limited scientific value due to prolonged erosion and modern farming and development practices. Even though they may have little scientific significance, recording the locations of these sites can be of some importance in understanding settlement patterns in the county and the state as a whole. Generally speaking, significant sites are likely to be present in areas with well-drained soils: near springs, creeks and rivers. This describes many locales found throughout Talbot County suggesting that numerous significant archaeological sites may be present but unrecorded. These same locations are often ideal for contemporary development. To determine if sites are present, a qualified archaeologist must conduct scientific surveys before development takes place. These surveys will determine if significant sites are present and further the knowledge of human history in Talbot County and the State of Georgia (Wood, Dean. Unpublished report. July 2004).

ASSESSMENT OF CURRENT AND FUTURE NEEDS

The people of Talbot County place high importance on conservation of the area's history, tradition, and culture through preservation. They know the benefits of preservation are far-reaching—increased heritage tourism, growth in small businesses, and a sense of community and tradition.

TALBOT COUNTY

The sparsely populated areas of the county consist mainly of agricultural and forest land uses. Resources in this area tend to be farmsteads with their associated outbuildings, churches, and community stores. Pockets of development are centered around historic communities including Ypsilanti, Po Bidly, Prattsburg, O'Neal, Flint Hill, and Box Springs to name a few.

Talbot County has not enacted a historic preservation ordinance or appointed a historic preservation commission; therefore, they are not eligible for the Certified Local Government program administered by the National Park Service nor are they eligible for the Historic Preservation Fund grant program offered through the State Historic Preservation Office. While an inventory of the historic sites, structures, and objects within the county's borders was completed in 2004-05, there is no county-wide government entity to sponsor National Register listings, oversee the application for survey funds, maintain an inventory of local historic resources, and attempt to preserve endangered resources. At present, the Historic Talbotton Foundation (a county-wide not-for-profit) and individual, private citizens carry out these goals.

GENEVA

Geneva is a small, rural community. Development is primarily residential with historic resources lying in close proximity to one another. Resources include single-family dwellings, religious buildings, and commercial structures with a high level of historic integrity.

Geneva has not enacted a historic preservation ordinance or appointed a historic preservation commission; therefore, they are not eligible for the Certified Local Government program administered by the National Park Service nor are they eligible for the Historic Preservation Fund grant program offered through the State Historic Preservation Office. While an inventory of the historic sites, structures, and objects within the county's borders was completed in 2004-05, there is no government entity in Geneva to sponsor National Register listings, oversee the application for survey funds, maintain an inventory of local historic resources, and attempt to preserve endangered resources in the city. At present, the Historic Talbotton Foundation (a county-wide not-for-profit) and individual, private citizens carry out these goals.

JUNCTION CITY

Junction City is a small, rural community that developed at the junction of three railroads. The majority of this community consists of single-family neighborhoods. While there are historic commercial properties, there are no retail businesses in the area.

Junction City has not enacted a historic preservation ordinance or appointed a historic preservation commission; therefore, they are not eligible for the Certified Local Government program administered by the National Park Service nor are they eligible for the Historic Preservation Fund grant program offered through the State Historic Preservation Office. While an inventory of the historic sites, structures, and objects within the county's borders was completed in 2004-05, there is no government entity in Junction City to sponsor National Register listings, oversee the application for survey funds, maintain an inventory of local historic resources, and attempt to preserve endangered resources in the city. At present, the Historic Talbotton Foundation (a county-wide not-for-profit) and individual, private citizens carry out these goals.

TALBOTTON

Talbotton is the largest community in Talbot County. It has a traditional courthouse square with single retail structures on the north and east sides. The majority of this community consists of single-family neighborhoods. There are no historic multi-family buildings. Historic commercial development is centered around the courthouse square and Hwy 80 that runs north to south.

Talbotton has not enacted a historic preservation ordinance or appointed a historic preservation commission; therefore, they are not eligible for the Certified Local Government program administered by the National Park Service nor are they eligible for the Historic Preservation Fund grant program offered through the State Historic Preservation Office. While an inventory of the historic sites, structures, and objects within the county's borders was completed in 2004-05, there is no government entity in Talbotton to sponsor National Register listings, oversee the application for survey funds, maintain an inventory of local historic resources, and attempt to preserve endangered resources in the city. At present, the Historic Talbotton Foundation (a county-wide not-for-profit) and individual, private citizens carry out these goals.

WOODLAND

Woodland has not enacted a historic preservation ordinance or appointed a historic preservation commission; therefore, they are not eligible for the Certified Local Government program administered by the National Park Service nor are they eligible for the Historic Preservation Fund grant program offered through the State Historic Preservation Office. While an inventory of the historic sites, structures, and objects within the county's borders was completed in 2004-05, there is no government entity in Woodland to sponsor National Register listings, oversee the application for survey funds, maintain an inventory of local historic resources, and attempt to preserve endangered resources in the city. At present, the Historic Talbotton Foundation (a county-wide not-for-profit) and individual, private citizens carry out these goals.

RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND INSTITUTIONAL RESOURCES:

The National Register of Historic Places, the Georgia Register of Historic Places, and locally designation of properties and districts are all effective tools for the preservation of residential, commercial, industrial, and institutional resources. These tools can be either used independently or together to achieve protection for all historic resources.

One benefit of National Register listing is that identified resources will be considered in the planning of state and federally assisted projects. Another is that identified resources may be eligible for state and federal preservation grants, state and federal investment tax credits and local property tax abatements.

A benefit of Georgia Register listing is that identified resources will be considered in the planning of state assisted projects. Also, identified resources may be eligible for state preservation grants, state investment tax credits and local property tax abatements.

Local designation of historic properties and districts provides the most protection for historic resources. Through design review and the issuance of Certificates of Appropriateness, a community can make sure that growth and development respect important, architectural, historical, and environmental characteristics within the designated area.

Other tools primarily for the preservation of commercial structures in downtown areas or central business districts are the Main Street and the Better Hometown programs. Both of these programs operate with a four-prong approach to downtown revitalization through preservation: Policy, Design, Economic Restructuring/Development, and Marketing. While Main Street is a national organization for communities with a population from 5,000 to 50,000, the Better Hometown program is a statewide program aimed at communities with populations less than 5,000.

TRANSPORTATION RESOURCES:

The preservation of Georgia's historic transportation resources is an important goal of both the State Historic Preservation Office and the Georgia Department of Transportation (GDOT). To that end, GDOT instituted the Georgia Scenic Byways program. This program identifies roadways that have one or more of the following intrinsic qualities: Scenic Quality, Cultural Quality, Natural Beauty, Historic/Archaeological Resources, and Recreational Opportunities. Benefits of this program include recognition of the byway through signage and usage in state marketing materials, assistance with the interpretation of the byway's story, technical assistance with planning for protection and managed growth, training for local citizens, and grant funding through the Federal Highway Administration. Once a byway has received state designation, it is then eligible for the National Scenic Byway program that operates with the same criteria and benefits.

Railroads are also an important historic transportation resource of which many communities have taken advantage by converting abandoned railways into pedestrian and bicycle paths. Funding for these types of projects is available through GDOT's Transportation Enhancement program.

RURAL RESOURCES:

Rural resources and the protection of scenic areas are extremely important. Those resources located adjacent to roadways may be included in a scenic byway nomination and receive the protections and assistance such designation entails. These resources also qualify for the benefits and protections of the National Register and Georgia Register programs.

Most other tools for protection and conservation of rural resources are available through land use planning efforts. These include designation of local agricultural districts, instituting a Transfer of Development Rights program in the county, and the use of environmental and conservation easements.

ARCHAEOLOGICAL RESOURCES:

The activities from human habitation in the State of Georgia have resulted in the remains of hunting camps, villages, houses, cemeteries, farms, mills, and much more. The remains of human activity present in the ground constitute archaeological resources that, if protected for scientific study, can answer many questions about those who came before us (Wood, Dean. Unpublished report. July 2004).

Most archeological sites are difficult to see on the modern landscape and generally go unnoticed. While it is believed that archaeological sites are common across Talbot County, many are of limited scientific value due to prolonged erosion and modern farming and development practices. Even though they may have little scientific significance, recording the locations of these sites can be of some importance in understanding settlement patterns in the county and the state as a whole. Generally speaking, significant sites are likely to be present in areas with well-drained soils: near springs, creeks and rivers. This describes many locales found throughout Talbot County suggesting that numerous significant archaeological sites may be present but unrecorded. These same locations are often ideal for contemporary development. To determine if sites are present, a qualified archaeologist must conduct scientific surveys before development takes place. These surveys will determine if significant sites are present and further the knowledge of human history in Talbot County and the State of Georgia (Wood, Dean. Unpublished report. July 2004).

GOALS, OBJECTIVES AND POLICIES

GOAL: INCREASE PUBLIC AWARENESS OF HISTORIC PRESERVATION AND HISTORIC RESOURCES

OBJECTIVES: Broaden efforts to educate public and elected/appointed officials

POLICIES:

- Develop heritage education program in local schools
- Inform elected and appointed officials of local HP activities
- Use markers and signs to ID historic properties

OBJECTIVES Market historic places in heritage tourism program

POLICIES:

- Develop and enforce sign ordinance to enhance historic properties
- Coordinate efforts with other organizations with shared interests
- Nominate eligible properties to National Register

GOAL: PROTECT AND ENHANCE TALBOT COUNTY HISTORIC PLACES SO THEY MAY EXIST INTO FUTURE

OBJECTIVES Identify historic resources and keep info current

POLICIES:

- Share info with state and regional agencies and organizations to ensure inclusion in planning activities,
- Nominate eligible properties to National Register
- Support retention of Regional Historic Planner Program
- Consider designation of conservation districts

OBJECTIVES Support rehabilitation of historic properties

POLICIES:

- Assist in securing grant funds
- Develop financial incentives for preservation such as facade grants, land trust, revolving funds, and tax abatements

COMMUNITY FACILITIES

INVENTORY

Community Facilities are the most direct connection between the public, the elected government, and the public servants. Often times, the loss or lack of service is the only time the public acknowledges the infrastructure exists.

Another aspect of community facilities, new visitors often judge a community by the appearance or availability of services. An efficient system is both economical for the residents and an incentive to attract new residents. If the public facilities are well maintained and attractive, potential residents are encouraged to become part of the community and participate in the growth of the area.

Taxpayers wish to have the revenue utilized in the best possible way, they demand that the money is well spent, and they receive the service they demand. The following sections are a description of the Talbot County, and the cities of Geneva, Junction City, Talbotton, and Woodland. There is an inventory of facilities and a set of goals and objectives for the future.

TALBOT COUNTY

INVENTORY

TRANSPORTATION NETWORK/ROADS/DRAINAGE

Talbot County is bisected by the north-south route of Georgia Highway 41 and the east-west route of Georgia Highway 208 and U.S. Highway 80. Georgia Highways 22, 96, 36 and 85 also serve the county. Norfolk Southern and CSX provide rail service in Talbot County. One interstate and 22 inter/intrastate motor freight carriers serve the county. The nearest commercial air service is at Columbus Metropolitan Airport which is served by Delta, and Atlantic Southeast Airlines. A public airport is located 22 miles away in Butler, Georgia. This facility offers a 2,700-foot bituminous runway, aircraft tie down, hanger and lighted runway. A privately owned grass airstrip is located in the Prattsburg community.

The Fall Line Freeway, an economic development highway running from Columbus to Augusta is a four-lane highway running east and west through the county will provide access to the nation's interstate system. The first stage of this roadway is complete and runs through the southern part of the county.

The county operates a rural public transportation program which serves the entire county. Residents of Talbot County and each municipality make appointments to use this service. The county operates four vans, which are all handicap equipped.

There are a total of 740 miles of roads in the county; 190.38 miles of these roads are unpaved (41.8% of the total roads). Approximately, 14 miles of these roads are considered city streets. Several bridges in the county failed the Department of Transportation inspection and have been recommended for increased tonnage limits. Three bridges have been recommended for closing. Several county roads have severe drainage problems throughout the county. Currently, there are no local road standards or regulations.

ASSESSMENT

Talbot County is served by both federal and state roads. The established road system is sufficient to move the current and future population of the county. The Fall Line Freeway has been completed in Talbot County however it is important to the county that the entire road project be completed in Georgia in order to see major benefits.

Approximately 42 percent (190.38 miles) of road in Talbot County are unpaved. Talbot County should develop a method for prioritizing road improvement needs and pursue funds to address these deficiencies. Georgia Department of Transportation has suggested that Talbot County coordinated with Harris County to upgrade and pave Hall/Patterson Road from Box Springs to State Route 315. The bridge along this road is also in need of replacing. Several bridges in Talbot County failed DOT inspection, while three have been recommended for closing. Many of the bridges in Talbot County have been recommended for increased tonnage. The bridges in the county should be maintained according to the Department of Transportation standards and all low tonnage bridges should be upgraded as soon as funds are available. GDOT recommends that Gorchman Bridge be replaced. The bridge is in GDOT's construction work program and needs to be added to the STIP. A maintenance schedule needs to be developed for all local roads in the county in order to insure proper maintenance.

The county operates a very efficient 5311 Rural Transit Program. In order to compliment the program, GDOT has suggested that a park and ride lot be constructed behind the USA Service Station in Geneva.

The county also needs to create a list of roads with drainage problems and then prioritize a list for road repairs and maintenance.

WATER SUPPLY AND TREATMENT

Since 1980, Talbot County has operates a per consumer purchase water system. This City of Manchester operates and maintains the Rush Creek reservoir, Talbot County has an agreement to insure water service throughout the northern half of the county. The Rush Creek Reservoir is the system's water source; a 2.4 MGD water filter plant is located on Rush Creek. The system's existing capacity is 690,000 gallons per day (GPD), with the average daily use being 400,000 gallons. The system serves approximately 1,400 residences and commercial establishments. Public water is available in the western and southern portions of the county: Scenic Heights, Flint Hill, O'Neal, Box Springs, and Geneva areas, through an agreement with Columbus Water works. The system also serves the Melody Lakes area in Harris County. Approximately 600,000 linear feet of pipe is involved in the distribution of the water. There are two above ground storage tanks connected to the system. Both cities of Woodland and Junction City operate separate water systems (see Talbotton, Woodland and Junction City) that use the County system connection as backup supply systems.

ASSESSMENT

The county water system is relatively new and has little, if any, structural deficiencies within the system; however not all county residents are served by the system. Citizens residing in sparsely populated areas rely primarily on individual wells for their water.

The system's existing capacity is 690,000 gallons per day, with average daily use being 400,000 gallons a day. Thus, the Talbot County Water System has the capacity to handle existing population demand. If the county were to connect the projected number of households in Talbot County to its water system then daily use would to a projected 600,000 gallons per day. Then a demand of 800,000 gallons a day would exceed pumping capacity. Consequently, the county should look at ways to increase their pumping capacity.

SEWAGE SYSTEM

Talbot County does not operate a public sewer system. Individual septic tank systems are the primary means of sewage disposal in the county.

ASSESSMENT

Talbot County does not operate a sanitary sewer system and the county's sparse population does not warrant the installation of this type structure. Individual septic tanks are adequate to dispose of sewage for all developments; however, the county should continue to work closely with the health department to ensure the proper location of septic tanks. Soil suitability and distance from private well sites, as well as, the protection of the ground water recharge areas should be considered. The County may at some point look at allowing private package treatment systems to accommodate higher density development patterns.

SOLID WASTE

Talbot County and each municipality have adopted a Solid Waste Management Plan that meets the minimum planning standards and procedures for solid waste management. Talbot County no longer operates a solid waste landfill. The county has closed an existing 10-acre landfill site. The county and each municipality transport their solid waste to Dependable Environmental Services, Inc. in Taylor County. The county collects the solid waste through a curbside buggy collection system. The county assesses a fee, which is collected on a monthly basis.

ASSESSMENT

Talbot County, as do the Cities of Geneva, Junction City, Talbotton and Woodland pay a fee to Dependable Solid Waste to collect and dispose of its solid waste. The waste is disposed of at the Taylor County Landfill which has a twenty plus year capacity and can continue to meet the landfill needs of Talbot County and its municipalities.

OTHER PUBLIC FACILITIES

The Southern Natural Gas line runs through Talbot County. The City of Woodland operates a citywide gas system. Cable television is available along GA HWY 41 and in the cities of Talbotton and Woodland.

ASSESSMENT

The availability of natural gas in the county is a major asset in recruiting industry to the county. The county should market this asset in its economic development efforts. Also the availability of cable television along GA HWY 41 is considered a marketing tool for residential development in this area.

PUBLIC SAFETY

Law Enforcement

Talbot County is served by the Talbot County Sheriff's Department. The department has one sheriff, three deputies, three jailers/dispatchers, and two part-time deputies who work on the weekends. Standard operating equipment for the department is operable. The department has four vehicles, all of which are in good working condition. The jail facility holds 20 male prisoners. Female prisoners are housed in the Muscogee County jail. The prison population fluctuates considerably.

ASSESSMENT

Talbot County is in need of a new jail facility. The jail houses city and county male prisoners and can only handle 20 prisoners at a time. The number of inmates fluctuates considerably and can exceed capacity at a moments notice.

The Sheriff's Department is located in a renovated facility. Space is adequate to handle staff needs for the next 20 years. The Sheriff's Department currently needs one additional deputy.

Equipment is adequate to handle current needs, but equipment needs change as technology changes. Thus the county will always be looking at upgrading equipment and automobiles.

Fire Protection

There are seven Volunteer Fire Departments (VFD) located in Talbot County with over 100 certified volunteers. Three stations are located in unincorporated areas of the county: O'Neal, Flint Hill, and Box Springs. Each of the municipalities has a Volunteer Fire Department. The county is responsible for coordinating each of these departments.

Box Springs VFD has 2 fire engines, 1 tanker, and 1 quick response truck.

Flint Hill VFD has 3 engines and 1 tanker.

Geneva VFD has 3 engines and 1 tanker.

Junction City VFD has 1 engine and 1 tanker.

O'Neal VFD has 2 engines and 2 tankers.

Talbotton VFD has 2 engines, 1 tanker, and 1 quick response truck.

Woodland has 1 engine, 1 pumper/tanker, and 1 tanker.

The City of Geneva has an ISO rating of 8. The remainder of the county and each of the municipalities ISO ratings are 9. The Box Springs area received an ISO rating of 7 in 1995. Woodland has an ISO of 6.

The county budgets \$5,000 for each of the unincorporated fire departments and \$2,500 for municipal fire stations.

ASSESSMENT

The Volunteer Fire Department of Talbot County meets current and future population needs. The county should continue to support each of the seven fire stations economically. Equipment will have to be maintained and updated. Public water is necessary to provide optimum fire coverage thru out the county. A timely maintenance plan needs to be implemented for all stations in order to insure the reliability of the equipment.

EDUCATIONAL FACILITIES

The Talbot County Board of Education operates an elementary-middle-high school in the City of Talbotton. This facility is a full comprehensive high school that provides a three-tract course curriculum: Vocational, General and College. Athletic programs and facilities are available at the school. Football, basketball and track are offered to 7th through 12th grade boys. Girls can participate in softball or track programs.

There are a total of 873 students in grades k-12. Seventeen students are enrolled in the Pre-k program. The student/teacher ratio differs for each grade, with the lowest ratio being at the kindergarten level with a ratio of 17 students to one teacher and the highest ratio 26:1 at the 6th grade level.

The facility under went a major renovation/expansion program in 1992 and remains in excellent condition. The old elementary school is used for the Flint River Technical Institute program. This facility houses several literacy and technical training programs and is presently running out of classroom space. A Headstart program is in place and operating.

ASSESSMENT

Talbot County needs and is looking at building a new elementary school in the southern part of the county. The addition of the elementary school will allow Talbot County to relocate their elementary students currently housing in the K-12 facility plus provide additional room for future populations. Relocating the elementary students will then free up space for anticipated middle school and high school growth. These moves will allow Talbot County and its cities to meet demands for the next 20 years.

RECREATION AND PARKS

Talbot County owns and maintains one recreational park facility. The facility is approximately 35 acres and is located just outside of the Talbotton city limits. (See Community Facilities Map) There is a fishing lake, picnic area with a pavilion, ballfield and basketball courts located in the park however, there is no playground equipment. The County in conjunction, with the school board, operates a summer youth program at the park facility. Flint Hill has a park located behind the fire department building.

The state owns and operates the Big Lazar Wildlife Management area and Public Fishing Area in the Northeastern section of the county (see Natural Resources, Parks and Recreation).

ASSESSMENT

In 1997 Talbot County and its cities had a master recreation plan written by Columbus State University. Since 1997 Talbot County and its cities have made good progress in providing recreation facility needs identified on the master plan. The county and cities have added one recreation center, two multi-purpose courts, two playgrounds and two baseball fields.

The county still needs to add three athletic fields, two swimming pools, one multi-purpose court, one playground, one softball field and one tennis court. These additions will meet future needs for the next 20 years. Current projects on the table include a multi-purpose park including a walking trail, athletic field, playground and a baseball/softball field.

HEALTH SERVICES

Talbot County operates a 24 hour emergency medical service. The EMS is housed in a historic building, the Weston House, on the Talbotton town square. There are four full-time cardiac technicians and six part-time workers. The full-time staff members are certified paramedics. The EMS operates two ambulances, a 1991 vehicle and a 1986 vehicle. The county has a new Health Department located just outside the city limits of Talbotton. This facility offers full medical services as part of the West Central Georgia Regional Health District. There is a 911 system in the county; approximately 80% of the county has been included in the system.

Two private practice physicians are located in Talbotton, providing service to the entire county. The population that is unable to travel is serviced by private service home healthcare nurses.

ASSESSMENT

The current health system adequately services the needs of Talbot County residents and given projected minor population changes over the next twenty years will be able to meet future needs as well. County and cities do need to continue efforts to establish an E-911 system. The EMS needs to be moved to a more suitable office space.

CULTURAL RESOURCES

There are several buildings, committees, and events which Talbot Countians consider to be cultural resources. All of the National Register Properties within the county (a complete listing of these properties is given in the Historic Resources section of this plan) are considered to be a vital cultural resource. The local newspaper, The Talbotton New Era and the county library are also considered to be cultural resources, as well as numerous civic organizations. Local events such as the Fall Line Festival, the fourth of July fireworks display, and Talbot County Fishing Rodeo are all considered to add to the atmosphere of Talbot County.

Local churches of all denominations are also considered to be cultural resources for Talbot Countians. There are approximately fifty churches in Talbot County. In the Box Springs area of the county there are six Baptist Churches, one Methodist Church and one Church of Christ. Around the Geneva community there are four Baptist Churches, one Presbyterian and one Methodist Church. In the central section of Talbot County there are three Methodist Churches, six Baptist Churches, one Episcopal Church and one Church of Christ. The Junction City area of the county has seven Baptist Churches and one Methodist Church. In the eastern section of the county around the Prattsburg Community there are four Methodist Churches, one Church of the Living God and three Baptist Churches. In the northern section of the county there are six Baptist Churches and six Methodist Churches.

ASSESSMENT

The only public facility mentioned in the cultural resources inventory is the library. The library facility is relatively new and has enough space to handle existing plus estimated demand for the next twenty years. The library does have a need for more computers.

GENERAL GOVERNMENT

The county owns the following buildings: the County Courthouse; the old health department building which houses the County Agent, the Enrichment Services Program, the Soil and Water Conservation offices; the County Health Department, the Volunteer Fire Department buildings in Flint Hill, Box Springs, Woodland, and O'Neal districts; the Ford Building is occupied by the Talbot County Chamber of Commerce; the Talbot County Development Authority maintains an office just off the square; the Peach Packing shed property; the Senior

Citizens Center, the Weston House which houses the EMS; the sheriff's department/county jail; and several voting precincts.

ASSESSMENT

The county currently has a few facilities that are inadequate. However, the Talbot County Board of Commissioners is in the process of rectifying those situations. The number one priority is to renovate the county courthouse and to use the courthouse only for judicial purposes.

Talbot County is in the process of renovating a house located off town square to accommodate the Board of Commissioners office. The Board of Commissioners is also looking to relocate the water department. Once the above tasks are completed the courthouse can be used for judicial purposes only.

The relocation of the Commissioner's Office and the water department into more spacious facilities will give both departments the space they need to accommodate future expansion needs.

CITY OF GENEVA

TRANSPORTATION NETWORK/ROADS

The City of Geneva is served by U.S. Highway 80, GA HWY. 96, and GA HWY. 240. There are five unpaved roads in the city, however many of the paved roads are in poor condition. There are sidewalks or bridges within the city limits; consistent maintenance is needed. Many of the city's existing drainage ditches need cleaning out and/or repiping.

Public transportation is available to the senior citizens through the county's transit system. There is no other form of public transportation.

There are approximately seven (7) streetlights within the city limits and many areas throughout the town are not well lighted.

There are no local road standards in the city.

ASSESSMENT

From a capacity standpoint all roads in the city are able to handle existing and future volumes of traffic for the next twenty years. Maintenance of roads, bridges and ditches is of the most concern for city officials. The city needs to develop a more extensive sidewalk network and street light network. Road standards also need to be developed.

WATER SUPPLY AND TREATMENT

The city's water system became operational in 1974. However, in 1995 the city tied into the county's water system. A meter and main cut-off valve was installed north of the city limits along U.S. HWY. 80. The city will continue to use its existing system as a backup system. The city will be responsible for billing and collecting from its customers, as well as maintaining the existing city lines. The county will bill the city for its water usage and will be responsible for treating the water.

Geneva's backup water system consists of one 50,000 gallon elevated water tank. The entire city is served with public water as well as several residents outside of the city limits. The city's water system extends approximately one quarter of a mile in all directions from the city limits. There are 106 customers connected to the water system. The city uses approximately 25,000 gallons of water per day.

ASSESSMENT

The city's water system is adequate to meet existing and future demands.

SEWAGE SYSTEM

There is no public sewage system in the City of Geneva. Individual septic tank systems are the primary means of sewage disposal.

ASSESSMENT

Septic tank failures have not been a problem but Geneva should consider alternative forms of sewage disposal.

SOLID WASTE

The City of Geneva provides each residence and business with once per week door-to-door garbage pickup services. This service is provided by Dependable Environmental Services, Inc. The County collects all fees.

ASSESSMENT

Talbot County, as do the Cities of Geneva, Junction City, Talbotton and Woodland pay a fee to Dependable Solid Waste to collect and dispose of its solid waste. The waste is disposed of at the Taylor County Landfill which has a twenty plus year capacity and can continue to meet the landfill needs of Talbot County and its municipalities.

PUBLIC SAFETY

Law Enforcement

There are no law enforcement personnel in the City of Geneva.

ASSESSMENT

Talbot County is in need of a new jail facility. The jail houses city and county male prisoners and can only handle 20 prisoners at a time. The number of inmates fluctuates considerably and can exceed capacity at a moments notice.

The Sheriff's Department is located in a renovated facility. Space is adequate to handle staff needs for the next 20 years. The Sheriff's Department currently needs one additional deputy.

Equipment is adequate to handle current needs, but equipment needs change as technology changes. Thus the county will always be looking at upgrading equipment and automobiles.

Fire Protection

The City of Geneva is served by a volunteer fire department. There are seven (7) certified volunteers. The city has seventeen (17) 3-way fire hydrants and two fire trucks: a 1972 Ford Class A pumper and a 1982 Ford 3,000 gallon tanker. The city has adequate fire protection equipment however it needs to be updated.

The ISO rating for the City of Geneva is an eight. The city will assist with fighting fires outside the city limits; however one fire truck must always remain in the city limits of Geneva.

ASSESSMENT

Volunteer service meets current needs of Geneva. The existing volunteer fire department is also capable of meeting anticipated future needs. Maintaining and updating equipment is a must however.

RECREATION AND PARKS

There are no recreational facilities within the city limits of Geneva.

ASSESSMENT

In 1997 Talbot County and its cities had a master recreation plan written by Columbus State University. Since 1997 Talbot County and its cities have made good progress in providing recreation facility needs identified on the master plan. The county and cities have added one recreation center, two multi-purpose courts, two playgrounds and two baseball fields.

The county still needs to add three athletic fields, two swimming pools, one multi-purpose court, one playground, one softball field and one tennis court. These additions will meet future needs for the next 20 years. Current projects on the table include a multi-purpose park including a walking trail, athletic field, playground and a baseball field. Geneva is in need of a multi-purpose recreational facility.

HEALTH SERVICES

The city relies on the County Emergency Medical Service for emergency services.

ASSESSMENT

County EMS Service is adequate for existing needs, as well as future estimated needs. Private health care is only 30 minutes away in Columbus.

CULTURAL RESOURCES

There are no cultural resources in the City of Geneva. A book mobile does service the community.

ASSESSMENT

A joint library facility used by residents in the County, Junction City and Geneva is needed in this area.

GENERAL GOVERNMENT

PUBLIC BUILDINGS

The City of Geneva owns the city hall and the fire department, as well as an unused jail facility. The city hall/fire station is in good condition. The city also owns the well pump house. The post office in Geneva is located on GA HWY 80.

ASSESSMENT

Public Buildings, i.e. city hall and the fire department and the post office is adequate to meet existing and future population needs.

JUNCTION CITY

TRANSPORTATION NETWORK

Junction City is located in the southeast corner of Talbot County. GA HWY 96 runs west to east through Junction City and GA HWY 90 intersects with GA HWY 96 at the northwestern corner of the city.

Both Norfolk Southern and CSX and Junction City Mining railroads have lines which are operational in the city limits. There is no aviation service in the city or port facilities.

The county's public transportation program serves the city's elderly residents.

ASSESSMENT

No road inside the city is at or near desired capacity levels. Projected 20-year growth traffic volumes will not exceed design capacity.

ROADS, SIDEWALKS AND DRAINAGE

Junction City has a small road network. Broad Street and Blythe Street, Junction City Street and Main Street are the major thoroughfares in the city. All of the city streets are paved. The Fall Line Freeway is on the outskirts and bisects the southern section of Junction City.

Main Street is the only area with sidewalks. The city has approximately twenty (20) streetlights.

The state is responsible for the drainage system along GA HWY 96 now known as Junction City Street. This system includes a pipe along Main Street and under Junction City Street.

ASSESSMENT

Junction City should look at adding sidewalks throughout the community. Sidewalks to the new park facility are of primary importance. A maintenance plan for city roads and drainage ditches also needs to be created.

WATER SUPPLY AND TREATMENT

Junction City's water system was constructed in the early seventies and an additional well was added in the early eighties. The system consists of one 25,000-gallon water tank and two wells. The system has been upgraded by the addition and replacement of lines with six-inch lines.

The tank and a well are located on Main Street behind City Hall. The other well is located at the corner of Blythe Street and Georgia Power Road.

The water system serves the entire city and does not extend outside the city limits. The city has approximately sixty-five (65) customers. The system is connected to the County system only as a backup supply system.

ASSESSMENT

The city's water system, with county back up, is adequate to meet existing and projected future needs.

SEWAGE SYSTEM

Junction City does not operate a public sewage system. Individual septic tank systems are the primary means of sewage disposal.

ASSESSMENT

Septic systems are working fine in Junction City. City officials should begin to look at alternative forms of sewage treatment however.

SOLID WASTE

House-to-house garbage pick-up is provided on a weekly basis, by Dependable Environmental Service. The City collects fees and sends it to the county for this service.

ASSESSMENT

Talbot County, as do the Cities of Geneva, Junction City, Talbotton and Woodland pay a fee to Dependable Solid Waste to collect and dispose of its solid waste. The waste is disposed of at the Taylor County Landfill which has a twenty-plus year capacity and can continue to meet the landfill needs of Talbot County and its municipalities.

PUBLIC SAFETY

Law Enforcement

There are no law enforcement personnel in Junction City. The Talbot County's Sheriff's Department responds to calls within the city limits.

ASSESSMENT

Talbot County is in need of a new jail facility. The jail houses city and county male prisoners and can only handle 20 prisoners at a time. The number of inmates fluctuates considerably and can exceed capacity at a moments notice.

The Sheriff's Department is located in a renovated facility. Space is adequate to handle staff needs for the next 20 years. The Sheriff's Department currently needs one additional deputy.

Equipment is adequate to handle current needs, but equipment needs change as technology changes. Thus the county will always be looking at upgrading equipment and automobiles.

Fire Department

Junction City is served by a volunteer fire department (VFD). There are approximately 17 certified volunteers. The fire department is located on North Main Street.

The fire department has one tanker truck that is in good condition and a Class A pumper truck. The department is equipped adequately. The Junction City fire department will assist with fires outside the city limits as needed.

The city's ISO rating is 9.

ASSESSMENT

Volunteer service meets current needs of Geneva. The existing volunteer fire department is also capable of meeting anticipated future needs. Maintaining and updating equipment is a must however.

RECREATION AND PARKS

There are public recreational areas in Junction City. It consists of a basketball court, baseball field, walking trail, playground, and recreation center.

ASSESSMENT

Facilities are adequate to meet the needs of residents now and twenty years from now.

HEALTH SERVICES

Junction City residents rely on the county's Emergency Medical Service for emergency services. There are no doctors or clinics operating in the city.

ASSESSMENT

Existing fire service is adequate to meet the needs of residents as well as meet future needs for the next 20 years. Equipment maintenance and upgrade is essential however.

CULTURAL RESOURCES

There are no cultural resources in the city limits of Junction City. A bookmobile does frequent the community from time to time.

ASSESSMENT

Junction City should look at developing a small library with Geneva to meet the needs of an underserved population. Also, the city may want to look into the possibility of establishing a railroad museum.

GENERAL GOVERNMENT

Junction City owns city hall and the land where the water tank and wells are located. The city owns a small section of land available for development.

There is a United States Post Office located on Broad Street in the city limits.

ASSESSMENT

Junction City needs a new City Hall.

TALBOTTON

TRANSPORTATION NETWORK

The City of Talbotton is located in the center of Talbot County. Georgia Highway 208 runs east and west through the city limits; GA HWY. 41 provides north-south access in the city. U.S. 80 is the principal east-west artery in the county and a portion of this roadway is located in the city limits of Talbotton.

Rail service is provided by Norfolk Southern with piggyback service at Macon 50 miles to the west, and CSX with piggyback service in Atlanta 90 miles north.

There is no aviation service, port facilities and/or public transportation service in the City of Talbotton.

ASSESSMENT

The existing street network is capable of handling current and future traffic volumes. The city needs to support the continuation of rail service for its jurisdiction.

ROADS, SIDEWALKS, AND DRAINAGE

Talbotton city streets are maintained by the city public works department. Many of the streets are in poor repair; the downtown area has undergone a revitalization effort, alleviating many problems within the business district. However, streets outside the business district area are in need of repair. Sidewalks in downtown Talbotton have been repaired; sidewalks outside of the downtown area are still in need of repair however.

There is a poorly designed intersection in the City of Talbotton: the intersection of GA HWY. 90 and 80 at the Zion Episcopal Church, a railroad track disrupts traffic flow. This limits access at times for hours.

A wooden bridge is located in the northeast section of the city along Gorman Road. The railroad is responsible for maintaining this bridge.

Most of the city drainage system was installed in the 1930's through the federal public works program. The state maintains some drainage culverts. The downtown area has begun a revitalization program. Several streetscapes are being installed.

Street lighting is provided by Georgia Power Company. Additional lights are generally added when requested by the city. There are two stoplights and one caution light in the city.

ASSESSMENT

Talbotton needs to continue to utilize the LARP program for roads that need to be resurfaced. The city needs to establish a road priority paving list as well as a sidewalk refurbishment and extension list. A drainage maintenance plan is also needed.

WATER SUPPLY AND TREATMENT

The City of Talbotton maintains a public water system that serves 405 residences and commercial establishments as a backup system to the County's purchase system with Columbus Water Works. Everyone in the city limits is served. The system also serves a few houses outside the city limits. The system includes four deep wells. Wells are located on GA HWY 208 near the school, Jackson Avenue behind the jail, Dennis Creek Road and one is located approximately one-half mile outside of the city limits on the western side of town. The city's only tank is located at the corner of Jackson Avenue behind the jail. The tank can hold up to 100,000 gallons per day. The average daily water usage is 125,000 gallons per day. Pumping capacity is 226,000 gallons per day. The city has a 100,000-gallon back-up system with Talbot County.

The water system was first installed in the 1950's; however the city conducted major improvements in 1977. The water is treated with a chlorine and fluoride at each well site. There are no planned expansions for the water system. City officials wish to extend a 6-inch line out to the industrial park and add a 200,000-gallon storage tank.

ASSESSMENT

Pumping capacity for Talbotton is 226,000 gallons a day. Currently, Talbotton pumps 125,000 gallons a day. The city has plenty of capacity to handle 20-year growth projections. The city needs to add storage capacity however by adding a 200,000- gallon tank. The city also needs and is looking at running a 6” storage line to the industrial park.

SEWAGE SYSTEM

The City of Talbotton operates a sanitary sewage system. The system serves approximately 90% of the city. There are 317 customers. The sewer system was installed in 1981. The city owns approximately 25 acres along Gorman Road across the railroad bridge where its sewage treatment facility is located. A three-acre oxidation pond has been constructed at the site. Raw sewage travels from the oxidation pond to a one-acre pond where four sand filters are located. Once the sewage travels through this process a lift station is used to pump the remainder into Edward’s creek. Chlorine is also used as treatment at the site.

ASSESSMENT

Talbotton currently has 20-plus years of storage treatment capacity in its existing sewage treatment system. Talbotton is also looking at redesigning its existing treatment facility. There are no current plans to expand the system.

SOLID WASTE

The City of Talbotton participates in the countywide collection system with Dependable Environmental Services, Inc.

ASSESSMENT

Talbot County, as do the Cities of Geneva, Junction City, Talbotton and Woodland pay a fee to Dependable Solid Waste to collect and dispose of its solid waste. The waste is disposed of at the Taylor County Landfill which has a twenty-plus year capacity and can continue to meet the landfill needs of Talbot County and its municipalities.

OTHER PUBLIC FACILITIES

Cable television is available in the city. Talbotton also has a natural gas system that serves 150 customers.

ASSESSMENT

Talbotton has about 150 gas customers. The city over the last several years has extended the gas line infrastructure to cover 90% of the Talbotton city limits. The system is adequate to handle existing and future demands.

PUBLIC SAFETY

Law Enforcement

The City of Talbotton has four full-time police officers and one part-time officer. Twenty-four hour police protection is provided to the citizens of Talbotton. The city owns four police cars. The police officers do not have additional body protection equipment.

The city uses the county’s dispatching service. Additionally, the city pays the county \$500.00 per month to house its prisoners in the county jail. The city averages 24 prisoners per year.

ASSESSMENT

The city's police force, with Talbot County back up is sufficient to handle existing and future populations over the next 20 years. Additional equipment and office space is needed in order for the department to operate efficiently. A timely maintenance and replacement plan needs to be implemented in order to insure the continued reliability of the equipment.

Fire Protection

The City of Talbotton is served by a volunteer fire department. There are six certified volunteers. The department has a 1968 Chevrolet fire truck. The truck is housed in a building behind the county jail. There is a lack of fire safety equipment for the fire fighters. The city will respond outside the city limits when necessary. The city's ISO rating is 8.

ASSESSMENT

Fire protection is adequate for Talbotton now as well as into the future. The city should continue to work with the county on providing adequate fire service. New equipment is a must for the Talbotton Volunteer Fire Department, if they are to continue to provide optimum fire service.

RECREATION AND PARKS

The city operates a public recreation area or park, located behind the water tank.

ASSESSMENT

There is one small toddler park in the City of Talbotton. There are recreational facilities located at the school complex in Talbotton and right outside the city limits at the county park facility. These facilities are adequate to meet the existing and future needs of Talbotton residents.

HEALTH SERVICES

The Emergency Medical Service is located in the City of Talbotton; however it is operated by the county. An E-911 system is being implemented. (See Talbot County Health Services)

ASSESSMENT

The current health system adequately services the needs of Talbot County residents and given projected minor population changes over the next twenty years will be able to meet future needs as well. County and cities do need to continue efforts to establish an E-911 system.

CULTURAL RESOURCES

The Talbot County library is located on the square in Talbotton. (See Talbot County Cultural Resources) Two National Register Historic Properties are located in Talbotton: the Zion Episcopal Church and the Straus-Levert Hall.

ASSESSMENT

The Talbot County Library is located off of the town square in Talbotton. The facility was built in 1996 and does meet the current and future needs. The library can be added on to if additional space is needed.

Additional cultural resources such as the Zion Episcopal Church and the Straus-Levert Hall should be supported by the City of Talbotton and promoted to the general public.

EDUCATIONAL FACILITIES

The Talbot County Board of Education operates an elementary-middle-high school in the City of Talbotton. The Flint River Technical School is also located in the city limits. (See Talbot County Educational Facilities)

ASSESSMENT

Talbot County needs and is looking at building a new elementary school in the southern part of the county. The addition of the elementary school will allow Talbot County to relocate their elementary students currently housed in the K-12 facility plus provide additional room for future populations. Relocating the elementary students will then free up space for anticipated middle school and high school growth. These moves will allow Talbot County and its cities to meet demands for the next 20 years.

GENERAL GOVERNMENT

The City of Talbotton owns twenty-five acres where the city's oxidation ponds are located and the lot where the inert landfill is located. The city also owns the fire station building located behind City Hall.

The city's Police Station and City Hall are located in a rented building in the downtown area. The city owns the building that it is located in as well as the building next door. A new library is located on Jefferson Street.

There is also a post office located in downtown Talbotton.

ASSESSMENT

The Talbotton City Hall has adequate space now and for the next 20 years. Additional space is needed for the police department.

WOODLAND

TRANSPORTATION NETWORK

The City of Woodland is located in the northern section of Talbot County. Georgia Highway 36 runs easterly through the city limits, while GA HWY 41 provides north-south access in the city.

Rail service is provided by CSX with piggyback service in Atlanta 90 miles north.

There is no aviation service, port facilities and/or public transportation service in the City of Woodland.

ASSESSMENT

There are no roads in the City of Woodland that exceed design capacity. The existing street network is also capable of handling Woodlands anticipated growth for the next 20 years.

ROADS, SIDEWALKS, AND DRAINAGE

Woodland city streets are maintained by the city public works department. All streets, within the city limits are paved the city has several streets that are platted as through streets but have become closed over the years. The state maintains some drainage culverts on the state highways.

There are no poorly designed intersections identified within the city limits. Nor are any bridges identified. There is one caution light in the city located at the intersection of GA HWY 41 and 36. No other traffic lights are needed.

Sidewalks are in need of repair in the downtown area and additional sidewalks are needed throughout the city. Second Street, Pleasant Hill Street and 7th Street were all identified as needing sidewalks. Streets lights were also cited as a need along 7th Avenue and 6th Avenue.

There are no subdivision regulations, or any other laws governing new streets and sidewalks in the city.

ASSESSMENT

Sidewalks are in need of repair in the downtown area and additional sidewalks are needed throughout the city. Second Street, Pleasant Hill Street and 7th Street were all identified as needing sidewalks. Streetlights were also cited as a need along 7th and 6th Avenues.

There are no subdivision regulations, or any other laws governing new streets and sidewalks in the city. Woodland needs to consider adopting said documents.

WATER SUPPLY AND TREATMENT

The City of Woodland maintains a public water system that serves 236 residences and commercial establishments. There is approximately seven miles of water lines in the city. Everyone in the city limits is served. The water system also extends approximately 1/2 mile outside the city limits to the east and one mile to the north. The city has expanded the system southward to serve the residents along Jeff Hendrix Road.

The system includes three deep wells, however only two are in use. A well and tank are located on 7th Street Extension and on Martin Luther King Drive. Another well is located on Railroad Street. Although, the well is not operable at the 7th Street Extension site, this is the site of the city's only operable tank. This tank can hold up to 300,000 gallons per day. The city's wells pump between 55 and 70 gallons per minute. The average monthly water use in the city is 1,146,780.

The water system was first installed in 1947; however the city conducted major improvements in 1973. The water is treated with a chlorine and fluoride at each well site. The system has expanded to cover the entire city.

ASSESSMENT

Water capacity is adequate to handle existing plus future projected population. Woodland can pump roughly 79,200 gallons a day, existing water usage is estimated at 39,000 gallon per day.

SEWAGE SYSTEM

The City of Woodland does not operate a sanitary sewage system. Individual septic tank systems are the primary means of disposal in the city.

ASSESSMENT

Woodland needs to consider other sewage system options, such as package treatment systems to handle future sewage needs. The City of Woodland should conduct a study to determine the need and feasibility for a public sewer system.

SOLID WASTE

The City of Woodland provides solid waste collection consisting of door-to-door, and once per week garbage collection through the County and Dependable Environmental Services, Inc.

The City does operate a recycling program. The city does participate in the countywide recycling days which occur twice a year. The city has placed recycling bins at the new city park.

ASSESSMENT

Talbot County, as do the Cities of Geneva, Junction City, Talbotton and Woodland pay a fee to Dependable Solid Waste to collect and dispose of its solid waste. The waste is disposed of at the Taylor County Landfill which has a twenty-plus year capacity and can continue to meet the landfill needs of Talbot County and its municipalities.

OTHER PUBLIC FACILITIES

Cable television is available in the city. The city also operates a natural gas service.

ASSESSMENT

Cable is a demand service provided by the public sector. The city's natural gas system is adequate to handle existing and future demand needs.

PUBLIC SAFETY

Law Enforcement

The City of Woodland has one full-time police officer working six hours a day. The city clerk is responsible for dispatching police calls during the day. The Talbot County Sheriff's Department handles law enforcement duties in the city limits when the Woodland Police Department is not on duty. The city owns two police cars. The city does not own a base radio. The city uses handheld radios.

Woodland houses its prisoners in the Talbot County jail. The city averages 10 prisoners per year.

ASSESSMENT

Woodland police need one more part-time officer and a new police facility. The existing office is located in City Hall which needs to be replaced. The city should implement a timely maintenance and replacement plan for public safety equipment in order to insure the reliability of the equipment.

Fire Protection

The City of Woodland is served by a volunteer fire department (VFD). There are twelve certified volunteers and an additional eight people who assist in fighting fires. The department has three fire trucks; all three vehicles are operational. The trucks are housed in an enclosed building on GA HWY 41.

The city collects a \$1.00 per month from each household for fire protection services. The VFD has an adequate radio system; each fire fighter is equipped with beepers. There is a lack of safety equipment, i.e., uniforms, for the fire fighters. The city has a mutual aid agreement with the county and surrounding cities to assist in fighting fires.

The city's ISO rating is 6.

ASSESSMENT

Woodland should continue its relationship with the county and the Volunteer Fire Department. Woodland's volunteer fire department adequately serves the city's current and future population needs. The department's present equipment meets its needs, however, a timely maintenance and replacement plan needs to be implemented

in order to ensure the future reliability of the equipment. The city should continue to collect its fee for fire protection services.

RECREATION AND PARKS

The City of Woodland owns two public parks. A small park, with playground equipment, is located behind city hall on Pleasant Hill Street. A new park facility is been constructed south of town on GA HWY 41. This park will consist of one baseball field, one softball field, basketball court, concession stand and a playground area. The area has complete lighting. A bus is available for transport to the facility.

ASSESSMENT

Recreation facilities are adequate to meet the needs of existing and future residents. The city should continue to add recreational programs and facilities to the park located on GA HWY 41 as funds become available.

HEALTH SERVICES

The Emergency Medical Service located in the City of Talbotton provides the City of Woodland emergency medical services. (See Talbot County Health Services) There are no doctors or clinics operated in the City of Woodland.

ASSESSMENT

The city is adequately served by the health facilities and services located in Talbotton, Manchester, Columbus and LaGrange. These services meet both the current and future health needs of the city's residents.

CULTURAL RESOURCES

The Old South Museum is the only identifiable cultural resource in the City of Woodland.

ASSESSMENT

Other than the Old South Museum, the city's inventory did not identify any cultural resources. Although residents of Woodland are not as close to the City of Columbus as other Talbot County residents they are able to enjoy many of the cultural resources available in Manchester, Thomaston and Harris County without the added tax burden.

EDUCATIONAL FACILITIES

There are no educational facilities in operation in the City of Woodland. School age children attend the elementary-middle-high school in the City of Talbotton. (See Talbot County Educational Facilities)

ASSESSMENT

Talbot County needs and is looking at building a new elementary school in the southern part of the county. The addition of the elementary school will allow Talbot County to relocate their elementary students currently housed in the K-12 facility plus provide additional room for future populations. Relocating the elementary students will then free up space for anticipated middle school and high school growth. These moves will allow Talbot County and its cities to meet demands for the next 20 years.

GENERAL GOVERNMENT

The City of Woodland owns the building where the city hall/police department is located and the building next door. The city also owns the land where the fire station is located on GA HWY 41 and the city owns approximately five acres, where the new city park is being built. A two-acre section of land has been donated for a new city hall building.

ASSESSMENT

The City of Woodland needs a new city hall and police station. The current combined city hall and police station is not adequate to meet existing or future needs. The fire station facility meets current and future population needs.

GOALS, OBJECTIVES AND POLICIES

TALBOT COUNTY

GOAL: IMPROVE AND EXTEND THE STREET AND HIGHWAY SYSTEM TO PROMOTE SAFE, EFFICIENT AND WELL-MAINTAINED ACCESS TO PROPERTY IN THE COUNTY AND ON THROUGH ROUTES FOR LOCAL AND REGIONAL TRAVELERS.

OBJECTIVE: Continue to support the completion of the Fall Line Freeway.

POLICIES:

- Continue to cooperate with the Georgia Department of Transportation officials in the design and implementation of the proposed project.

OBJECTIVE: Pave densely populated county roads.

POLICIES:

- Continue to update the priority system for local road paving based on the number of households and severity of need.

OBJECTIVE: Maintain road components for safe, all-weather access.

POLICIES:

- Continue to maintain county bridges according to Department of Transportation standards.
- Continue to alleviate drainage problems on county roads.
- Pave all dirt roads.

GOAL: PROVIDE AN ENVIRONMENTALLY SOUND AND ECONOMICALLY FEASIBLE MEANS OF SOLID WASTE COLLECTION AND DISPOSAL.

OBJECTIVE: Implement the solid waste plan.

POLICIES:

- Continue to update the solid waste plan.
- Continue efforts to recycle in order to meet the state mandated 25% per capita reduction of solid waste.

GOAL: MAINTAIN AN ENVIRONMENTALLY SOUND SEWAGE SYSTEM PROGRAM TO PROTECT THE PUBLIC SAFETY, HEALTH AND WELFARE.

OBJECTIVE: Protect the public safety, health and welfare by insuring the appropriate means of providing sewer to residents of Talbot County.

POLICIES:

- Work with local health agencies to insure that all residential and commercial establishments meet the minimum requirements for individual septic systems.
- Consider approving package Treatment System.

GOAL: PROVIDE ESSENTIAL PUBLIC SAFETY AND EMERGENCY SERVICES TO PROTECT THE PUBLIC HEALTH, SAFETY AND WELFARE OF TALBOT COUNTY RESIDENTS.

OBJECTIVE: Provide residents with expedient, reliable, and professional public safety and health care centers.

POLICIES:

- Continue to support and maintain volunteer fire departments.
- Continue to support law enforcement.
- Continue to support the EMS facility and personnel.
- Continue to support the Count Health Department, the Mental Retardation Center and the Senior Citizens Center.

GOAL: PROVIDE ESSENTIAL RECREATIONAL FACILITIES THAT ARE ADEQUATE AND ACCESSIBLE TO ALL RESIDENTS.

OBJECTIVE: Provide Talbot County residents with well-designed and maintained public recreational facilities in appropriate places, designed to meet recreational needs.

POLICIES:

- Continue to develop and construct and maintain public campgrounds for Talbot County residents and hunters.
- Continue to develop and construct outdoor recreational facilities.
- Continue to promote the use and development of the Big Lazer Wildlife Management area.
- Continue to develop and construct indoor recreation facilities for Talbot County residents.

GOAL: PROVIDE ESSENTIAL GOVERNMENTAL FACILITIES THAT ARE ADEQUATE AND ACCESSIBLE.

OBJECTIVE: Provide residents with well-designed and maintained governmental buildings and facilities in appropriate places designed to meet the needs of local residents.

POLICIES:

- Provide for handicap accessible buildings where economically feasible. Or provide for alternative arrangements for the location of public meetings when needed.
- Implement a maintenance program for the general upkeep of governmental facilities.
- Preserve the character and integrity of the National Register listed, historic Talbot County Courthouse
- Renovate the Talbot County Courthouse.

CITY OF GENEVA

GOAL: MAINTAIN AN EFFICIENT AND RELIABLE LOCAL AND THROUGH ACCESSIBILITY SYSTEM.

OBJECTIVE: Improve the street system to promote safe, efficient and well-maintained access to property in the city.

POLICIES:

- Provide for well-maintained paved street access to residents and businesses in the city.
- Develop and enforce written specifications governing the construction, maintenance and ownership of unimproved and improved roads.
- Develop and enforce guidelines to improve and maintain the aesthetic beauty of roadways through the city.
- Develop a maintenance schedule for roadways and drainage ditches throughout the city.

GOAL: MAINTAIN AN EFFICIENT AND RELIABLE PUBLIC WATER SYSTEM.

OBJECTIVE: Maintain the public water system to continue to serve the current and future population.

POLICIES:

- Maintain a water system maintenance program to increase efficiency and operational longevity.
- Encourage those water system extensions that would support or encourage new development in areas appropriate for such activities.
- Work with the county on water supply problems.

GOAL: MAINTAIN AN ENVIRONMENTALLY SOUND SEWAGE SYSTEM PROGRAM TO PROTECT THE PUBLIC SAFETY, HEALTH AND WELFARE.

OBJECTIVE: Protect the public safety and welfare by insuring the appropriate means of providing sewer to the residents of Geneva.

POLICIES:

- Maintain and update population density controls and minimum lot size requirements to insure the safe placement of septic tank systems.
- Work with local health agencies to insure that all residential and commercial establishments meet the minimum requirements for individual septic tanks.
- Study the need and feasibility of constructing a public sewer system or promote package treatment systems.

GOALS: ARRANGE FOR ESSENTIAL PUBLIC SAFETY AND EMERGENCY SERVICE TO PROTECT THE PUBLIC HEALTH, SAFETY AND WELFARE OF GENEVA RESIDENTS.

OBJECTIVE: Provide Geneva residents with expedient reliable, and professional public safety and health care services.

POLICIES:

- Continue to coordinate with the Talbot County's Sheriff's Department to provide regular and essential law enforcement and protection for Geneva residents.
- Continue to coordinate with the Talbot County EMS to provide timely medical emergency services.
- Continue to support and maintain the volunteer fire department within the city limits of Geneva.

GOALS: PROVIDE FOR AND MAINTAIN AN EFFICIENT, RELIABLE, AND ENVIRONMENTALLY HEALTHY SOLID WASTE PROGRAM.

OBJECTIVE: Provide for an environmentally sound and reliable solid waste program.

POLICIES:

- Encourage and promote efforts for recycling to meet the state mandated 25% per capita reduction of solid waste.
- Continue to coordinate with Talbot County on the implementation of the Talbot County Solid Waste Plan.

GOALS: PROVIDE ESSENTIAL RECREATIONAL FACILITIES THAT ARE ADEQUATE AND ACCESSIBLE TO ALL RESIDENTS.

OBJECTIVE: Provide Geneva residents with public recreational opportunities and facilities.

POLICIES:

- Investigate potential sites for the construction of a city park and/or community facilities.
- Continue to coordinate volunteer efforts for organized recreational activities for the residents of Geneva.

GOAL: PROVIDE ESSENTIAL GOVERNMENTAL FACILITIES THAT ARE ADEQUATE AND ACCESSIBLE.

OBJECTIVE: Provide Geneva residents with adequate and accessible public buildings.

POLICIES:

- Maintain the existing city hall facility in good condition.
- Maintain the fire department in good condition.

CITY OF JUNCTION CITY

GOAL: MAINTAIN AN EFFICIENT AND RELIABLE LOCAL AND THOROUGH ACCESSIBILITY SYSTEM.

OBJECTIVE: Improve the street system to promote safe, efficient and well-maintained access to property in the city.

POLICIES:

- Develop and enforce guidelines to improve and maintain the aesthetic beauty of roadways through the city.
- Develop a maintenance schedule for roadways and drainage ditches throughout the city.

GOAL: MAINTAIN AN EFFICIENT AND RELIABLE PUBLIC WATER SYSTEM.

OBJECTIVE: Maintain the public water system to continue to serve the current and future population.

POLICIES:

- Maintain a water system maintenance program to increase efficiency and operational longevity.
- Encourage those water system extensions that would support or encourage new development in areas appropriate for such activities.

GOAL: MAINTAIN AN ENVIRONMENTALLY SOUND SEWAGE SYSTEM PROGRAM TO PROTECT THE PUBLIC SAFETY, HEALTH AND WELFARE.

OBJECTIVE: Protect the public safety and welfare by insuring the appropriate means of providing sewer to the residents of Junction City.

POLICIES:

- Enforce minimum lot size requirements to insure the safe placement of septic tank systems.
- Work with local health agencies to insure that all residential and commercial establishments meet the minimum requirements for individual septic tanks.
- Look at the feasibility of public sewer or allowing private package treatment facilities.

GOALS: ARRANGE FOR ESSENTIAL PUBLIC SAFETY AND EMERGENCY SERVICE TO PROTECT THE PUBLIC HEALTH, SAFETY AND WELFARE OF JUNCTION CITY RESIDENTS.

OBJECTIVE: Provide Junction City residents with expedient reliable, and professional public safety and health care services.

POLICIES:

- Continue to coordinate with the Talbot County's Sheriff's Department to provide regular and essential law enforcement and protection for Junction City residents.
- Continue to coordinate with the Talbot County EMS to provide timely medical emergency services
- Continue to support and maintain the volunteer fire department in Junction City.

GOALS: PROVIDE FR AND MAINTAIN AN EFFICIENT, RELIABLE, AND ENVIRONMENTALLY HEALTHY SOLID WASTE PROGRAM.

OBJECTIVE: Provide for an environmentally sound and reliable solid waste program.

POLICIES:

- Encourage and promote efforts for recycling to meet the state mandated 25% per capita reduction of solid waste.
- Continue to coordinate with Talbot County on the implementation of the Talbot County Solid Waste Plan.
- Continue joint solid waste disposal program between the city and the county.

GOAL: PROVIDE ESSENTIAL GOVERNMENTAL FACILITIES THAT ARE ADEQUATE AND ACCESSIBLE.

OBJECTIVE: Provide Junction City residents with adequate and accessible public buildings.

POLICIES:

- Renovate the existing city hall facility or build a new one.
- Maintain the fire department in good condition.
- Maintain existing park facility

CITY OF TALBOTTON

GOAL: MAINTAIN AN EFFICIENT, RELIABLE, AND THROUGH LOCAL ACCESSIBILITY SYSTEM.

OBJECTIVE: Improve and extend the street and highway system to promote safe, efficient and well-maintained access to property in the city and on through routes for local and regional travelers.

POLICIES:

- Provide for the safe, efficient movement of people, goods and services in and around the City of Talbotton.
- Provide quality paved street access to all residents, businesses and industries in and around the city.
- Minimize conflicts between local and through traffic (especially 18-wheel trucks) using every available means.
- Plan for design and establish an appropriate landscaping system for public right-of-way citywide to reduce maintenance of street signs and power lines to create and maintain clear paths of vision and movement along all traffic arteries.
- Develop and enforce traffic sight distance and angle restriction requirements in the downtown area.

GOAL: MAINTAIN AN EFFICIENT, SAFE AND RELIABLE PUBLIC WATER SYSTEM.

OBJECTIVE: Maintain the public water system to continue to serve the current and future population

POLICIES:

- Maintain water connection with the county water system in order to provide a reliable water supply.

OBJECTIVE: Provide a safe and environmentally sound water supply for the citizens of Talbotton.

POLICIES:

- Plan for, design and construct needed water storage facility.
- Maintain a water system maintenance program to increase efficiency and operational longevity.
- Encourage those water system extensions that would support or encourage new development in areas appropriate for such activities.

GOAL: MAINTAIN AN EFFICIENT, SAFE AND RELIABLE PUBLIC SEWER SYSTEM.

OBJECTIVE: Improve and extend Talbotton's sewer system to serve identified growth areas in an orderly and progressive manner.

POLICIES:

- Coordinate with the county on expanding the sewer system outside the city limits of Talbotton.
- Maintain the existing oxidation ponds in a safe and sound manner.

OBJECTIVE: Provide a safe and environmentally sound sewer system for the citizens of Talbotton.

POLICIES:

- Maintain the existing sewer treatment ponds in a safe and sound manner

GOAL: PROVIDE FOR AND MAINTAIN AN EFFICIENT, RELIABLE AND ENVIRONMENTALLY SOUND SOLID WASTE PROGRAM.

OBJECTIVE: Provide for an environmentally sound and reliable waste program.

POLICIES:

- Continue to use the inert landfill for city residents.
- Coordinate with the county on the implementation of the Talbot County Solid Waste Plan.
- Continue efforts to recycle in order to meet the State mandated 25% per capita reduction of solid waste.

GOAL: PROVIDE ESSENTIAL PUBLIC SAFETY AND EMERGENCY SERVICES TO PROTECT THE PUBLIC HEALTH, SAFETY AND WELFARE OF TALBOTTON RESIDENTS.

OBJECTIVE: Provide expedient, reliable and professional public safety and health care services.

POLICIES:

- Coordinate with the Talbot County EMS to provide timely medical emergency services.
- Continue to support and maintain the volunteer fire department in Talbotton.
- Support and maintain the city police department.
- Implement a timely maintenance and replacement plan for all public safety equipment.

GOAL: PROMOTE AND CONSERVE THE CULTURAL RESOURCES OF TALBOTTON.

OBJECTIVE: Promote the community awareness of cultural resources in the city.

POLICIES:

- Continue to encourage the topic of cultural resources to be discussed in area schools.
- Continue to promote the use of the Straus-Levert Hall as community meeting facility.

GOAL: PROVIDE ESSENTIAL GOVERNMENT FACILITIES THAT ARE ADEQUATE AND ACCESSIBLE.

OBJECTIVE: Provide Talbotton’s residents with well-designed and maintained government facilities.

POLICIES:

- Maintain the existing city hall facility in good condition.
- Maintain the fire department in good condition.

CITY OF WOODLAND

GOAL: MAINTAIN AN EFFICIENT, RELIABLE AND THROUGH LOCAL AND ACCESSIBILITY SYSTEM.

OBJECTIVE: Improve and extend the street and highway system to promote safe, efficient and well-maintained access to property in the city and on through routes for local and regional travelers.

POLICIES:

- Provide for the safe and efficient movement of people, goods and services in and around the City of Woodland.
- Provide paved street access to all residents and businesses in and around the city. The city has one remaining unpaved street.
- Minimize conflicts between local and through traffic (especially 18 wheel-trucks) using every available means.
- Plan for, design and establish an appropriate landscaping system for public rights-of-way citywide to reduce maintenance of street signs and power lines and to create and maintain clear paths of vision and movement along all traffic arteries.

GOAL: MAINTAIN AN EFFICIENT, SAFE AND RELIABLE PUBLIC WATER SYSTEM.

OBJECTIVE: Maintain the public water system to continue to serve the current and future population.

POLICIES:

- Maintain a water system maintenance program to increase efficiency and operational longevity.
- Encourage those water system extensions that would support or encourage new development in areas appropriate for such activities.

GOAL: MAINTAIN AN ENVIRONMENTALLY SOUND SEWAGE SYSTEM PROGRAM TO PROTECT THE PUBLIC SAFETY, HEALTH AND WELFARE.

OBJECTIVE: Protect the public safety and welfare by insuring the appropriate means of providing sewer to the residents of Woodland.

POLICIES:

- Enforce minimum lot size requirements to insure the safe placement of septic tank systems.
- Study the need and feasibility of constructing a public sewer system.
- Work with local health agencies to insure that all residential and commercial establishments meet the minimum requirements for individual septic tanks.

GOAL: PROVIDE FOR AND MAINTAIN AN EFFICIENT, RELIABLE AND ENVIRONMENTALLY SOUND SOLID WASTE PROGRAM.

OBJECTIVE: Provide for an environmentally reliable waste program.

POLICIES:

- Coordinate with the county on the implementation of the Talbot County Solid Waste Plan.
- Continue efforts for recycling to meet the State mandated 25% per capita reduction of solid waste.

GOAL: PROVIDE ESSENTIAL PUBLIC SAFETY AND EMERGENCY SERVICES TO PROTECT THE PUBLIC HEALTH, SAFETY AND WELFARE OF WOODLAND RESIDENTS.

OBJECTIVE: Provide expedient, reliable and professional public safety and health care services.

POLICIES:

- Continue to coordinate with the Talbot County EMS to provide timely emergency services.
- Continue to support and maintain the volunteer fire department in Woodland.
- Continue to support and maintain the city police department. Collaborate with County Sheriff's Department to provide additional law enforcement and protection to Woodland residents.
- Implement a timely maintenance and replacement plan for all public safety equipment.

GOAL: PROVIDE ESSENTIAL RECREATIONAL FACILITIES THAT ARE ADEQUATE AND ACCESSIBLE.

OBJECTIVE: Provide Woodland's residents well designed and maintained public recreation facilities in appropriate places, designed to meet the recreational needs of local residents.

POLICIES:

- Maintain the existing city park area.
- Continue to develop the recreational complex south of the city on GA HWY 41.

- Look at adding tennis courts/multi-purpose courts.
- Look at adding more walking and bike trails and other facilities as needed.

GOAL: PROVIDE ESSENTIAL GOVERNMENT FACILITIES THAT ARE ADEQUATE AND ACCESSIBLE.

OBJECTIVE: Provide residents with well-designed and maintained government facilities.

POLICIES:

- Renovate the existing city hall building next door to serve the city's administration office and the police department.

LAND USE

The proper mix of land uses insures that a community is both viable and sustainable. It is a daunting task to limit certain growth potentials in order to maintain a certain type of lifestyle. No one really wishes to limit growth at the expense of potential income. At the same, no one desires to have a scene of the old west boomtowns, based solely on the production of certain products and wealth, without regard for tomorrow. Many difficult decisions must be made about how a community desires to encourage and improve the economic environment while creating a safe, healthy living environment for the citizens.

Often times, the balance between the residents and business community are at odds. The community decision makers are asked to weigh the past, present, and future desires and demands when making choices about the uses of the land within a jurisdiction, neighborhood, or even a parcel.

The following section includes the results of how the decision makers of Talbot County, and the Cities of Geneva, Junction City, Talbotton, and Woodland would like to see their communities use the land. The information reflects zoning decisions, ordinances, and public input.

Talbot County Land Use

Talbot County is a rural community, possessing large tracts of open land. The land area of the County is 394.8 square miles. Talbot County is located in the west central section of the State of Georgia. One and one-half percent of the land area is covered by water. The County contains many natural and scenic assets, which include large forested areas, beautiful mountain views, and notable historic properties.

Talbot County offers clean, spacious living for residents. The rural nature of Talbot County allows for a quality of life that is envied by many. The area is poised to provide the same opportunity for many new residents.

Talbot County is considered to be an agriculturally based County. Almost 215,968.22 acres of Talbot County can be classified as agricultural, forestry, fishing and hunting. This acreage is distributed across the county covering nearly 87% of the total land area. The northeast section of the county is primarily agricultural/forestry.

Residential land, in unincorporated parts of Talbot County has concentrated in the western part of the County. In the southwest sector, Box Springs area is very well developed. Another area, Flint Hill, located in the northwest sector, is highly populated. Development has also begun along GA Highway 315, along Po Bidy Road, adjacent to all four Municipalities, and near the county lines of Harris and Muscogee Counties. In total, residential land covers approximately 10,310.13 acres of land.

Commercial establishments, totaling around 195.44 acres of land area, are located at various places throughout the County. These properties are located near the incorporated communities. These establishments provide primarily, gas, groceries, night entertainment, and governmental services.

Industrial land is primarily in the Junction City area. Extensive sand and gravel mining is the major form of industry. Talbot County's industrial land totals around 3,140 acres. In the un-incorporated areas, two freight rail lines, electric power transmission lines, natural gas and oil lines, gas companies, water storage tanks and wells, cellular transmission towers, and the water works plant south of Manchester comprise the majority of the acreage.

Another category, education, public administration, health care and other institutions in the County, occupy 10,008 acres. This comprises approximately 50 churches and their adjoining cemeteries and 23 additional cemeteries. Government buildings, police and fire stations, post offices, schools and a senior center are less prevalent in the unincorporated sections of the county. All of the public land, except 7 acres (3 fire houses, a post office, senior center and the health department) is located within the four municipalities.

Talbot County has a robust amount of parks/recreation/conservation land. The State of Georgia manages over 7,652 acres in Talbot County. The Big Lazar Creek Wildlife Management Area and Spewel Bluff State Park and Wildlife Management Area (Upson County) is located in the northeast portion of the county. This area encompasses Lazar Creek and abuts the Flint River. There is a 35-acre park north of the City of Talbotton. This area provides opportunities to fish, play tennis, basketball, and baseball. These lands and several camp grounds/road side parks use 7,651.86 acres. Near the City of Junction City the county maintains 8.3-acre park, providing basketball and walking facilities. Vacant and undeveloped land is scattered throughout the county. This is shown in the agricultural, forestry, fishing and hunting land use classification.

Geneva

Geneva is located in the southern sector of the county. The city is relatively the same size as Woodland. Geneva's residential lots are larger and have a higher percentage of agricultural, forestry, fishing and hunting land than that of the City of Woodland. However, much of this land is vacant and/or undeveloped. The city is primarily residential in nature. (139.92 acres) The city's public facilities and commercial sections are located in the central part of town.

Geneva is bisected by the Central of Georgia Railway. This mode of transportation has divided the city into north-south sections. The northern section contains the majority of the acreage of residential land. The Fallline Freeway

passes through Geneva on its path across Georgia. City streets and highways cover approximately 45.5 acres of transportation/communication/information/utilities land in the city. Agricultural and undeveloped land lay on the perimeter of the city; they make up 64% of all land. The acreage of agricultural/forestry/fishing/hunting land is 303.75. Currently, the City of Geneva does not have park or industrial land.

Junction City

Talbot County's second largest municipality in size is Junction City. Considered the industrial hub of Talbot County, this city covers 1,443 acres of land. The city has more industrial land than the other three municipalities in the county. A Two hundred and seventy-eight acre of the mining and extraction establishments land use classification is located in Junction City. These are extensions of sand mines in the northeast and southeast sections of town. Residential land, 70 acres, is located in the central section of town. All commercial uses, 6 acres, are located in the central part of town.

Transportation/communication/information/utilities land consists of local streets and highways, wells, water tanks, power substation, power line rights of way, and railroad rights of way comprises less than one acre. Junction City Mining operates a small section of railroad that connects CSX and Norfolk Southern Railways. Cemeteries, city hall, churches, a post office, and a fire station comprise the 4.82 acres of education/public administration/health care and other institutions land use classification category. Agricultural/forestry/fishing and hunting lands, 1,067 acres, account for 74% of all land. Most of this land is vacant or undeveloped land lies outside the cities perimeter.

Talbotton

The City of Talbotton, located in the center of Talbot County, is the largest of all four municipalities. The city covers 3.1 square miles. Talbotton is the most populated and developed area in the county. The 364.16 acres of residential land is centrally located, the roads leading into town are well developed with various types of housing. Much of the commercial land uses surround the county courthouse square. Seventeen acres of the commercial land is occupied by various shopping areas, utilities companies, a hotel, and an auto parts store near the square. There are a few commercial establishments located on the outer limits of the city, on Highway 41. A courthouse, city hall, EMS office, fire and police stations and other public governmental offices represent the education/public administration/health care/other institutional uses. A K-12 school is located in the northern section of Talbotton. Churches and cemeteries are included in the 48 acres of education/public administration/ health care/other institution land uses. Churches and cemeteries are included in the 48-acre of education/public administration/health care/other institution land in Talbotton.

Talbotton maintains a sewage treatment plant in the northern part of the city. Other information/transportation/communication/utilities land include local streets and highways, wells, water tanks, gas line rights of way, power substation, power line rights of way, and railroad rights of way. There is a natural gas system available to the citizens of Talbotton. One thousand, four hundred and sixty-six acres of agriculture/forestry/fishing and hunting lands occupy the outer borders of the city. Currently, there are no acreages for recreational/park land in Talbotton; however the city does have a small tot park near downtown.

Woodland

Woodland is the most densely populated municipality in Talbot County. The city has a good mix of land uses. Residential housing is spread throughout the town. Multi-family housing is located primarily in the southern section of town. There are 165 acres of residential land in the area. The 12 acres of general sales or services uses include a garage, funeral home, and convenience store. Institutional structures include four churches and three cemeteries while public uses are two public parks, post office, and government buildings. Education/public administration/healthcare land occupies 4 acres of land. Park and recreational land exists on Pleasant Hill Street in the east section of town, and one facility south of the city limits covers 6.5 acres. Agricultural, forestry, fishing and hunting lands use classification covers 228.56 acres or 52% of the land in Woodland. Much of this land is vacant or undeveloped. (See Existing Land Use Classification Table for acreages).

ASSESSMENT

Talbot County is a rural county geographically located between Columbus, Macon and Atlanta, Georgia. The county's land area is 394.8 square miles and ranks 62nd in size among Georgia's counties. Physical features include Oak Mountain, Flint River and the sand areas of Southeast Talbot County.

The cities of Geneva, Junction City, Talbotton and Woodland total 4,258.76 acres or 1.7 percent of Talbot County's total land mass. All the towns are characterized by small local commercial establishments and distinctive historical properties. Many of the county's blighted properties are located in the cities. Talbotton, the County Seat, is the most active of Talbot County's cities.

HISTORICAL FACTORS

The county has traditionally been an agricultural community, but as in many surrounding counties, the majority of the once thriving farmlands are now undeveloped, timber or residential land. The obvious cause of the decrease in farming practices is the decline of farming's economic viability. Factors that contributed to the increase in population from 1990-2000 are as follows: a mild climate, low taxes, southern hospitality and its proximity to Columbus and the Atlanta area.

Although there has been an increase in the unincorporated area population and a decrease in the number of farms; the dominant land use in the county remains agricultural/forestry. However, population growth in the unincorporated area has created a demand for housing in the unincorporated areas of Talbot County. This pattern is expected to continue.

The Cities of Geneva, Junction City, Talbotton and Woodland have all had small losses of populations over the last twenty years. Currently population loss has seemed to have stabilized. The cities have all provided different functions over the years. Talbotton, the county seat, has always provided the majority of government services while Junction City, at one time, was a thriving railroad community. All of the cities have struggled over the last twenty years, to include the impact of migration, loss of jobs and pockets of deteriorating housings

Fortunately however, Talbot County and its cities juxtaposition to Columbus, Macon, LaGrange and Atlanta place it in an ideal spot to grow and prosper. As the county and cities continue to improve their infrastructure, schools, and land prices remain more affordable than surrounding counties, young couples, retirees and investors should find Talbot County an attractive place to live, while being able to take advantage of job opportunities in other neighboring cities and counties.

LAND USE PATTERNS AND INFRASTRUCTURE

The most intense and concentrated areas of development are located in and around the cities, the Flint Hill area and Box Springs. Available infrastructure and services are the main catalyst for this development.

Blighted Areas

Blighted areas exist in some sections of both the unincorporated county and the cities. The county and the cities have identified and understand these deficiencies and are committed to addressing these problems in the near future. The cities also desire to promote infill commercial development in the traditional downtown area.

Environmental Issues

The environmentally sensitive or locally valued areas, which need special management practices or limitations on development include wetlands, water recharge areas, the Flint River, the reservoir in the northwest section of the county, steep slopes, floodplains and the green belts of wooded areas adjacent to county roadways.

FUTURE LAND USE NEEDS

Geographic Growth Areas

As displayed on the Future Land Use Maps, Talbot County is projected to have residential growth in the northeast section of the county, along HWY 315 and 208 in the central portion of the county and along collector roads adjacent to the Fall Line Freeway in the southwest quadrant. The cities are expected to see infill residential development. Commercial development is expected to occur primarily in the cities with some service development along US 80. The manufacturing and wholesale trade classification is expected to increase in unincorporated area of the county. There have been no possible annexation areas identified by either the county or the cities of Geneva, Junction City, Talbotton or Woodland.

Infrastructure and Service Expansions

Public water is available in each of the cities and portions or unincorporated Talbot County. The county water system is provided as a back up to the Talbotton, Woodland and Junction City water systems. The county is pursuing purchasing additional water from the Columbus Water Works in order to serve additional customers in the southern portion of the county. Only the City of Talbotton operates a public sewage system. The county and cities of Geneva and Junction City have begun to discuss the feasibility of a public sewer system in the southern portion of the county. Due to Woodland's existing small lot sizes, the city has also begun to discuss the need for a public sewer system.

Critical and Sensitive Areas

Talbot County and Woodland have been mapped for flood prone areas under the Federal Emergency Management Agency program and both participate in the National Flood Insurance Program. Geneva, Junction City, and Talbotton have not been mapped nor do they participate in the National Flood Insurance Program.

The Big Lazer Creek WMA/PFA in Talbot County is located where the Big Lazer flows into the Flint River. There is 5,864 acres with a 250-acre fishing lake on Gum Creek. The area is known for its deer, turkey, and small game populations as well as an abundance of bream, crappie and bass.

Other Areas

Talbot County is rich in cultural resources and has a good core of resources with their historic integrity and context intact. As of January 2005, there were ten individual historic properties and one historic district listed in the National Register of Historic Places in Talbot County.

In 2004-2005 a comprehensive survey of Talbot County historic resources was completed. That survey identified 581 resources fifty years old or older in the county. From that survey, over 50% were identified as being individually eligible for the National Register of Historic Places. The 2004-05 survey also identified ten areas with large concentrations of historic resources that would be eligible for the National Register of Historic Places as districts: Geneva, Junction City, Woodland, Ypsilanti, Po Bidy, Prattsburg, O'Neil, Flint Hill and Box Springs.

There is also potential for a multiple resource nomination to the National Register that focuses on Talbot County Churches.

The sparsely populated areas of Talbot County consist mainly of agricultural and forestland uses with farmsteads, associated outbuildings, churches and community stores. This makes rural Talbot ideal for the Georgia Department of Transportation's Scenic Byways program. Scenic roads include Pleasant Valley Road, Chalybeate Springs Road, Bonnie Hawkins Road, Oak Mountain Ridge Road, Po Bidy Road, GA HWY 208, Ellison Pound Road, and Juniper Mill Pond Road.

Residential

Although minimal, the projected population increase over the planning period should result in more county land being designated as residential. Expansion of existing residential communities, more intense development capabilities within the cities will make Talbot County more attractive to perspective residents. Residential need is expected to be approximately 5,000 acres in the county and 220 acres in the cities.

General Sales and Service

In order to be competitive for tax dollars with Columbus, new commercial ventures are needed. The need to reestablish such commercial uses as movie theaters, grocery stores, and general merchandise stores, all of which were once operated in the cities, are feasible economic possibilities. To accomplish this, commercial land needs to be increased in conjunction with the formulation of incentives to keep the expended dollars in the county. It is believed that this growth will be moderate in the county; therefore, only an additional 105 acres of general sales and service land will be required in the county. The general sales and service acreage is expected to increase in each of the cities, with Geneva and Junction City taking advantage of being located on the Fall Line Freeway.

Manufacturing/Wholesale Trade

With the increased population rate, new industry would alleviate some economic pressures in the county and cities. Therefore, manufacturing and industrial land dedication and the pursuit of industries to locate in the county may prove worthy. With the expansion of existing Rock Quarries and the completion of the Fall Line Freeway Talbot County is prime for industrial growth. Over a thousand acres have been identified in the Future Land Use Map in order to meet these needs.

Transportation/Communication/Information/Utilities

Currently, there are sufficient facilities and acreage devoted to this category to meet the current and future needs of Talbot County and its cities.

Arts/Entertainment/Recreation

Presently, the recreational land in the county is sufficient in the north portions of the county and in the cities. However, a park/recreational area is needed in the southwest section of the county.

Education/Public Administration/Health Care/Institutional

Talbot County and its cities are expected to require little increase in this category due to relatively minimal future population growth. However, if funds are present, added amenities and services associated with this land use would benefit the county and its cities. The school board is looking to acquire an additional site in the southern portion of the county for an elementary school in order to separate grades located in the current K-12 school located in Talbotton.

Agruculture/Forrestry/Fishing/Hunting

Due to the large timberland and agriculture acreage, there is no need for increasing the amount of land designated for this use. (See Future Land Use Classification Table for acreages).

Talbot County Land Use Classification

Talbot County Land Use Classification	
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Existing Land Use Classification	Acreage
Agriculture, forestry, fishing and hunting	215,968.22
Arts, entertainment, and recreation	7,651.86
Education, public administration, health care, other institution	10,007.98
General sales or service	195.44
Manufacturing and wholesale trade	3,140.26
Residence or accommodation functions	10,310.13
Transportation, communication, information and utilities	561.25
TOTAL	247,835.14
Future Land Use Classification	
Agriculture, forestry, fishing and hunting	208,145.97
Arts, entertainment, and recreation	9,299.79
Education, public administration, health care, other institution	9,861.95
General sales or service	300.39
Manufacturing and wholesale trade	4,351.11
Residence or accommodation functions	15,311.58
Transportation, communication, information and utilities	564.36
TOTAL	
Geneva Land Use Classification	
Existing Land Use Classification	
Agriculture, forestry, fishing and hunting	305.75
Education, public administration, health care, other institution	14.27
General sales or service	13.55
Residence or accommodation functions	139.92
Transportation, communication, information and utilities	4.55
TOTAL	478.04
Future Land Use Classification	
Agriculture, forestry, fishing and hunting	237.18
Arts, entertainment, and recreation	17.26
Education, public administration, health care, other institution	14.27
General sales or service	79.39
Residence or accommodation functions	125.39
Transportation, communication, information and utilities	4.55
TOTAL	
Junction City Land Use Classification	
Existing Land Use Classification	
Agriculture, forestry, fishing and hunting	1,066.57
Arts, entertainment, and recreation	17.2
Education, public administration, health care, other institution	4.82
General sales or service	6.2
Manufacturing and wholesale trade	277.76
Residence or accommodation functions	70.05
Transportation, communication, information and utilities	0.12
TOTAL	1,442.72
Future Land Use Classification	
Agriculture, forestry, fishing and hunting	624.69
Arts, entertainment, and recreation	17.2
Education, public administration, health care, other institution	28.73
General sales or service	140.83
Manufacturing and wholesale trade	374.41

Residence or accommodation functions	256.73
Transportation, communication, information and utilities	0.12
TOTAL	
Talbotton Land Use Classification	
Existing Land Use Classification	
Agriculture, forestry, fishing and hunting	1,466.39
Education, public administration, health care, other institution	48.2
General sales or service	17.79
Residence or accommodation functions	364.16
Transportation, communication, information and utilities	6.02
TOTAL	1,902.56
Future Land Use Classification	
Agriculture, forestry, fishing and hunting	1,393.44
Education, public administration, health care, other institution	49.67
General sales or service	44.42
Residence or accommodation functions	408.99
Transportation, communication, information and utilities	6.02
TOTAL	
Woodland Land Use Classification	
Existing Land Use Classification	
Agriculture, forestry, fishing and hunting	228.56
Arts, entertainment, and recreation	5.65
Construction related business	14.09
Education, public administration, health care, other institution	9.88
General sales or service	11.65
Residence or accommodation functions	165.61
TOTAL	435.44
Future Land Use Classification	
Agriculture, forestry, fishing and hunting	225.14
Arts, entertainment, and recreation	5.65
Construction related businesses	9.88
Education, public administration, health care, other institution	13.82
General sales or service	12.78
Residence or accommodation functions	168.16
TOTAL	

GOALS, OBJECTIVES, AND POLICIES

TALBOT COUNTY

GOALS: PROMOTE TALBOT COUNTY AS A HEALTHY, ATTRACTIVE AND EFFICIENT COMMUNITY.

OBJECTIVE: Maintain and enhance the character of Talbot County as an attractive area in which to live and invest.

POLICIES:

- Prohibit the systematic neglect of structures that leads to blight and decay of the county and its countryside.
- Encourage all land uses to be located, sited and designed to carefully fit local surroundings, protect and enhance the quality of the environment and maintain the character of the area.
- Maintain and protect Talbot County’s residential neighborhoods from non-residential traffic and competing incompatible land uses.
- Regulate signs county-wide in an effort to improve sign visibility and use, promote safety and enhance the positive image of the county.

OBJECTIVE: Make balanced and efficient use of land appropriate with the county’s public policy system, resource base, and the health, safety and welfare of its citizens.

POLICIES:

- Encourage and promote land use and development that respects natural limitations of flood plains, steep slopes, wetlands and limiting soil types.
- Encourage the use of flood prone areas for extensive recreation and other appropriate open space uses.
- Promote areas of the county as large lot residential areas to maintain the rural character of the county.
- Conserve and maintain shared green spaces for recreation and natural resources preservation in expanding residential neighborhoods.
- Review all proposed transportation rights-of-way, utilities extensions and land uses and development to assure they are consistent with overall county policies and will fulfill the express function, purpose and character for which they are proposed and planned.
- Develop, adopt and enforce the Talbot County Growth Strategies Policy to reflect the county's policy toward growth, development and the use of land and other resources.
- Enforce the Talbot County Subdivision Regulations to reflect the county's policy toward development and the design and the installation of utilities and other public facilities.
- Provide adequate land area, through implementation of county policies, plans and the construction and maintenance of public utilities and services, for growth and development in accord with county policy.

OBJECTIVE: Operate and maintain a sound and efficient system to plan for, guide and assist Talbot County's continued development in accord with county plans and policies.

POLICIES:

- Support and encourage modern and compatible residential, commercial and industrial development and the efficient use of local land resources through appropriate application of county ordinances and regulations for subdivision of land and control of use and development within Talbot County.
- Continues to pursue, promote and encourage formal relationships with the cities of Geneva, Junction City, Talbotton, and Woodland regarding growth and development concerns, including but not limited to: Comprehensive planning, subdivision regulations, public works standards, building and occupancy permits, extension of public water, storm drainage, annexation, the implementation of a city and/or county sewage system, and other related matters.

- Pursue, promote and encourage coordination of the plans of the several public boards, agencies, commissions and other authorities in Talbot County, in accord with county policies and programs, to enhance mutual understanding and improve decision making.
- Continue to enforce building and housing codes within Talbot County.
- Fully and impartially enforce all applicable county codes and regulations throughout Talbot County.

CITY OF GENEVA

GOALS: PROMOTE GENEVA AS A HEALTHY, ATTRACTIVE AND EFFICIENT COMMUNITY.

OBJECTIVE: Maintain and enhance the character of Geneva as an attractive area in which to live and invest.

POLICIES:

- Prohibit the systematic neglect of structures that leads to blight and decay of the city and its countryside.
- Encourage all land uses to be located, sited and designed to carefully fit local surroundings, protect and enhance the quality of the environment and maintain the character of the area.
- Maintain and protect Geneva's residential neighborhoods from non-residential traffic and competing incompatible land uses.
- Regulate signs city wide in an effort to improve sign visibility and use, promote safety and enhance the positive image of the city.

OBJECTIVE:

- Make balanced and efficient use of land appropriate with the city's policy system,
- Resource base, and the health, safety and welfare of its citizens.

POLICIES:

- Encourage and promote land use and development that respects natural limitations of flood plains, steep slopes, wetlands and limiting soil types.
- Encourage the use of flood prone areas for extensive recreation and other appropriate open space uses.
- Promote moderate density clustered housing that includes open space that retains natural landscape character as an amenity.
- Conserve and maintain shared green spaces for recreation and natural resources preservation in expanding residential neighborhoods.
- Review all proposed transportation rights-of-way, utilities extensions and land uses and development to assure they are consistent with overall city policies and will fulfill the express function, purpose and character for which they are proposed and planned.
- Enforce the Geneva Zoning Ordinance to reflect the city's policy toward growth, development and the use of land and other resources.

- Develop, adopt and enforce subdivision regulations to reflect the city's policy toward development and the design and the installation of utilities and other public facilities.
- Provide adequate land area for growth and development by implementing city policies and plans and constructing and maintaining public utilities and services.

OBJECTIVE: Operate and maintain a sound and efficient system to plan for, guide and assist Geneva's continued development in accord with city plans and policies.

POLICIES:

- Create a repository for ordinances, such as a file for originals and a loose-leaf notebook for working copies.
- Support and encourage modern and compatible residential, commercial and industrial development and the efficient use of local land resources through appropriate application of city ordinances and regulations for subdivision of land and control of use and development within Geneva.
- Pursue, promote and encourage formal relationships with Talbot County regarding growth and development concerns, including but not limited to: Comprehensive planning, zoning, subdivision regulations, public works standards, building and occupancy permits, extension of public water and sanitary sewer services, storm drainage, annexation and other related matters.
- Pursue, promote and encourage coordination of the plans of the several public boards, agencies, commissions and other authorities in Geneva, in accord with city policies and programs, to enhance mutual understanding and improve decision making.
- Fully and impartially enforce all applicable city codes and regulations throughout Geneva.

CITY OF JUNCTION CITY

GOALS: PROMOTE JUNCTION CITY AS A HEALTHY, ATTRACTIVE AND EFFICIENT COMMUNITY.

OBJECTIVE: Maintain and enhance the character of Junction City as an attractive area in which to live and invest.

POLICIES:

- Prohibit the systematic neglect of structures that leads to blight and decay of the city and its countryside.
- Encourage all land uses to be located, sited and designed to carefully fit local surroundings, protect and enhance the quality of the environment and maintain the character of the area.
- Maintain and protect Junction City's residential neighborhoods from non-residential traffic and competing incompatible land uses.
- Regulate signs city wide in an effort to improve sign visibility and use, promote safety and enhance the positive image of the city.

OBJECTIVE: Make balanced and efficient use of land appropriate with the city's policy system, resource base, and the health, safety and welfare of its citizens.

POLICIES:

- Encourage and promote land use and development that respects natural limitations of flood plains, steep slopes, wetlands and limiting soil types.
- Encourage the use of flood prone areas for extensive recreation and other appropriate open space uses.
- Promote moderate density clustered housing that includes open space that retains natural landscape character as an amenity.
- Conserve and maintain shared green spaces for recreation and natural resources preservation in expanding residential neighborhoods.
- Review all proposed transportation rights-of-way, utilities extensions and land uses and development to assure they are consistent with overall city policies and will fulfill the express function, purpose and character for which they are proposed and planned.
- Enforce the Junction City Zoning Ordinance to reflect the city's policy toward growth, development and the use of land and other resources.
- Develop, adopt and enforce subdivision regulations to reflect the city's policy toward development and the design and the installation of utilities and other public facilities.
- Provide adequate land area for growth and development by implementing city policies and plans and constructing and maintaining public utilities and services.

OBJECTIVE: Operate and maintain a sound and efficient system to plan for, guide and assist Junction City's continued development in accord with city plans and policies.

POLICIES:

- Create a repository for ordinances, such as a file for originals and a loose-leaf notebook for working copies.
- Support and encourage modern and compatible residential, commercial and industrial development and the efficient use of local land resources through appropriate application of city ordinances and regulations for subdivision of land and control of use and development within Junction City.
- Pursue, promote and encourage formal relationships with Talbot County regarding growth and development concerns, including but not limited to: Comprehensive planning, zoning, subdivision regulations, public works standards, building and occupancy permits, extension of public water and sanitary sewer services, storm drainage, annexation and other related matters.
- Pursue, promote and encourage coordination of the plans of the several public boards, agencies, commissions and other authorities in Junction City, in accord with city policies and programs, to enhance mutual understanding and improve decision making.
- Fully and impartially enforce all applicable city codes and regulations throughout Junction City.

CITY OF TALBOTTON

GOALS: PROMOTE TALBOTTON AS A HEALTHY, ATTRACTIVE AND EFFICIENT COMMUNITY.

OBJECTIVE: Maintain and enhance the character of Talbotton as an attractive area in which to live and invest.

POLICIES:

- Prohibit the systematic neglect of structures that leads to blight and decay of the city and its countryside.
- Encourage all land uses to be located, sited and designed to carefully fit local surroundings, protect and enhance the quality of the environment and maintain the character of the area.
- Maintain and protect Talbotton's residential neighborhoods from non-residential traffic and competing incompatible land uses.
- Regulate signs city wide in an effort to improve sign visibility and use, promote safety and enhance the positive image of the city.

OBJECTIVE: Make balanced and efficient use of land appropriate with the city's policy system, resource base, and the health, safety and welfare of its citizens.

POLICIES:

- Encourage and promote land use and development that respects natural limitations of flood plains, steep slopes, wetlands and limiting soil types.
- Encourage the use of flood prone areas for extensive recreation and other appropriate open space uses.
- Promote moderate density clustered housing that includes open space that retains natural landscape character as an amenity.
- Conserve and maintain shared green spaces for recreation and natural resources preservation in expanding residential neighborhoods.
- Review all proposed transportation rights-of-way, utilities extensions and land uses and development to assure they are consistent with overall city policies and will fulfill the express function, purpose and character for which they are proposed and planned.
- Update Talbotton's City Zoning Ordinance to reflect the city's policy toward growth, development and the use of land and other resources.
- Develop, adopt and enforce subdivision regulations to reflect the city's policy toward development and the design and the installation of utilities and other public facilities.
- Provide adequate land area for growth and development by implementing city policies and plans and constructing and maintaining public utilities and services.

OBJECTIVE: Operate and maintain a sound and efficient system to plan for, guide and assist Talbotton's continued development in accord with city plans and policies.

POLICIES:

- Create a repository for ordinances, such as a file for originals and a loose-leaf notebook for working copies.
- Support and encourage modern and compatible residential, commercial and industrial development and the efficient use of local land resources through appropriate application of city ordinances and regulations for subdivision of land and control of use and development within Talbotton.
- Pursue, promote and encourage formal relationships with Talbot County regarding growth and development concerns, including but not limited to: Comprehensive planning, zoning, subdivision regulations, public works standards, building and occupancy permits, extension of public water and sanitary sewer services, storm drainage, annexation and other related matters.
- Pursue, promote and encourage coordination of the plans of the several public boards, agencies, commissions and other authorities in Talbotton, in accord with city policies and programs, to enhance mutual understanding and improve decision making.
- Fully and impartially enforce all applicable city codes and regulations throughout Talbotton.

CITY OF WOODLAND

GOALS: PROMOTE WOODLAND AS A HEALTHY, ATTRACTIVE AND EFFICIENT COMMUNITY.

OBJECTIVE: Maintain and enhance the character of Woodland as an attractive area in which to live and invest.

POLICIES:

- Prohibit the systematic neglect of structures that leads to blight and decay of the city and its countryside.
- Encourage all land uses to be located, sited and designed to carefully fit local surroundings, protect and enhance the quality of the environment and maintain the character of the area.
- Maintain and protect Woodland's residential neighborhoods from non-residential traffic and competing incompatible land uses.
- Regulate signs city wide in an effort to improve sign visibility and use, promote safety and enhance the positive image of the city.

OBJECTIVE: Make balanced and efficient use of land appropriate with the city's policy system, resource base, and the health, safety and welfare of its citizens.

POLICIES:

- Encourage and promote land use and development that respects natural limitations of flood plains, steep slopes, wetlands and limiting soil types.
- Encourage the use of flood prone areas for extensive recreation and other appropriate open space uses.
- Promote moderate density clustered housing that includes open space that retains natural landscape character as an amenity.

- Conserve and maintain shared green spaces for recreation and natural resources preservation in expanding residential neighborhoods.
- Review all proposed transportation rights-of-way, utilities extensions and land uses and development to assure they are consistent with overall city policies and will fulfill the express function, purpose and character for which they are proposed and planned.
- Enforce the Woodland's Land-Use Intensity Ordinance to reflect the city's policy toward growth, development and the use of land and other resources.
- Develop, adopt and enforce subdivision regulations to reflect the city's policy toward development and the design and the installation of utilities and other public facilities.
- Provide adequate land area for growth and development by implementing city policies and plans and constructing and maintaining public utilities and services.

OBJECTIVE: Operate and maintain a sound and efficient system to plan for, guide and assist Woodland's continued development in accord with city plans and policies.

POLICIES:

- Create a repository for ordinances, such as a file for originals and a loose-leaf notebook for working copies.
- Support and encourage modern and compatible residential, commercial and industrial development and the efficient use of local land resources through appropriate application of city ordinances and regulations for subdivision of land and control of use and development within Woodland.
- Pursue, promote and encourage formal relationships with Talbot County regarding growth and development concerns, including but not limited to: Comprehensive planning, zoning, subdivision regulations, public works standards, building and occupancy permits, extension of public water and sanitary sewer services, storm drainage, annexation and other related matters.
- Pursue, promote and encourage coordination of the plans of the several public boards, agencies, commissions and other authorities in Woodland, in accord with city policies and programs, to enhance mutual understanding and improve decision making.
- Fully and impartially enforce all applicable city codes and regulations throughout Woodland.

INTERGOVERNMENTAL COORDINATION ELEMENT

The Intergovernmental Coordination Element provide local governments an opportunity to inventory existing intergovernmental coordination mechanisms and processes with other local governments and governmental entities that can have profound impacts on the success of implementing the local government's comprehensive plan. The purpose of this element is to assess the adequacy and suitability of existing coordination mechanisms to serve the current and future needs of the community and articulate goals and formulate a strategy for effective implementation of community policies and objectives that, in many cases, involve multiple governmental entities. The Intergovernmental Coordination element is intended to identify points where additional coordination may be needed in order to plan for more orderly development that is consistent with the desires of Talbot County and the Cities of Geneva, Junction City, Talbotton and Woodland.

Inventory

Adjacent Local Governments:

Talbot County and the City of Geneva, Junction City, Talbotton and Woodland have updated their Service Delivery Strategy and will continue to provide adequate and reliable services to their citizens (*see Service Delivery Strategy for delivery agreements and provisions*). Talbot County and the City of Geneva, Junction City, Talbotton and Woodland operate a joint Volunteer Fire Department. The Joint Comprehensive Plan has been reviewed by both responsible governing bodies and has been found to be consistent with the land use plan and strategies of all concerned parties. All negotiations and agreements are directly conducted between the Talbot County Board of Commissioners and the City of Geneva, Junction City, Talbotton and Woodland Mayor and Council. If these bodies are unable to reach a resolution, an independent mediator will be hired to facilitate the proceedings.

Talbot County contracts with Talbot County EMS for Emergency Services activities; furthermore, Talbot County will operate an E911 system that will be completely operational by late 2006. These services are provided through

an agreement between the Talbot County Board of Commissioners and the City Councils. Any disputes that arise are resolved by direct negotiations between the two governing entities.

Talbot County and the City of Geneva, Junction City, Talbotton and Woodland have arrangements to utilize jail facilities on an as needed basis.

School Boards:

Talbot Board of Education is the responsible entity for operation of this facility. This board is composed of members from both the Cities and Talbot County.

Independent Special Districts:

None exist in the applicable jurisdictions.

Independent Development Authorities:

An Independent Industrial Development Authority exists in Talbot County. Members are appointed by the Board of Commissioners. The City of Talbotton has an independent Downtown Development Authority. Members of the Downtown Development Authority are appointed by the Mayor and Council of Talbotton. If these bodies are unable to reach resolution with their respective jurisdictions an independent mediator will be hired to facilitate the proceedings.

Other Related State Programs:

Neither Talbot County nor the City of Geneva, Junction City, Talbotton and Woodland is currently participating in any of the applicable state programs.

ASSESSMENT:

Adjacent Local Governments:

Currently, the Talbot County Board of Commissioners and the City of Geneva, Junction City, Talbotton and Woodland Mayor and Council are responsible for direct coordination with all concerned adjacent local governments. This arrangement is sufficient to meet the current and future needs of the population.

School Boards:

The current arrangement with Talbot County to operate a central high school and school board is adequate to meet all current and future needs of the population. A second school that is being investigated will divide the grades with one facility becoming a high school while the other becomes a primary and middle school.

Independent Special Districts:

None exist in the applicable jurisdictions.

Independent Development Authorities:

The current arrangement between Talbot County and the Industrial Development Authority is sufficient to meet current and future needs of the population. The current arrangement between the City of Talbotton and the Downtown Development Authority is sufficient to meet the current and future needs of the population.

Other Related State Programs:

Neither Talbot County nor the City of Geneva, Junction City, Talbotton and Woodland is currently participating in any of the applicable state programs.

GOALS, OBJECTIVES AND POLICIES

GOALS: MAINTAIN AN OPEN AND COORPREATIVE RELATIONSHIP WITH SURROUNDING JURISDICATIONS AND CONCERNED ENITITES.

OBJECTIVE: Encourage more communication and participation with various adjacent jurisdictions and entities.

Policies:

- Continue to execute service provisions agreements in a timely manner.
- Continue to settle any disputes or disagreements in a cordial and organized manner.

Five-Year Short Term Work Program

The following section is the Five Years Short Term Work Program for the cities of Geneva, Junction City, Talbotton, and Woodland. It reflects the wishes and desires of the Elected Officials, Comprehensive Plan Committee, and the Public with the guidance of the Lower Chattahoochee Regional Development Center. The section outlines the pressing issues that the jurisdictions face in the near future. The section also details projects that need further investment on the part of everyone. These projects are deemed to be worthy of the attention of the parties, by the plan committee and public.

TALBOT COUNTY

	2005	2006	2007	2008	2009	Estimated Cost/Funding Sources	Responsibility
Natural and Historic Resources							
Adopt and enforce buffer requirements along major thoroughfares.		X				\$5,000; Local, GA DCA LDF	County
Develop access to Spirewell Bluff State Park from Talbot County.		X				\$100,000; GA DNR, Local	County
Seek funding for the further development of the Big Lazer Creek Wildlife reserve.		X...	...	...		Local, GA DNR	County
ID possible scenic byways.	x					Local, GADNR, GDOT	County
Economic Development							
Continue to support Talbot County Chamber of Commerce.	X...	...	...	...	...	\$10,000, Local	County
Develop a marketing plan for the county.		X				\$1,000; Local	Chamber of Commerce
Develop website to market county.		X...	...	...	...	\$3,000; Local	Chamber of Commerce
Support the annual fall festival .	X...	...	...	...	...	\$1,500; Local	Chamber of Commerce
Expand vocational training, GED, and adult literacy opportunities for Talbot County residents.		X...	...	...	...	\$15000per yr.; Local, Private, Technical Schools, School Board	Talbot Literacy Committee
Develop an Economic Development Sales Team to attend training sponsored by Georgia Power.		X				\$2,000; Local	Chamber of Commerce; Industrial Development Authority
Develop the Industrial Park .	X...					\$350,000; One Georgia, Local	Industrial Development Authority
Develop Gateways program for entrances into county.			X...	...	...	\$20,000; GA DCA LDF; Local	Chamber of Commerce; County

	2005	2006	2007	2008	2009	Estimated Cost/Funding Sources	Responsibility
Recruit new industrial businesses to locate in the Industrial Park.		X...	...	...	...	Local; GDEcD, Valley Partnership, RDC	Industrial Development Authority
Market the county to retirees.			X...	...	...	\$5,000, GA DCA LDF	Chamber
Organize and plan for hunting and fishing competitions and tournaments.	X...	...	...	...	...	\$5,000, GA DCA LDF	County/Chamber
Develop a tourism plan.	X...	...	...	...	...	\$10,000, GA DCA LDF	Chamber
Construct a speculative building in the industrial park		X...	...	X		\$150,000, One Georgia, Local	Development Authority
Construct a speculative building in the industrial park.		X...	...	X		\$150,000, One Georgia, Local	County
Develop and install infrastructure along the Fall Line Freeway.	X...	...	...	...	...	Local	County
Pursue the location of service establishments related to highway traffic.		X...	...	...	.....	Local, Chamber of Commerce	County
Community Facilities							
Refurbish the Straus-Levert House.		X...	...	...	...	\$75,000; GA DCA LDF, Private	Historic Society
Implement Enhanced 911 system for the county.	X					\$150,000; One Georgia	County
Implement a recycling program.		X...	...	...	...	\$5,000; Local	County/Public works
Support recreational activities and facilities.	X...	...	...	...	...	\$50,000; Local	County
Provide for Handicapped accessible buildings.		X...	...	X		\$50,000; Local, GA DCA LDF	County
Develop and implement a maintenance program for government buildings.	X...	...	...	...	...	Local	County

	2005	2006	2007	2008	2009	Estimated Cost/Funding Sources	Responsibility
Pave unimproved roads that are densely populated.	X...	...	...	...	...	Local, GA DCA CDBG, GA DOT	County
Renovate Courthouse.		X...	...	...	...	2.5 million; SPLOST, GADNR, State funds	County
Renovate old Chamber offices to be used for County Commission offices.	X					\$75,000; County	County
Renovate old Forestry Building for EMS.		X				\$75,000; County	County
Construct a recreational complex/park in the southwest portion of the county.		X...	...	...	...	\$100,0000; County, DNR LWCF	County
Housing							
Implement a code enforcement program to address dilapidated and substandard housing units in the county.		X				Local	County
Implement a housing rehabilitation program in the county.			X...	...	...	\$500,000; GA DCA CDBG, One Georgia	County
Land Use		X...	...	...	...	\$7500/GA DCA LDF	County
Continue to enforce the county zoning ordinance and subdivision regulations.	X					Local	County
Review comprehensive plan.		X...	...	...	...	Local	County

	2005	2006	2007	2008	2009	Estimated Cost/Funding Sources	Responsibility
Natural and Historic Resources							
Request FEMA to map the city for floodplains.		X				Local	City/County
Enforce Buffer requirements along major thoroughfares.			X			\$3,000; GA DCA, Local	City
Economic Development							
Continue to support the Talbot County Chamber of Commerce.	X...	.....	.....	.....	.....	Local	City
Support the annual fall festival.	X...	...	...	...	...	\$1,500; Local	Chamber of Commerce
Recruit the location of commercial establishments in the Central Business District : and the Fall Line Freeway.		X...	...	.....	.....	Local, GDEcD	City, Chamber
Develop Gateway program for entrances into Geneva.			X...	...	...	\$20,000; GA DCA LDF; Local	Chamber of Commerce; City
Implement a beautification program for the Central Business district.		X				\$8000; DCA, LDF	City
Recruit the location of major grocery chain.			X...	...	...	Local	City/Chamber
Community Facilities							
Study the need and feasibility of a public sewer system for the cities of Geneva and Junction City and the southern portion of the county.			X...	.....X		\$10000; GA DCA LDF, Local, USDA RD	City
Implement a recycling program.		X				\$3000; Local, DNR	City

	2005	2006	2007	2008	2009	Estimated Cost/Funding Sources	Responsibility
Develop and implement a maintenance and resurfacing schedule for city streets.		X...	...	...	...	Local, GDOT LARP	City
Correct drainage problems throughout the city.		X				\$300,000; GA DCA CDBG, GDOT	City
Work with DOT to eliminate dangerous intersections, primarily, at HWY 80 and 96.	X					GDOT	City
Construct sidewalks along GA Hwy 240.		X	.....	X		\$75000; GDOT. DCA LDF,	City
Construct a community center and/or park.			X....	....	....	\$50,000, GA DNR LWCF, GA DCA LDF	City
Study feasibility of consolidation of services and governments.		X				\$10,000; Local	City
Housing							
Implement a Code enforcement program to address dilapidated and substandard housing units in the city.	X	...	...	...	...	GA DCA CDBG, GHFA	City
Adopt and enforce building codes.		X				Local	City
Land Use							
Implement and enforce standards for the placement of septic tanks.	X					\$50,000; local health dept.	City
Enforce city's Zoning Ordinance.	X...	...	...	...	...	Local	City
Develop, adopt and enforce subdivision regulations for the city.		X				\$3,000; GA DCA, Local	City
Review Comprehensive Plan.		X...	.....	.....	.....	Local	City

	2005	2006	2007	2008	2009	Estimated Cost/Funding Sources	Responsibility
Natural and Historic Resources							
Request FEMA to map the city for floodplains.		X				Local	City/County
Enforce Buffer requirements along major thoroughfares.		X				\$3,000; Local; GA DCA	City
Construct a Railroad Museum.			X...	...	....	\$100,000; Local, GDOT	City
Economic Development							
Continue to support the Talbot County Chamber of Commerce.	X...	.....	.....	.....	.....	Local	City
Support the annual fall festival.	X...	...	...	...	...	\$1,500; Local	Chamber of Commerce
Recruit the location of commercial establishments in the Central Business District , along Junction City Street and the Fall Line Freeway.		X...	...	.....	.....	Local, GDEcD	City/Chamber
Develop Gateway program for entrances into Junction City.			X...	...	...	\$20,000; GA DCA LDF; Local	Chamber of Commerce; City
Implement a beautification program for the Central Business district.		X...	...	...	...	\$8000; DCA LDF	City
Actively support the existing industries in and around the city.	X...	...	...	...	...	Local	City/Chamber

	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>Estimated Cost/Funding Sources</u>	<u>Responsibility</u>
<u>Community Facilities</u>							
Increase water pressure throughout the city.		X...	...			Local, GA DCA	City/
Pave all dirt city streets.		X...	....X			\$500,000; GA DCA CDBG	City
Improve drainage throughout the city.				X		\$300,000; GA DCA, Local	City
Construct sidewalks along Junction City Street and the Central Business District.		X	.....	X		\$75000; GDOT, DCA LDF	City
Develop and implement a maintenance and resurfacing schedule for city streets.		X...	...	...	...	Local, GDOT LARP	City
<u>Housing</u>							
Implement a Code enforcement program to address dilapidated and substandard housing units in the city.	X	...	...	...	...	\$5,000; GA DCA CDBG, GHFA	City
Adopt and enforce building codes.		X				Local	City
<u>Land Use</u>							
Implement and enforce standards for the placement of septic tanks.		X				\$50,000; local health dept.	City
Enforce city's Zoning Ordinance.	X...	...	...	...	...	Local	City
Develop, adopt and enforce subdivision regulations for the city.		X				\$3,000; GA DCA, Local	City
Review Comprehensive Plan.		X....	.....	.....	.....	Local	City

	2005	2006	2007	2008	2009	Estimated Cost/Funding Sources	Responsibility
Natural and Historic Resources							
Request FEMA to map the city for floodplains.		X				Local	City
Enforce Buffer requirements along major thoroughfares.		X				\$3,000; Local, GA DCA	City
Economic Development							
Develop Gateway program for entrances into Talbotton.			X...	...	...	\$20,000; GA DCA LDF; Local	Chamber of Commerce; City
Continue to support the Talbot County Chamber of Commerce.	X...	.....	.....	.....	.....	Local	City
Support the annual fall festival.	X...	...	...	...	...	\$1,500; Local	Chamber of Commerce
Recruit the location of commercial establishments in the Central Business District.		X...	...	.....	.....	Local, GDEcD	City/Chamber
Recruit the location of a major grocery chain.				X		Local	City/Chamber
Maintain the existing beautification program for the Central Business district.	X...	...	...	...	...	\$5,000; Local	City/Downtown Authority
Develop and implement a plan for the restoration and use of downtown buildings.		X...	...	...	.....	\$8,000; GA DCA LDF	City
Support and expand vocational training and adult literacy opportunities for Talbotton.		X...	...	...	...	Technical Colleges, Local	City

	2005	2006	2007	2008	2009	Estimated Cost/Funding Sources	Responsibility
Community Facilities							
Implement a recycling program.			X...	...	...	\$3,000; GADNR, DCA	City
Connect to the county's water system to serve as a backup.		X				\$50,000; GA DCA, Local	City
Pave all dirt city streets.	X...	....	X			\$500,000, GA DCA CDBG	City
Develop, adopt and enforce construction specifications for city streets.		X...	...	...	...	\$5000: Local, GDOT	City
Work with DOT to eliminate dangerous intersections.	X					GDOT	City
Construct sidewalks in heavily traveled pedestrian pathways in the city.		X...	...	...	...	\$100,000; GDOT, GA DCA LDF	City
Provide public sewer to those areas in the city where it is not currently available.			X..	...	...	\$500,000; GA DCA CDBG	City
Pursue the redesign of the intersection of GA HWY 90 and US 80 and the intersection of GA 208 and Jefferson Street.			X...	...	...	Local, GDOT	City
Implement a maintenance and replacement program for public safety and public works departments.		X...	...	...	...	Local	City
Develop and implement a maintenance and resurfacing schedule for city streets.		X...	...	...	...	Local, GDOT LARP	City
Housing							
Implement a Code enforcement program to address dilapidated and substandard housing units in the city.	X...	...	...	...	...	GA DCA CDBG, GHFA	City
Adopt and enforce building codes.		X				Local	City

	2005	2006	2007	2008	2009	Estimated Cost/Funding Sources	Responsibility
Continue housing rehabilitation programs in low/mod areas of town.		X...	...	...	...	\$500,000; GA DCA CDBG, CHIP	City
Land Use							
Review and update city's zoning ordinance.		X				\$3,000; Local	City
Adopt and implement subdivision regulations.		X				\$3,000; Local	City
Review and Update Comprehensive Plan.		X...	....	....	....	Local	City

Woodland

	2005	2006	2007	2008	2009	Estimated Cost/Funding Sources	Responsibility
Natural and Historic Resources							
Adopt and enforce buffer requirements along major thoroughfares.						Local	City/County
Adopt and implement a local preservation ordinance.		X				GA DNR HPD, Local	City
Develop and implement a plan for the restoration and use of downtown buildings.		X...	...	...	...	\$8,000; GA DNR, GA DCA LDF, Local	City
Economic Development							
Continue to support the Talbot County Chamber of Commerce.	X...	.....	.....	.....	.....	Local	City
Develop Gateway program for entrances into county.			X...	...	...	\$20,000; GA DCA LDF; Local	Chamber of Commerce; City
Recruit the location of commercial establishments in the Central Business District.		X...	...	...	...	Local, Chamber	City/Chamber
Support the annual fall festival.	X...	...	...	...	...	\$1,500; Local	Chamber of Commerce
Recruit the location of a grocery store.		X...				Local, Chamber	City/Chamber
Implement a beautification program for the Central Business District.		X...	...X			\$30,000; GA DCA; LDF; GDOT	City
Work with the county and local school board on the expansion of vocational and adult literacy programs in the county.		X...	...	...	...	Local, Technical school	City/County

	2005	2006	2007	2008	2009	Estimated Cost/Funding Sources	Responsibility
Continue to support the Farm Museum located on the outskirts of town.	X...	...	...	...	...	Local, Board of Education, Private	City
Community Facilities							
Pave the densely populated dirt roads in the city.	X...	...	...	...	...	\$500,000; Local, GA DCACDBG, GDOT	City
Study the feasibility of a sewer system.		X				\$30,000; DCA, GEFA, USDA RD	City
Renovate or construct new City Hall.	X...	...	...			\$200,000; Local, USDA RD	City
Continue to develop city park facilities.	X...	...	...	...	...	\$50,000; Local, GADCA LDF	City
Implement a recycling program.		X				\$5,000; GA DNR, GA DCA LDF	City
Correct the drainage problems throughout the city.		X...	...	...	...	\$500,000; Local, GA DCA CDBG, GDOT	City
Pursue opening city streets that have become closed over the years.		X...	...	...	...	\$200,000, Local	City
Develop and implement a maintenance and resurfacing schedule for city streets.		X...	...	...	...	Local, GDOT LARP	City
Construct sidewalks along Second Street, Pleasant Hill Street and 7 th Street.		X...	...	...	...	\$75,000; Local, GA DCA LDF	City
Install street lights as needed for safety reasons.		X				Local	City
Implement a maintenance and replacement program for public safety and public works departments.		X...	...	...	...	Local	City
Continue to make needed improvements to the city's water system.	X					\$250,000, DCA, CDBG, Local	City

	2005	2006	2007	2008	2009	Estimated Cost/Funding Sources	Responsibility
Housing							
Implement a code enforcement program to address dilapidated and substandard housing units in the city.		X...	...	...	...	Local	City
Implement a housing rehabilitation program in the city.		X...	...	...	...	\$500,000; GA DCA CDBG, CHIP, USDA RD	City
Land Use							
Implement and enforce standards for the placement of septic tanks.	X...	...	...	...	...	Local, Health Department	City
Continue to enforce the city's Land Use Intensity Ordinance.	X...	...	...	...	...	Local	City
Adopt and implement subdivision regulations.		X				\$3,000; Local	City
Review Comprehensive Plan.		X...	...	...	...	Local	City

Report of Accomplishments Goes Here

GENEVA

	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>Estimated Cost/Funding Sources</u>	<u>Responsibility</u>
<u>Natural and Historic Resources</u>							
Request FEMA to map the city for floodplains		X				Local	City/County
Enforce Buffer requirements along major thoroughfares		x				Local	City
to support the Talbot County Chamber of Commerce	X....	.....	.....	.....	.....	Local	City
Recruit the location of commercial establishments in the Central Business District and HWY 96		X...	....	.....	.....	Local, GA DCA	City
Recruit the location of a major grocery chain				x			city
Implement a beautification program for the Central Business district	x					\$8000, DCA, LDF	city
Implement a recycling program	x					GADNR,DCA,	City
<u>Community Facilities</u>							

Upgrade existing water lines in the city	X...	x				\$15000, Local, GA OTH	City/LCRDC
Study the need and feasibility of a city-wide sewer			X....	.....X		2500, GA DCA LDF, Local	City
Pave all city streets Primarily, Church, Pine, Magnolia streets	X....	.....	X			\$400,000, GA DCA CDBG	City
Replace drainage tiles along Magnolia Lane		X				\$3000, Local	City
Work with DOT to eliminate dangerous intersections, primarily, at HWY 80 and 96	x					GA DOT	City
Construct sidewalks along US HWY 80, GA HWY 96, and GA Hwy 240		x	.....	x		\$75000 GA DOT DCA LDF,	City
Study the feasibility of a joint sewer system	x					Local, DCA, RDC, GEFA, USDA	City
Construct a community Center and/or park			x....	....	....	\$50,000, GA DNR LWC, GA DCA LDF	city
Study feasibility of consolidation of services and governments		X				Local , RDC	City
Housing							
Implement a Code enforcement program to	x	...	...	...	...	GA DCA CDBG, GHFA	City

address dilapidated and substandard housing units in the city							
Adopt and enforce building codes		x				Local	City
<u>Land Use</u>							
Implement and enforce standards for the placement of septic tanks	x					\$50,000 local	city
Coordinate with the county on the adoption and enforcement of countywide Zoning ordinance and subdivision regulations		x...	...	...	...	\$3,000, GADCA, LDF	city
Review Comprehensive Plan		X....	.....	.....	.....	Local	City

JUNCTION CITY

	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>Estimated Cost/Funding Sources</u>	<u>Responsibility</u>
<u>Natural and Historic Resources</u>							
Request FEMA to map the city for floodplains		X				Local	City/County
Enforce Buffer requirements along major thoroughfares		x				Local	City
support the Talbot County Chamber of Commerce	X....	.....	.....	.....	.....	Local	City
Recruit the location of commercial establishments in the Central Business District and HWY 96		X...	....	.....	.....	Local, GA DCA	City
Recruit the location of a major grocery chain				x		local	city
Implement a beautification program for the Central Business district	x					\$8000, DCA, LDF	city
Implement a recycling program	x					GADNR,DCA,	City
<u>Community Facilities</u>							
Upgrade existing water lines in the city	X...	x				\$15000, Local, GA OTH	City/LCRDC

Study the need and feasibility of a city-wide sewer			X....	.....X		\$2500, GA DCA LDF, Local	City
Pave all city streets	X....	.....	X			\$400,000, GA DCA CDBG	City
Replace drainage tiles		X				\$3000, Local	City
Work with DOT to eliminate dangerous intersections, primarily, at HWY 80 and 96	x					GA DOT	City
Construct sidewalks along GA HWY 96 and the city		x	.....	x		\$75000 GA DOT DCA LDF,	City
Study the feasibility of a joint sewer system	x					Local, DCA, RDC, GEFA, USDA	City
Study feasibility of consolidation of services and governments		X				Local , RDC	City
<u>Housing</u>							
Implement a Code enforcement program to address dilapidated and substandard housing units in the city	x	...	...	...	...	GA DCA CDBG, GHFA	City
Adopt and enforce building codes		x				Local	City
<u>Land Use</u>							

Implement and enforce standards for the placement of septic tanks	x					\$50,000 local	city
Coordinate with the county on the adoption and enforcement of countywide Zoning ordinance and subdivision regulations		x...	...	...	...	\$3,000, GADCA, LDF	city
Review Comprehensive Plan		X....	.....	.....	.....	Local	City

Talbotton

	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>Estimated Cost/Funding Sources</u>	<u>Responsibility</u>
<u>Natural and Historic Resources</u>							
Request FEMA to map the city for floodplains		X				Local	City/County
Enforce Buffer requirements along major thoroughfares		x				Local	City
support the Talbot County Chamber of Commerce	X....	.....	.....	.....	.....	Local	City
Recruit the location of commercial establishments in the Central Business District and HWY 96		X...	....	.....	.....	Local, GA DCA	City

Recruit the location of a major grocery chain				x			city
Implement a beautification program for the Central Business district	x					\$8000, DCA, LDF	city
Implement a recycling program	x					GADNR,DCA,	City
<u>Community Facilities</u>							
Upgrade existing water lines in the city	X...	x				\$15000, Local, GA OTH	City/LCRDC
Study the need and feasibility of a city-wide sewer			X....	.....X		\$2500, GA DCA LDF, Local	City
Pave all city streets	X....	.....	X			\$400,000, GA DCA CDBG	City
Replace drainage tiles		X				\$3000, Local	City
Work with DOT to eliminate dangerous intersections	x					GA DOT	City
Construct sidewalks in the city		x	.....	x		\$75000 GA DOT DCA LDF,	City
Study the feasibility of a joint sewer system	x					Local, DCA, RDC, GEFA, USDA	City
Study feasibility of consolidation of services and governments		X				Local , RDC	City

Housing							
Implement a Code enforcement program to address dilapidated and substandard housing units in the city	x	...	...	...	...	GA DCA CDBG, GHFA	City
Adopt and enforce building codes		x				Local	City
Land Use							
Implement and enforce standards for the placement of septic tanks	x					\$50,000 local	city
Coordinate with the county on the adoption and enforcement of countywide Zoning ordinance and subdivision regulations		x...	...	...	...	\$3,000, GADCA, LDF	city
Review Comprehensive Plan		X....	.....	.....	.....	Local	City

Woodland

	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>Estimated Cost/Funding Sources</u>	<u>Responsibility</u>
<u>Natural and Historic Resources</u>							
Request FEMA to		X				Local, GA DNR	City/County

map the city							
for flood plains							
Adopt and enforce buffer requirements along major thoroughfares						Local	City/County
Adopt and implement a local preservation ordinance			X			Ga DNR HPF, Local	City
Implement a recycling program		x				GADNR, local	City
<u>Economic Development</u>							
Continue to support the Talbot County Chamber of Commerce	X....	.....	.....	.....	.....	Local	City
Recruit the location of commercial establishments in the Central Business District and along the Fall Freeway		X...	....	.....	.....	Local, Chamber	City
Implement a beautification program for the Central Business District		X...	.....X			\$5000,GA DCA LDF	City
Actively support the existing industries in and around the city	X...	....	....	....	....	Local, GA DCA BDRL	City/ County
<u>Community Facilities</u>							

<u>Pave all city streets</u>	x...	...	...	...	...	Local, DCA, DOT	City
Study the feasibility of joint sewer system	x					DCA, GEFA, RDC, USDA	City
<u>Build new city Hall</u>	x					Local, USDA	city
<u>Continue to develop city park facilities</u>	x	x				Local, DCA	City
<u>Housing</u>							
Implement a code enforcement program to address dilapidated and substandard housing units in the city		X...	....	....	...	Local	City
Implement a housing rehabilitation program in the city	X....	.....	....	....	....	GA DCA CDBG	City
<u>Land Use</u>							
Implement and enforce standards for the placement of septic tanks	x...	x				Local	City
Review Comprehensive Plan		X...	....	....	.....	Local	City
Work with the county on the preparation, adoption and enforcement of a county wide zoning ordinance and subdivision regulations		X....	.....	.....	.....	\$3000, Local , GA DCA LDF	City/County

TALBOT COUNTY

	<u>200</u> <u>5</u>	<u>200</u> <u>6</u>	<u>200</u> <u>7</u>	<u>200</u> <u>8</u>	<u>200</u> <u>9</u>	<u>Estimated</u> <u>Cost/Funding</u> <u>Sources</u>	<u>Responsibility</u>
<u>Natural and</u> <u>Historic</u> <u>Resources</u>							
Request FEMA to map the county for flood plains		X				Local, GA DNR	City/County
Adopt and enforce buffer requirements along major thoroughfares						Local	City/County
Adopt and implement a program to protect prime farm land from encroachments		x....	.....			Local	County
Seek funding for the further development of the Big Lazer Creek Wildlife reserve		X...	....	....		Local, GA OTH, GA DNR	County
ID possible scenic byways	x					Local, GADNR, DOT	county
<u>Economic</u> <u>Development</u>							
Continue to support Talbot Co. Chamber of Commerce	X....	.....	.....	.....	.....	\$10,000,Local	
Expand vocational training, GED,							

and							
adult literacy opportunities							
for Talbot County residents		X...	...	...	...	15000per yr., Local, Private, GA OTH	Talbot Literacy Committee
Recruit new industrial business							
And locate at the Industrial park			X			\$5,000,GA DCA LDF	Development Authority
Market the county to retirees			X...	....	....	\$5,000,GA DCA LDF	Chamber
Encourage hunting and fishing	X...	...	...	...	...	\$5,000,GA DCA LDF	County/Chamber
Develop a tourism plan	X...	....	....	....	...	\$10,000, GA DCA LDF	Chamber
Refurbish the Straus-Levert Community Center	X...	...	...	...		\$75,000, GA DCA LDF, GA OTH, Private.	Historic Society
Rehabilitate Talbotton's town Square area	X...	....X				\$50,000, GA OTH, Private	Chamber, Dev. Authority
Construct a speculative building		x...	....	x		\$150,000, GA OTH, LOCAL	Development Authority
Develop and install infrastructure along the Fall Line Freeway	X...	....	...	....	....	Local	County
Pursue the location of service establishments		X...	....	....	.....	Local, Chamber of Commerce	County

related to							
highway traffic							
<u>Community Facilities</u>							
Develop construction specs for county roads		X				\$2500 , Local	County
Implement Enhanced 911 system for the county	x					\$20,000,GA DCA LDF	County
Implement a recycling program		X...	....	....	...	Local	County/Public works
Support recreational activities and facilities			X			Local, GA DCA LDF	County
Provide for Handicapped accessible buildings		X...	....	X		Local, GA DCA LDF	County
Develop and implement a maintenance program for government buildings	X...	....	....	....	....	Local	County
Pave unimproved roads that are densely populated	X...	....	....	....	....	Local, GA DCA CDBG, GA DOT	County
<u>Housing</u>		X...	....	....	....	Local	County
Implement a code enforcement program to address dilapidated and substandard							

housing units							
in the county.							
Implement a housing rehabilitation program in the county	X...	....	....	....	....	GA DCA CDBG	County
Work with the local health inspector on developing regulations for lot sizes and placement of septic tanks	X...	....	....	....	....	Local	County
Encourage affordable housing alternatives	x...	...	....	...	...	Local, DCA	County, RDC
<u>Land Use</u>		X....	....	....	....	\$7500/GA DCA LDF	County
Prepare, adopt and enforce a countywide zoning ordinance and subdivision regulations							
Review comprehensive plan					x...	Local	County

