

**The Joint Wilcox County Comprehensive Plan
Wilcox County, Abbeville, Pineview, Pitts, and Rochelle
2025**

A Joint Comprehensive Plan for Wilcox County, the City of Abbeville, the City of Pineview, the City of Pitts, and the City of Rochelle, Georgia in accordance with the Georgia Planning Act of 1989

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The Wilcox County Comprehensive Plan Executive
and Local Planning and Coordination Committees

Heart of Georgia Altamaha Regional Development Center

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Table of Contents

	Page
Introduction	1
Purpose	1
Format	3
Plan Development	3
Acknowledgements	4
Wilcox County Community Vision	7
Population	9
Introduction	9
Total Population	10
Households	19
Age Distribution	25
Racial Composition	37
Educational Attainment	48
Income	63
Economic Development	73
Introduction	73
Economic Base	75
Detailed Economic Sector Inventory and Analysis	90
Average Weekly Wages	95
Sources of Personal Income	101
Recent Major Economic Activities	105
Special Economic Activities	106
Labor Force	108
Employment by Occupation	108
Employment Status and Labor Force Characteristics	113
Unemployment Rates	120
Commuting Patterns	124
Local Economic Development Resources	127
Economic Development Agencies	127

Programs	130
Training Opportunities	131
Summary Needs Assessment	136
Goal, Objectives, and Implementation Policies/Actions	138
Natural and Cultural Resources	143
Introduction	143
Natural Setting	143
Public Water Supply Sources	144
Water Supply Watersheds	145
Groundwater Recharge Areas	145
Wetlands	158
Protected Mountains	165
Protected River Corridors	165
Coastal Resources	173
Flood Plains	173
Soil Types	177
Steep Slopes	187
Prime Agricultural and Forest Land	191
Plant and Animal Habitats	196
Major Park, Recreation, and Conservation Areas	198
Scenic Views and Sites	198
Cultural Resources	202
Summary Findings	227
Goal, Objectives, and Implementation Policies/Actions	229
Community Facilities and Services	235
Introduction	235
Transportation	235
Water Supply and Treatment	241
Sewerage System and Wastewater Treatment	245
Solid Waste	247
Public Safety	251
Hospital and Other Public Health Facilities	257
Recreation	258

General Government	261
Educational Facilities	265
Library and Other Cultural Facilities	266
Summary of Needs/Assessment	301
Goal, Objectives, and Implementation Policies/Actions	303
Housing	313
Introduction	313
Types of Housing	313
Age and Condition of Housing	327
Ownership and Vacancy Patterns	335
Cost of Housing	351
Needs Assessment	383
Summary of Needs	386
Goal, Objectives, and Implementation Policies/Actions	389
Land Use	391
Introduction	391
Existing Land Use	393
Land Use Assessment	408
Future Land Use Narrative	412
Future Land Use Strategy and Maps	416
Goal, Objectives, and Implementation Policies/Actions	429
Intergovernmental Coordination	433
Relationship of Governmental Entities and Programs to Local Government	433
Comprehensive Plan	
Existing Coordination Mechanisms	434
Joint Planning and Service Agreements	435
Special Legislation and Joint Meetings or Work Groups for the Purpose of	435
Coordination	
Local Government Parties or Offices with Primary Responsibility for Coordination	435
Issues Arising from Growth and Development Proposed in Nearby Governments	436
Specific Problems and Needs Identified Within Each of the Comprehensive	436
Plan Elements that Would Benefit from Improved or Additional	
Intergovernmental Coordination	

Adequacy of Existing Coordination Mechanisms with Related State Programs and Goals and Implementation Portions of the Local Comprehensive Plan	437
Goal, Objectives, and Implementation Policies/Actions	439
Appendices	445
Appendix A	445
Community Facilities and Services Element Listing of Roads	447
Appendix B	459
Implementation Strategy and Five Year Short-Term Work Programs	461
Introduction	461
Local Implementation Strategy Format	461
Comprehensive Plan Reports of Accomplishments	465
Wilcox County Report of Accomplishments (2001-2005)	467
City of Abbeville Report of Accomplishments (2001-2005)	475
City of Pineview Report of Accomplishments (2001-2005)	485
City of Pitts Report of Accomplishments (2001-2005)	491
City of Rochelle Report of Accomplishments (2001-2005)	495
Comprehensive Plan Short Term Work Programs	503
Wilcox County Short Term Work Program	505
City of Abbeville Short Term Work Program	515
City of Pineview Short Term Work Program	523
City of Pitts Short Term Work Program	529
City of Rochelle Short Term Work Program	535
Appendix C	541
The Joint Wilcox County Solid Waste Management Plan	543
Introduction	545
Waste Disposal Stream Analysis	546
Waste Reduction Element	552
Yard Trimming Mulching/Composting	552
Collection Element	555

Disposal Element	559
Land Limitation Element	561
Education and Public Involvement Element	567
Wilcox County Joint Solid Waste Management Plan – Reports of Accomplishments	571
Wilcox County Joint Solid Waste Management Plan Report of Accomplishments	573
City of Abbeville Joint Solid Waste Management Plan Report of Accomplishments	583
City of Pineview Joint Solid Waste Management Plan Report of Accomplishments	589
City of Pitts Joint Solid Waste Management Plan Report of Accomplishments	595
City of Rochelle Joint Solid Waste Management Plan Report of Accomplishments	603
Wilcox County Joint Solid Waste Management Plan Short Term Work Programs	609
Wilcox County Joint Solid Waste Management Plan Short Term Work Program (2006-2015)	611
City of Abbeville Joint Solid Waste Management Plan Short Term Work Program (2006-2015)	617
City of Pineview Joint Solid Waste Management Plan Short Term Work Program (2006-2015)	621
City of Pitts Joint Solid Waste Management Plan Short Term Work Program (2006-2015)	625
City of Rochelle Joint Solid Waste Management Plan Short Term Work Program (2006-2015)	629
Attachment A – Assurance of Ten-Year Disposal Capacity Letters	633
Wilcox County, City of Pineview, and City of Pitts Assurance Letter	635
City of Abbeville Assurance Letter	637
City of Rochelle Assurance Letter	639
Appendix D	641
Wilcox County Service Delivery Strategy Certification and Service Delivery Revised Forms	641
Wilcox County Service Delivery Strategy Update Certification	643

Wilcox County Service Delivery Strategy Revised Forms	647
Appendix E	679
Local Government Transmittal Resolutions	681

TABLES

P-1	Historic Population and Percent Change, Wilcox County Governments, Georgia, and U.S., 1980-2003	11
P-2	Current and Historic Population and Percent Change, Wilcox County and Surrounding Counties, 1980-2003	12
P-3	Population Projections, Wilcox County and Georgia, 2004-2025	13
P-4	Population Projections, Wilcox County Governments, 2004-2025	14
P-5	Commuting Patterns, Wilcox County, 1990 & 2000	14
P-6	Total Number of Households, Wilcox County Governments and Georgia, 1980-2000	20
P-7	Average Household Size, Wilcox County, Georgia, and U.S., 1980-2025	20
P-8	Current and Projected Number of Households, Wilcox County and Georgia, 2000-2025	21
P-8A	Historic, Current, and Projected Number of Households and Average Household Size, Wilcox County Municipalities, 1980-2025	22
P-9	Historic Population Age Distribution, Wilcox County, Georgia, and U.S., 1980-2000	26
P-10	Detailed Age Distribution, Wilcox County, Georgia, and U.S., 2000	27
P-11	Historic Population By Age Distribution, Wilcox County Governments, 1980-2000	28
P-12	Projected Population By Age, Wilcox County, 2000-2025	29
P-13	Projected Population By Age, Abbeville, 2000-2025	30
P-14	Projected Population By Age, Pineview, 2000-2025	31
P-15	Projected Population By Age, Pitts, 2000-2025	32
P-16	Projected Population By Age, Rochelle, 2000-2025	33
P-17	Projected Population Age Distribution, Wilcox County Governments, 2000-2025	34
P-18	Population By Race, Wilcox County Local Governments, Georgia, and U.S., 1980-2000	38
P-19	Percent of Population By Race, Wilcox County, Georgia, and U.S., 2000	41
P-20	Projected Percent of Population By Race, Wilcox County, Georgia, and U.S., 2000-2025	42

P-21	Projected Percent Change in Population By Race, Wilcox County, Georgia, and U.S., 2000-2025	43
P-22	Projected Population By Race, Wilcox County, 2000-2025	44
P-23	Projected Population By Race, Abbeville, 2000-2025	45
P-24	Projected Population By Race, Pineview, 2000-2025	45
P-25	Projected Population By Race, Pitts, 2000-2025	46
P-26	Projected Population By Race, Rochelle, 2000-2025	46
P-27	Educational Attainment, Wilcox County Governments and Georgia, 1980-2000	49
P-28	Educational Attainment, Wilcox County, Surrounding Counties, and Georgia, 1980-2000	51
P-29A	Educational Graduation Statistics, Wilcox County, Surrounding Counties, and Georgia, 1995-2001	53
P-29B	Georgia High School Graduation Test Scores, Wilcox County, Surrounding Counties, and Georgia, 1999-2004	58
P-30	Per Capita Income, Wilcox County, Georgia, and U.S., 1980-2025	64
P-31	Per Capita Income, Wilcox County Governments, Georgia, and U.S., 1980-2000	64
P-32	Median Household Income, Wilcox County Governments, Georgia, and U.S., 1980-2000	65
P-33	Mean Household Income, Wilcox County and Georgia, 1980-2025	65
P-34	Household Income Distribution, Wilcox County Governments, 1980-2000	66
P-35	Household Income Distribution By Percentage, Wilcox County and Georgia, 1980-2000	67
P-36	Household Income Distribution By Percentage, Wilcox County Municipalities, 1980-2000	68
ED-1	Employment by Economic Sector, Wilcox County, 1980-2025	77
ED-2	Percentage Employment by Economic Sector, Wilcox County, 1980-2025	78
ED-3	Percentage Employment by Economic Sector, Georgia, 1980-2025	79
ED-4	Percentage Employment by Economic Sector, U.S., 1980-2025	80
ED-5	Earnings by Economic Sector, Wilcox County, 1980-2025	84
ED-6	Percentage Earnings by Economic Sector, Wilcox County, 1980-2025	85
ED-7	Percentage Earnings by Economic Sector, Georgia, 1980-2025	87
ED-8	Percentage Earnings by Economic Sector, U.S., 1980-2025	88
ED-9	Average Weekly Wages, Wilcox County, 1993-2003	96

ED-10	Average Weekly Wages, Georgia, 1993-2003	97
ED-11	Wilcox County Average Weekly Wages As a Percentage of Georgia Average Weekly Wages, 1993-2003	99
ED-12	Personal Income by Type, Wilcox County, 1980-2025	102
ED-13	Percent Personal Income by Type, Wilcox County, 1980-2025	103
ED-14	Percent Personal Income by Type, Georgia, 1980-2025	104
ED-15	Employment by Occupation, Wilcox County Governments, 1990 & 2000	109
ED-16	Percentage Employment by Occupation, Wilcox County Governments, 1990 & 2000	110
ED-17	Percentage Employment by Occupation, Georgia, 1990 & 2000	111
ED-18	Percentage Employment by Occupation, U.S., 1990 & 2000	112
ED-19	Labor Force Participation, Wilcox County Governments, 1990 & 2000	114
ED-20	Labor Force Participation by Percentage, Wilcox County Governments, 1990 & 2000	116
ED-21	Georgia Labor Force Participation by Percentage, 1990 & 2000	118
ED-22	U.S. Labor Force Participation by Percentage, 1990 & 2000	119
ED-23	Wilcox County Labor Statistics, 1990-2003	121
ED-24	Unemployment Rates, Wilcox County, Surrounding Counties, Georgia, and U.S., 1990-2003	122
ED-25	Georgia Labor Statistics, 1990-2003	123
ED-26	U.S. Labor Statistics, 1990-2003	123
ED-27	Place of Residence of Workforce by County, Wilcox County, 1990 & 2000	125
ED-28	Place of Work by County Residents, Wilcox County, 1990 & 2000	125
ED-29	Wilcox County Commuting Patterns, 1990 & 2000	126
NCR-1	Special Concern Animals and Plants in Wilcox County	196
CF-1	Deep Wells, City of Abbeville	242
CF-2	Elevated Storage Tank, City of Abbeville	242
CF-3	Deep Wells, City of Pineview	242
CF-4	Elevated Storage Tank, City of Pineview	243
CF-5	Deep Wells, City of Pitts	243
CF-6	Elevated Storage Tank, City of Pitts	243
CF-7	Deep Wells, City of Rochelle	244
CF-8	Elevated Storage Tank, City of Rochelle	244
CF-9	Pump Stations, City of Abbeville	245

CF-10	Pump Stations, City of Rochelle	246
CF-11	Fire Equipment and Personnel, Wilcox County, 2005	254
H-1	Types of Housing Units, 1980-2000	314
H-2	Percentage of Types of Housing Units, 1980-2000	315
H-3	Current and Projected Occupied Housing Units by Type, 2000-2025	326
H-4	Age of Housing by Percentage	328
H-5	Condition of Housing, 1980-2000	332
H-6	Occupancy Status of Housing Units, 1980-2000	336
H-7	Vacancy Status of Housing Units, 1980-2000	343
H-8	Owner Cost of Housing, 1980-2000	355
H-9	Renter Cost of Housing, 1980-2000	372
LU-1	Existing Land Use Distribution, 2005	407
LU-2	Projected Future Land Use Distribution, 2025	414

FIGURES

H-1	Percent Change in Housing Types, 1980-2000	317
H-2	Percent of Net Change in Housing Units by Type, 1990-2000	321
H-3	Percent of Housing Units by Type, Wilcox County, Region, and Georgia, 2000	323
H-4	Age of Housing by Percentage, 2000	329
H-5	Condition of Vacant Units, 2000	333
H-6	Occupancy Status of Housing Units, 2000	339
H-7	Vacant Units For Sale or Rent as Percent of Total Vacant, 2000	345
H-8	Race/Origin of Householder, 2000	349
H-9	Householder Age 65 & Over, 2000	353
H-10	Owner Cost of Housing, 2000	359
H-11	Median Monthly Owner Cost, 2000	363
H-12	Percentage of Owners Without a Mortgage, 2000	367
H-13	Percent Owners Below Poverty Level, 2000	369
H-14	Median Monthly Gross Rent, 2000	375
H-15	Percent of Renters With No Cash Rent, 2000	377
H-16	Percent Renters Below Poverty Level, 2000	381

MAPS

NCR-1	Physiographic Provinces of Georgia	147
NCR-2	Block Diagram of Georgia	149
NCR-3	Wilcox County Significant Groundwater Recharge Areas	153
NCR-4	National Wetlands Inventory Map of Wilcox County	161
NCR-5	Wilcox County Ocmulgee River Protected Corridor	171
NCR-6	Wilcox County Flood Zones	175
NCR-7	Wilcox County General Soils	179
NCR-8	Wilcox County Soils with Development Limitations	181
NCR-9	Wilcox County Steep Slopes	189
NCR-10	Wilcox County Prime Farmland	193
NCR-11	Wilcox County Scenic Views and Sites	199
NCR-12	Wilcox County Archaeological Resources	207
NCR-13	Wilcox County Cultural Resources	213
NCR-14	City of Abbeville Cultural Resources	215
NCR-15	City of Pineview Cultural Resources	217
NCR-16	City of Pitts Cultural Resources	219
NCR-17	City of Rochelle Cultural Resources	221
CFSM-1	Wilcox County Roads	269
CFSM-2	Wilcox County Facilities	271
CFSM-3	City of Abbeville Roads	273
CFSM-4	City of Abbeville Facilities	275
CFSM-5	City of Abbeville Water System	277
CFSM-6	City of Abbeville Sewer System	279
CFSM-7	City of Pineview Roads	281
CFSM-8	City of Pineview Facilities	283
CFSM-9	City of Pineview Water System	285
CFSM-10	City of Pitts Roads	287
CFSM-11	City of Pitts Facilities	289
CFSM-12	City of Pitts Water System	291
CFSM-13	City of Rochelle Roads	293
CFSM-14	City of Rochelle Facilities	295
CFSM-15	City of Rochelle Water System	297
CFSM-16	City of Rochelle Sewer System	299
LU-1	Wilcox County Existing Land Use	397

LU-2	City of Abbeville Existing Land Use	399
LU-3	City of Pineview Existing Land Use	401
LU-4	City of Pitts Existing Land Use	403
LU-5	City of Rochelle Existing Land Use	405
LU-6	Wilcox County Future Land Use	419
LU-7	City of Abbeville Future Land Use	421
LU-8	City of Pineview Future Land Use	423
LU-9	City of Pitts Future Land Use	425
LU-10	City of Rochelle Future Land Use	427

INTRODUCTION

Purpose

The Joint Wilcox County Comprehensive Plan is a comprehensive plan prepared under the Minimum Planning Standards and Procedures of the Georgia Planning Act of 1989 in effect in 2004/2005. It is a joint plan for Wilcox County and its municipalities -- the cities of Abbeville, Pineview, Pitts and Rochelle. The plan was designed to meet the legislation's requirements for each local government to have a plan for its future growth and development in accordance with the state standards. It is a full update of the previous joint comprehensive plan first adopted in 1995, but is basically a new plan.

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

Wilcox County is a small, rural county in south Georgia. Its current population is only about 8,750 persons, including over 1,300 prison inmates. The county was in a long period of decline since the early 20th century until the 1990s and still has not recovered to anywhere near its 1920 population level peak. While this decline has been reversed in the last 10 years because of the location of the Wilcox State Prison, growth has remained modest, and the County faces

many hurdles for its future growth. The county developed in its past because of the Ocmulgee River, its fields and forests, an agrarian economy, and the arrival of the railroad. These abundant natural resources remain and to a large extent, Wilcox County's fields and forests, and transportation and location are again keys to its future growth and development, although through different means. The county has potential for bedroom community growth and other development because of its location and quality of life. This plan focuses on strategies to take advantage of these assets and opportunities to prepare for and attract future growth and development compatible with the existing rural character and quality of life.

The Joint Wilcox County Comprehensive Plan was developed in the true spirit and intent of the Georgia Planning Act in that it was prepared by the community with the assistance of planners and not vice versa. The Wilcox County Local Plan Coordination Committee, which oversaw the plan's development, was comprised of elected and appointed officials and interested public and private citizen leaders appointed by all governments involved. The resulting plan delineates the goals, objectives, programs and projects the county government and the four municipalities wish to pursue to continue the progress, growth, and development of the county as an attractive community in which to live and work.

The Joint Wilcox County Comprehensive Plan has principal goals of guiding the county's growth and seeking continued economic diversity, while maintaining its forestry and agricultural heritage, and protecting important natural and historic resources. The principal means to accomplish the desired community of the future include continued community unity and cooperation; further transportation, infrastructure, and community facilities development and enhancement; commitment to tourism promotion, broad-based economic development, and labor force improvement; resident attraction and bedroom community development; enhanced agricultural interests; improvement and promotion of the Ocmulgee River and other natural areas; protection and utilization of the county's rivers and other natural and cultural resources; and establishment of appropriate land use and environmental controls. All of these strategies have an underlying purpose of bringing sound growth and development and more prosperity to the county while maintaining its rural character and protecting its natural and cultural resources. The four municipalities would similarly continue their growth and development, while encouraging continuing residential and supporting development. Intense commercial and industrial development is encouraged and expected to locate in and near Abbeville and Rochelle.

The Joint Wilcox County Comprehensive Plan is in and of itself just a plan, a written document of community consensus and desires for its future. It is a general policy guide for

community improvement and should be used to measure and shape local decision-making in each government and the private sector which affects the community's future growth and development. It is a call to action for the community. The plan cannot accomplish anything, but it can be used as a management framework for a committed, united, and involved community concerned about the quality of life in Wilcox County. The plan itself is testament to what can be accomplished when many people, local officials and their constituents alike, work together with a common purpose and much dedication and involvement to get the job done.

Format

The plan is organized by the elements required by the Georgia Planning Act and Minimum Planning Standards and Procedures: Population; Economic Development; Natural and Cultural Resources; Community Facilities and Services; Housing; Land Use; and Intergovernmental Coordination. Under each element of the plan, the three basic steps of the planning process required by the Minimum Planning Standards and Procedures were utilized to inventory, assess, and articulate goals and implementation strategies for Wilcox County, Abbeville, Pineview, Pitts, and Rochelle, and develop the plan.

The final sections of *The Joint Wilcox County Comprehensive Plan* are “Short-Term Work Programs” for each local government -- Wilcox County, the City of Abbeville, the City of Pineview, the City of Pitts, and the City of Rochelle. These are the required five-year work programs which detail specific actions, programs, and projects for each local government to undertake to implement this plan. These Short Term Work Programs are included as appendices. Other appendices include *The Joint Wilcox County Solid Waste Management Plan* which addresses the solid waste management activities of the five local governments. This plan could stand on its own, but was prepared concurrently with the comprehensive plan under the requirements of the Georgia Solid Waste Management Act of 1990 and its Minimum Planning Standards. A copy of the recertification form for the Wilcox County Service Delivery Strategy and the revised forms for services which changed either operationally or funding-wise are included as another appendix since it was revisited and recertified concurrently with the comprehensive plan preparation to reflect current status, ensure consistency, and meet state requirements.

Plan Development

As stated, *The Joint Wilcox County Comprehensive Plan* was developed in accordance with the guidelines of the Minimum Planning Standards and Procedures. It was prepared with considerable community and public involvement. The Wilcox County Joint Comprehensive Plan Executive Committee was comprised of elected and appointed members appointed by the Wilcox County Board of Commissioners, the City of Abbeville, the City of Pineview, the City of Pitts, and the City of Rochelle. This Executive Committee was responsible for policy direction and direct local government input and supervision. The Local Plan Coordination Committee was comprised of the Executive Committee members and other representatives from public and

private agencies and entities important to the planning process. This process involved even more citizens. Representatives included those from the Chamber of Commerce/ Development Authority, school system, Cooperative Extension, Wilcox State Prison, East Central Technical College, and other business and community leaders. This allowed for better coordination and a wider range of community input, both public and private.

The public hearing required prior to plan preparation was held on a joint basis November 29, 2004 at the Wilcox County Courthouse. A community survey was distributed beginning at this public hearing, but did not garner significant return. The Local Plan Coordination Committee met monthly on each element. A synopsis of the inventory and assessment of each element was presented both in printed and PowerPoint presentation format for more efficient draft review. The goal, objectives, and implementation policies/actions developed as a result of Committee input were presented at the following meeting for further review and comment. A final meeting to review the entire plan in draft was also held. The required public hearing on the draft plan prior to finalization and review was held June 27, 2005, again at the Wilcox County Courthouse.

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

Acknowledgements

Although *The Joint Wilcox County Comprehensive Plan* is the end product resulting from the countless contributions of time, efforts, and ideas from a truly large number of persons, special thanks are due to the following members of the Wilcox County Joint Comprehensive Local Plan Coordination Committee and staff.

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WILCOX COUNTY COMMUNITY VISION

Wilcox County is a small rural county which has lost retail development and other enterprises to surrounding larger urban growth centers, but continues to grow slowly. Much of its existing economic base remains closely dependent upon agriculture and a state prison. However, Wilcox's small town atmosphere; scenic countryside; and abundant natural and cultural resources, including the Ocmulgee River; provide an excellent, slow-paced quality of life appropriate and conducive for living and raising children.

Wilcox County wants to attract new residents and encourage quality growth compatible with and conducive to continuing its quality of life and maintaining its rural character. To accomplish this and encourage compatible future growth, the community's local governments want to continue to develop and expand community facilities supportive of and conducive to such residential and other growth. Improvement of existing water and sewer systems, telecommunications, recreational facilities, public safety and health services, and a new industrial development park, among other improvements, will provide the capability for accommodating growth and development. Completion of the widening of U.S. 280 will allow more growth, and attract additional residents, who until more local jobs develop, could commute elsewhere. As the local population grows, new shops and further economic development would be attracted to serve the growing population, and further realize the opportunities Wilcox County offers.

To realize this expected future and larger community of new residents, workers, and retirees still enjoying a Wilcox County with a continuing high quality of life and preservation of its rural character and natural beauty and historic resources, there is a need to manage this growth with appropriate land use ordinances, and there are needs to improve and upgrade community infrastructure. The agricultural base and farming uses would be maintained and utilized for further economic development. New facilities, amenities, shops, and industries would be developed to both encourage and serve the growing needs and numbers of new residents. Wilcox County will be seen as a perfect, bucolic place to live, work, and raise children. The quality of its small-town life will be recognized and desired.

POPULATION

Introduction

Population is the initial element identified in the Minimum Standards as required in a local comprehensive plan. Planning would be quite different for a rapidly expanding population than for a declining or stable one. Early identification of existing trends can stimulate and bring forward strategies to reverse directions and direct changes. The Population Element provides local governments with the framework to inventory the numbers and characteristics of their population, to determine trends, and to assess problems and opportunities. Such information serves as a foundation for decision-making in other elements of the plan to determine the community service and infrastructure needs, economic development strategies, and housing necessary to support the existing and future population. Determination of needed lands to accommodate expected population and growth are also made possible. Local desires, environmental, and other constraints, of course, further factor into this decision-making.

Data is presented in this section on population and demographics for Wilcox County and the cities of Abbeville, Pineview, Pitts, and Rochelle. Although estimates of future populations are necessary and vital to the planning process, many demographers are reluctant to involve themselves in forecasts of small areas. This reluctance is the result of projection inaccuracies due to scale and the many variables involved. Considering the distance that many of today's workers commute, an increase in job opportunities would not necessarily result in a proportionate increase in the number of people residing in the county. Therefore, any projection technique utilized for small areas is at best an "educated guess" of what population levels might actually be in the future. This is especially true for information regarding the four municipalities. When analyzing and assessing population data, it is more important to note general size, scale, and trends rather than get caught up in specific numbers and slight discrepancies.

Total Population

Table P-1 provides information on current and historic population levels for Wilcox County, Abbeville, Pineview, Pitts, and Rochelle, as well as the percentage of population change for comparison purposes. Comparable information for Georgia and the United States is also shown on Table P-1. Table P-2 provides the current and historic population figures for Wilcox County and its surrounding counties, as well as the percentage change. Table P-3 highlights population projections for Wilcox County and Georgia through 2025. Table P-4 shows population projections for Wilcox County and its municipalities through 2025. Table P-5 provides a look at the daytime population of those living in Wilcox County, in order to gain a glimpse into the commuting patterns of county residents.

Table P-1 is included to demonstrate the historic and current population trends within Wilcox County and how county and city population changes compare at state and national levels. This table uses 1980, 1990, 2000, and 2003 (estimate) figures, as compiled by the U.S. Bureau of the Census for Wilcox County, Abbeville, Pineview, Pitts, and Rochelle, as well as Georgia and the U.S. It also shows the percent change in population for each period. The information in this table for Wilcox County shows that from the period between 1980 and 2000, the County (11.7%) grew slightly less than half of the national growth average of 25.2 percent, while growing at a rate of less than one-fourth that of the state, which was at 50.6 percent growth. The majority of the county's growth occurred from the period of 1990-2000, where County growth (22.4%) was significantly more than national growth (13.2 percent) but somewhat less than state growth (27.0 percent). This was more than likely the result of a state prison facility being located in Wilcox County in the mid 1990s. The County had a loss of total population of 8.8 percent between 1980 and 1990, which was substantially behind both state (18.6 percent) and national (10.6 percent) growth. Over the last two decades, the County has experienced relatively modest growth numbers, which compare more favorably with the nation as a whole than to Georgia. However, due to what can be presumed to be high metropolitan growth for Georgia, particularly within the metro Atlanta and North Georgia areas, the County fell well below state growth over the last two decades. The growth in North Georgia tends to skew the data somewhat for the state as a whole, which has experienced population growth at twice the rate of the U.S, particularly since 1990.

TABLE P-1**HISTORIC POPULATION AND PERCENT CHANGE
Wilcox County, Abbeville, Pineview, Pitts, Rochelle, Georgia, and U.S.**

	1980	1990	1980-1990 % Change	2000	1990-2000 % Change	2003	2000-2003 % Change	1980-2000 % Change
Wilcox County	7,682	7,008	-8.8	8,577	22.4	8,764	2.2	11.7
Abbeville	985	919	-6.7	2,298	150.1	2,407	4.7	133.3
Pineview	564	594	5.3	532	-10.4	536	0.8	-5.7
Pitts	384	214	-44.3	308	43.9	310	0.6	-19.8
Rochelle	1,626	1,510	-7.1	1,415	-6.3	1,430	1.1	-13.0
Georgia	5,462,989	6,478,216	18.6	8,229,820	27.0	8,684,715	5.5	50.6
United States	224,810,192	248,709,873	10.6	281,421,906	13.2	290,809,777	3.3	25.2

1980-2003Source: US Bureau of the Census, Census of Population, 1980, 1990, and 2000; www.census.gov, 2004.

TABLE P-2

**CURRENT AND HISTORIC POPULATION AND PERCENT CHANGE
Wilcox County and Surrounding Counties
1980-2003**

	1980	1990	1980-1990 % Change	2000	1990-2000 % Change	2003	2000-2003 % Change	1980-2000 % Change
Wilcox County	7,682	7,008	-8.8	8,577	22.4	8,764	2.2	11.7
Ben Hill County	16,000	16,245	1.5	17,484	7.6	17,235	-1.4	9.3
Crisp County	19,489	20,011	2.7	21,996	9.9	21,994	0.0	12.9
Dodge County	16,995	17,607	3.8	19,171	8.9	19,374	1.1	12.8
Dooly County	10,826	9,901	-8.5	11,525	16.4	11,552	0.2	6.5
Pulaski County	8,950	8,108	-9.4	9,588	18.3	9,724	1.4	8.6
Telfair County	11,445	11,000	-3.8	11,794	7.2	11,523	-2.3	3.0
Turner County	9,510	8,703	-8.5	9,504	9.2	9,570	0.7	-0.06

Source: US Bureau of the Census, Census of Population, 1980, 1990, and 2000; www.census.gov, 2004.

TABLE P-3
POPULATION PROJECTIONS
Wilcox County and Georgia
2004-2025

	2004	2005	2006	2007	2008	2009	2010	2015	2020	2025
Wilcox County (Woods & Poole INC.)	8,726	8,774	8,818	8,861	8,906	8,946	8,997	9,236	9,472	9,740
Georgia (Woods & Poole INC.)	8,670,510	8,784,650	8,895,580	9,008,670	9,122,070	9,235,630	9,349,660	9,940,380	10,550,700	11,185,100
Wilcox County (Woods & Poole INC. Adjusted¹)	8,804	8,852	8,896	8,939	8,984	9,024	9,075	9,316	9,554	9,824
Georgia (Woods & Poole INC. Adjusted¹)	8,796,000	8,911,000	9,023,000	9,137,000	9,252,000	9,367,000	9,482,000	10,081,000	10,699,000	11,342,000
Wilcox County (HOGA RDC)	8,821	8,879	8,937	8,996	9,055	9,114	9,174	9,480	9,796	10,123
GA Office Planning and Budget							9,553			

Note: ¹Adjusted numbers are due to the Woods and Poole Inc. estimate of 2004 being lower than the 2003 US Bureau of the Census estimate.
Adjusted by HOGARDC Staff proportionately to retain individual methodologies

Sources: U.S. Bureau of the Census, www.census.gov, 2004, www.georgiaplanning.com, 2004; Georgia Office of Planning and Budget, 2004; Heart of Georgia Altamaha RDC Staff, 2004.

TABLE P-4

POPULATION PROJECTIONS

**Wilcox County, Abbeville, Pineview, Pitts, and Rochelle
2004-2025**

	2004	2005	2006	2007	2008	2009	2010	2015	2020	2025
Wilcox County	8,821	8,879	8,937	8,996	9,055	9,114	9,174	9,480	9,796	10,123
Abbeville	2,422	2,437	2,453	2,469	2,485	2,500	2,515	2,597	2,684	2,775
Pineview	539	542	545	549	552	556	560	577	595	613
Pitts	311	312	313	314	315	316	318	324	330	335
Rochelle	1,445	1,460	1,475	1,481	1,496	1,522	1,537	1,617	1,701	1,790

Source: U.S. Bureau of the Census, www.census.gov, 2004; Heart of Georgia Altamaha RDC Staff; 2004.

TABLE P-5

COMMUTING PATTERNS

**Wilcox County
1990-2000**

<i>Category</i>	1990	2000
Daytime Population Inside County	6,350	7,509
Number of People Leaving the County During the Day to Work	1,070	1,492
Number of People Coming Into the County During the Day to Work	412	424
Total Number of Workers During the Day	1,965	1,827

Source: www.georgiaplanning.com, 2004.

Overall from 1980-2000, the County (11.7%) and the City of Abbeville (133.3%) were the only two to experience growth, while the other four experienced a decline in population.

Table P-2 lists historic and current populations for Wilcox County and its surrounding counties from 1980-2003. Between 1980 and 1990, Wilcox County ranked seventh (next-to-last) among its surrounding counties, surpassing only Pulaski County (-9.4%). Growth during this period ranged from a high of 3.8 percent in Dodge County, to a low of -9.4% in Pulaski County. Wilcox County significantly changed its position for the next ten years, becoming the fastest growing county in comparison to its surrounding counties, which was likely due to the addition of a state prison facility as previously mentioned. The County grew by 22.4 percent over this period. Overall, from the period of 1980-2000, Wilcox County ranked third among its surrounding counties with an 11.7 percent growth rate, exceeded only by Crisp County (12.9%) and Dodge County (12.8%). One other encouraging sign is that Wilcox County's estimated growth of 2.2 percent since 2000 is the highest of all of its surrounding counties in growth.

Table P-3 gives the population projections for Wilcox County and Georgia for the years of 2004-2010, 2015, 2020, and 2025. The projections are from Woods and Poole, Inc. as of 2004, and were adjusted by the HOGA RDC staff due to the fact Woods and Poole's 2004 estimate is lower than the 2003 Census estimate. Also, included in this table are the 2010 population projections from the Georgia Office of Planning and Budget for Wilcox County to offer a different perspective. The HOGA RDC staff figures, using an exponential growth formula provided by Microsoft Excel, show that Wilcox County is expected to increase its population from 8,821 in 2004 to 10,123 in 2025, an increase of 1,302 or 14.8 percent. The State's adjusted numbers for the same period show a 29.8 percent increase, slightly more than double the County during the same period. Again, these projections are simply an "educated guess" as to what the future population might look like so as to identify trends.

Table P-4 deals with population projections for Wilcox County, Abbeville, Pineview, Pitts, and Rochelle. These projections are Woods and Poole, Inc. adjusted figures because their 2004 estimates are lower than the 2003 Census estimate. The data in this table is shown in the years 2004-2010, 2015, 2020, and 2025. Again, as noted in Table P-3, Wilcox County is

projected to increase in population by almost 14.8 percent through 2025. A comparison between the county and its municipalities will be discussed shortly in the section on the municipalities.

There are no known spikes in seasonal population in Wilcox County, and therefore seasonal population is not applicable as a major factor in the county. There were only 135 seasonal units identified by the 2000 Census for Wilcox County, including 21 in Abbeville, 4 in Pineview, 1 in Pitts, and 6 in Rochelle. This was only about 4 percent of total housing units and 20 percent of vacant units. These seasonal units are considered to be primarily hunting or fishing cabins, or family houses kept as old homeplaces for reunions or other occasional use. There could be a small spike in population during the fall hunting season, but it is not large enough for measurement or major impact.

Table P-5 shows the commuting patterns and daytime population for Wilcox County in the years of 1990 and 2000. The categories listed in this table are daytime population inside the County, the number of people leaving the County during the day to work, the number of people entering the County during the day to work, and the total number of workers during the day. Due to the increasing population within Wilcox County, the numbers for three of the four categories increased from 1990 to 2000. In 2000, there was a population of 7,509 during the daytime, which was up from 6,350, or 18.3 percent, in 1990. This is an absolute increase of 1,153 people in Wilcox County during the day. The number of people leaving the County during the day to go to work increased from 1,070 in 1990 to 1,492 in 2000, which was an increase of 34.4 percent. Also, the number of people coming into the County to work during the day saw an increase during the same period, rising from 412 in 1990 to 424 in 2000, which was an increase of 0.3 percent. Prior to 2000, there were significantly more people leaving the county each day to work (1,070) than coming in to the county (412), which increased even more in 2000 (1,492 vs. 424). The total number of workers during the day saw a decrease of 138, or -7.0 percent. This is discussed in greater detail under “Commuting Patterns” in the Economic Development element, but it does seem to indicate the lack of abundant jobs in the county.

Abbeville, Pineview, Pitts, and Rochelle Tables P-1 and P-4 show the historic and current population figures and projected populations, respectively, for the four cities of Wilcox County. The population growth of these cities can be described at best as fluctuating. From 1980 to 1990,

Abbeville experienced a decrease of -6.7% of its total population, only to reverse and gain 150.1% from 1990 to 2000, as shown in Table P-1. However, from 2000-03, Abbeville rose 4.7%, which was the most of any of the local governments in Wilcox County. Again, much of this change is likely the result of the addition of the state prison facility. Overall, from 1980 to 2000, Abbeville saw an increase of 133.3%, which was significantly more than the county's 11.7 percent growth. The future projections through 2025 for the City of Abbeville in Table P-4 show that, although at a minimal rate in absolute numbers, the population will increase during each period from 2004-2010, 2015, 2020 and 2025. Abbeville is projected to experience a growth of 14.6%, or about 353 people, from 2004-2025.

Pineview saw negative growth from 1980-2000, with a loss of -5.7 percent of its total population. Among the three local governments in the county which declined in population, Pineview experienced the smallest loss. There was only a 5.3% increase from 1980-1990 (the only increase in Wilcox County), followed by a 10.4% decrease from 1990-2000, and a 0.8% increase from 2000-2003. Pineview failed to surpass county, city (except Pitts and Rochelle), state, or national growth rates during the 1980-2000 period. Between 2000-2003, Pineview experienced some growth during this period, and only the City of Pitts grew less. Pineview is projected to experience a 13.7% increase in population from 2004-2025, or an increase of roughly 75 people in terms of absolute numbers. Much of Pineview's population change and projected growth is likely the result of some in-migration (prison).

Pitts is much like the other cities in Wilcox County in terms of population change, which can be described as inconsistent. From 1980-1990, Pitts experienced a decrease in population of 44.3% (the highest decrease in the county), only to have that number almost exactly reverse itself at 43.9% during the 1990 to 2000 period. These numbers (especially for the 1990 Census) appear to be suspect, as it is unlikely that there was as much fluctuation as was reported. The city's population then is estimated to have slightly increased again by 0.6% from 2000-2003 (last in the county). Overall, from 1980 to 2000, at -19.8%, Pitts experienced the greatest decline in growth compared to the county, cities, state, and the nation. From 2004 to 2025, Pitts is projected to see its population increase by 7.7%, the lowest projected increase in Wilcox County. Much of this change is again likely the result of some in-migration.

Rochelle experienced a decline of 7.1% of its population from 1980-1990 and again from 1990-2000 (6.3%). Rochelle was the only population to experience a decline in the 1980s and 1990s in Wilcox County. Only the City of Pineview (-10.4%) had a greater decline in population than Rochelle (-6.3%) during the 1990s. Unfortunately, similar to Pineview and Pitts, Rochelle experienced a loss of -13.0% of its total population from 1980-2000. From 2000-2003, Rochelle (1.1%) is estimated to have only outgrown Pineview (0.8%) and Pitts (0.6%). This historic trend of a decrease or little growth is projected to end during the projected period of 2004-2025, when Rochelle is expected to see its population increase to 1,790 by 2025, an increase of 23.9% from 2004-2025. This will require in-migration to take place for the City of Rochelle to experience this projected growth.

Assessment

Wilcox County as a whole has experienced modest growth since 1980. Of its surrounding counties, only Crisp and Dodge counties experienced more growth over the last two decades. While the county's growth rate had a significant gap between itself and the U.S, the gap between the county and the rest of Georgia is even larger and continues to widen as the state grew at just over four times the rate of the county. Despite its close proximity to the regional growth center of Cordele/Crisp County and relatively close proximity to Interstate 75, much of Wilcox County's growth has been due more likely to the addition of the state prison facility than actual growth. This is particularly the case for the municipalities, all of which grew at rates less than the county except for Abbeville. Projections call for relatively the same or more growth in the cities (except Pitts) as a percentage than the unincorporated area through 2025. This would appear to be a reversal of the current trend of higher growth in the unincorporated areas. Much of the growth locally should still be the result in large part of in-migration. Due to the modest growth projected, there does not appear to be any significant pressure on local land use patterns at the present time resulting from large population growth.

Households

Table P-6 details the historic number of total households for Wilcox County, Abbeville, Pineview, Pitts, Rochelle, and Georgia from 1980 to 2000. Table P-7 shows the historic, current, and projected average household size for Wilcox County, Georgia, and the U.S. Table P-8 includes the current and projected number of households for Wilcox County and Georgia, while Table P-8A has the historic, current, and projected number of households for the county's municipalities.

As shown in Table P-6, the total number of households in Wilcox County increased by just 164 households from 1980 to 2000, which is an increase of only 6.3% during that time. This is compared to the 11.7% increase in total population during the same period. In comparison, the total number of households in Georgia increased by almost 61 (60.9) percent, largely due to the explosive growth around the metro Atlanta area. This was nearly ten times the rate of the county's growth. A greater household than population increase is reflective of the national trend of declining household size. Wilcox County appears to be an exception to this rule by looking at the Census data, as its total population growth was almost double that of its household growth. This is likely attributable in some measure to the opening and subsequent growth of the Wilcox State Prison in Abbeville in the mid 1990s. However, some of this data (particularly the 1990 Census data) would appear to be suspect as it shows a substantial decrease in the number of households in some of the local governments, which would be quite unlikely despite some negative population growth during the 1990s. Any decline in the total number of households is likely not quite as significant as the 1990 data would seem to indicate. Despite the decline in the total number of households shown countywide, Wilcox County's average household size decreased from 2.93 in 1980 to 2.71 in 1990 to 2.55 in 2000. If a substantial decline in the total number of households were true, one might reasonably assume that this would drive up the average household size. However, that is not the case here, leading to the assumption that perhaps the total household data may be questionable to some extent. As shown in Table P-7, the County had a higher average household size than the state during the 1980s. By 1990, the county's average household size was still higher than that of Georgia as a whole, but the gap was beginning to narrow somewhat. By 2000 Georgia's average household size remained fairly

TABLE P-6

TOTAL NUMBER OF HOUSEHOLDS
Wilcox County, Abbeville, Pineview, Pitts, Rochelle, and Georgia
1980-2000

Total Households	1980	1990	2000
Wilcox County	2,621	2,511	2,785
Abbeville	325	303	373
Pineview	175	182	185
Pitts	150	86	121
Rochelle	548	549	552
Georgia	1,869,754	2,366,615	3,007,678

Source: U.S. Bureau of the Census, 1983, www.census.gov, 2004 (STF 1 data was used to obtain 1990 figures. SF 1 data was used to obtain 2000 figures.).

TABLE P-7
AVERAGE HOUSEHOLD SIZE
Wilcox County, Georgia, and the U.S.
1980-2025

Persons per Household	1980	1990	2000	2005	2010	2015	2020	2025
Wilcox County	2.930	2.710	2.550	2.500	2.480	2.470	2.480	2.510
Georgia	2.840	2.660	2.650	2.610	2.590	2.590	2.600	2.630
United States	2.740	2.630	2.590	2.560	2.540	2.540	2.550	2.580

Sources: U.S. Census Bureau, 1983, www.census.gov, 2004 (STF 1 data was used to obtain 1990 figures. SF 1 data was used to obtain 2000 figures.), Projections by Woods & Poole Economics, Inc., 2004.

TABLE P-8

CURRENT AND PROJECTED NUMBER OF HOUSEHOLDS
Wilcox County and Georgia
2000-2025

Total Households	2000	2005	2010	2015	2020	2025
Wilcox County						
Unadj. Households	2,792	2,886	2,972	3,046	3,103	3,147
Persons Per Household	2.530	2.500	2.480	2.470	2.480	2.510
Adj. Population	8,577	8,852	9,075	9,316	9,554	9,824
RDC Population	8,577	8,879	9,174	9,480	9,796	10,123
Adj. Households	2,785	2,962	3,104	3,240	3,355	3,445
Georgia						
Unadj. Households	3,022,410	3,265,030	3,501,380	3,727,580	3,929,140	4,108,410
Persons Per Household	2.650	2.610	2.590	2.590	2.600	2.630
Adj. Households	3,006,409	3,311,408	3,551,311	3,799,902	3,984,730	4,166,789

Source: Woods & Poole Economics, Inc., 2003 (adjusted by HOGARDC, 2004).

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

TABLE P-8A
HISTORIC, CURRENT, AND PROJECTED NUMBER OF HOUSEHOLDS
AND AVERAGE HOUSEHOLD SIZE
Abbeville, Pineview, Pitts, and Rochelle
1980-2025

	1980	1990	2000	2005	2010	2015	2020	2025
<i>Abbeville</i>								
Total Households	325	303	373	432	466	498	530	559
Persons Per Household	3.03	2.67	2.52	2.47	2.45	2.44	2.45	2.48
<i>Pineview</i>								
Total Households	175	182	185	192	201	208	213	217
Persons Per Household	3.22	2.74	2.45	2.40	2.38	2.37	2.38	2.41
<i>Pitts</i>								
Total Households	150	86	121	125	128	131	133	134
Persons Per Household	2.56	2.49	2.55	2.50	2.48	2.47	2.48	2.51
<i>Rochelle</i>								
Total Households	548	549	552	582	617	652	683	710
Persons Per Household	2.97	2.74	2.56	2.51	2.49	2.48	2.49	2.52

Sources: U.S. Bureau of the Census, www.census.gov (STF-1), 2004; Heart of Georgia Altamaha RDC Staff projections, 2004.

stable at 2.65, while Wilcox County declined to 2.55. This trend is projected to continue through at least 2025 when Georgia is expected to have an average household size of 2.63 and Wilcox County's is projected to be 2.51. Also, Wilcox County maintained a higher average household size than did the U.S. during the last two decades. As was the case with the state as a whole, Wilcox County's average household size fell below that of the nation in 2000, and it is projected to remain so through 2025.

As shown in Table P-8, households are expected to increase about 24 percent in the County to a total of 3,445 in 2025 from the 2000 levels, based upon adjusted figures. This mildly compares to the Georgia net increase of roughly 39 percent during the same period. While the County continues to see an increase in the number of households and a decrease in average household size, which is expected to go from 2.55 persons per household in 2000 to 2.51 in 2025, it remains well below that of the state's 2025 estimate of 2.63. Since households are equivalent to occupied housing units, a moderate amount of net housing units will be needed in the County to accommodate the increased number of households that are expected. (See Housing Element for projected housing figures). The population growth may put a moderate, but certainly not an overwhelming, amount of pressure on the local housing market to expand its available supply in the foreseeable future.

Abbeville, Pineview, Pitts, and Rochelle Total households increased during the period of 1980-2000 in each of the county's municipalities, with the exception of Pitts, as shown in Table P-6. Abbeville experienced a net gain of 48 households, or 14.8 percent, between 1980 and 2000. However, all of this increase occurred during the 1990s, as the number of households in the city actually decreased from 325 to 303 between 1980 and 1990. Since 1990, Abbeville's total households have increased by 70, or 23.1 percent. The City of Pineview gained a net total of just 10 new households over the last two decades, or an increase of 5.7 percent. However, the majority of this increase occurred during the 1980s, as Pineview's total number of households held essentially steady from 182 in 1990 to 185 in 2000. Pitts was the only county municipality to experience an overall decrease in its total households, with an overall net loss of 29 households, or 19.3 percent, between 1980 and 2000. However, the data for Pitts appears to be questionable. The likelihood that the city went from a total of 150 households in 1980 to just 86

ten years later, followed by an increase to 121 another decade later, is suspect at best. Rochelle gained a total of just 1 household during the 1980s, and gained a total of only 3 in the 1990s for an overall net gain of 4 households, or 0.7 percent, over the last two decades. Future projections in Table P-8A show that slow and steady increases in the number of households are anticipated to continue for each of the municipalities. Abbeville is projected to add a net total of 186 new households by 2025, or a gain of 49.9 percent from 2000. Pineview is forecast to experience a net gain of 32 additional households between 2000 and 2025, or 17.3 percent. Pitts is expected to add a net total of 13 new households, or 10.7 percent, from 2000 through 2025. Rochelle is projected to experience an increase of 158 additional households by 2025, or 28.6 percent. The percentage gains for the cities of Abbeville and Rochelle would be substantially higher than the 14 percent gain projected for the county, while Pineview's would be slightly higher than the county as a whole. Pitts is the only municipality whose projected household growth is smaller than that of the county. It does bear noting, however, that these projections are also a matter of scale, since these are relatively small numbers to begin with and most growth should still occur primarily in the unincorporated areas of the county. Average household sizes are expected to continue to decline in all municipalities through 2015, when minimal increases are projected to occur through 2025.

Assessment

Because of the trend of population migrating more to the unincorporated areas of Wilcox County, the county was actually the recipient of the largest actual increase in the number of households in the county from 1980-2000. However, the City of Abbeville actually experienced a much larger percentage increase in the number of its households, mainly due to the opening of the Wilcox State Prison facility in the mid-1990s, and its percentage growth is projected to remain much larger than that of the county through 2025. The same also holds true for the projected growth of Rochelle, with Pineview's projected growth expected to be just above that of the county and Pitts expected to fall just short. From 1980 through 1990, Wilcox County had a larger average household size than that of the United States and Georgia. This trend began to reverse itself in 2000 with the county's average household size falling below that of the state and the nation. The increased numbers of households in Wilcox County can be attributed to smaller household sizes within the County, as opposed to actual population growth. Slow but steady

increases in the total number of households are anticipated for the county and both municipalities through 2025, with average household sizes expected to continue to decline until 2015. Together these projections do not reflect a significant increased demand for new housing. The population growth that is expected is not projected to be sufficient enough to warrant additional pressures on the local housing market.

Age Distribution

Table P-9 shows the historic population by age distribution for Wilcox County, Georgia, and the U.S. from 1980 to 2000, while Table P-10 shows more detailed age distribution information for the county, state, and nation for 2000. The historical age distribution for the population of Wilcox County and its municipalities is given in Table P-11. Tables P-12 through P-17 highlight the projected age distribution of the population for the county and its municipalities through 2025.

Wilcox County's population has been somewhat older than the state and nation, as shown in Table P-9. As of 2000, the county's percentage of the population that was Age 65 and over (13.5 percent) was slightly above the U.S. (12.4 percent) and about four percent higher than Georgia (9.6 percent). This was down from a high of 17.3 percent in 1990, however. The decrease in the number of people age 65 or older and an increase in the number of people who are 25-54 can be attributed to the addition of the state prison facility. At the same time, the percentage of Wilcox County residents between the ages of 55-64 (8.8%) in 2000 was just above the U.S. (8.6%) and slightly higher than Georgia (8.1%). According to Table P-10, the county had a higher portion of its population in the 60-64 and 65 and over age groups than either Georgia or the U.S (except the U.S 60-64). Between 1980 and 2000, Wilcox County experienced a larger percentage increase in the Less Than 25 age group (8.3 percentage points) than Georgia (6.8 percentage points) or the U.S. (6.1 percentage points). The county also experienced a larger increase in the 25-54 age group, but the local percentage of the population in 2000 (45.2 percent) was still less than Georgia (45.6 percent), but more than the U.S. (43.6 percent).

TABLE P-9

HISTORIC POPULATION AGE DISTRIBUTION
Wilcox County, Georgia, and U.S.
1980-2000

	United States			Georgia			Wilcox County					
	1980	1990	2000	1980	1990	2000	Percent			Number		
	1980	1990	2000	1980	1990	2000	1980	1990	2000	1980	1990	2000
Total	100	100	100	100	100	100	100	100	100	7,682	7,008	8,577
Less Than 25	41.4	36.5	35.3	43.5	39.7	36.7	40.7	37.5	32.4	3,124	2,626	2,777
Age 25-54	37.7	42.6	43.6	38.6	46.0	45.6	32.8	36.2	45.2	2,521	2,537	3,880
Age 55-64	9.6	8.4	8.6	8.5	3.8	8.1	11.2	9.0	8.8	861	629	758
Age 65 & Over	11.3	12.5	12.4	9.4	10.5	9.6	15.3	17.3	13.5	1,176	1,216	1,162

Source: US Bureau of the Census, Census of Population, 1983 (1980 data); www.census.gov, 2004 (1990 and 2000 data).

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

	United States	Georgia	Wilcox County
Total	100	100	8,577 (100)
Age 0 to 4	6.8	7.2	536 (6.2)
Age 5 to 9	7.3	7.5	526 (6.1)
Age 10 to 14	7.3	7.5	559 (6.5)
Age 15 to 19	7.1	7.2	560 (6.5)
Age 20 to 24	6.8	7.2	596 (6.9)
Age 25 to 34	14.1	15.8	1,254 (14.6)
Age 35 to 44	16.3	16.8	1,426 (16.6)
Age 45 to 54	13.4	13.1	1,200 (14.0)
Age 55 to 59	4.8	4.5	425 (5.0)
Age 60 to 64	6.6	3.5	333 (3.9)
Age 65 & Over	12.4	9.6	1,162 (13.5)

Source: US Bureau of the Census, www.census.gov, 2004.

TABLE P-11

HISTORIC POPULATION BY AGE DISTRIBUTION
Wilcox County, Abbeville, Pineview, Pitts, and Rochelle
1980-2000

	Wilcox County			Abbeville			Pineview			Pitts			Rochelle		
	1980	1990	2000	1980	1990	2000	1980	1990	2000	1980	1990	2000	1980	1990	2000
TOTAL Population	7,682	7,008	8,577	985	919	2,298	564	594	532	384	214	308	1,626	1,510	1,415
0 – 4 Years Old	585	510	529	65	52	66	42	48	45	28	18	26	136	130	114
5 – 13 Years Old	1,145	1,017	956	134	132	136	69	91	72	49	23	38	267	241	232
14 – 17 Years Old	597	474	478	56	56	69	32	33	36	24	9	17	150	107	86
18 – 20 Years Old	340	268	357	42	40	56	31	24	27	9	4	11	80	71	60
21 – 24 Years Old	457	332	496	59	41	188	24	27	17	17	15	18	97	94	65
25 – 34 Years Old	1,032	937	1,215	111	113	554	68	56	39	53	34	24	208	195	167
35 – 44 Years Old	749	965	1,429	76	117	481	36	59	74	35	26	41	152	170	189
45 – 54 Years Old	740	670	1,202	90	76	392	46	40	45	43	22	44	165	139	184
55 – 64 Years Old	861	619	751	142	83	131	77	51	38	53	30	29	151	133	124
65 Years and Over	1,176	1,216	1,164	209	209	200	139	165	131	73	33	56	220	230	199

Source: US Bureau of the Census, Census of Population, 1983 (1980 data), www.census.gov, 2004 (1990 and 2000 data).

TABLE P-12
PROJECTED POPULATION BY AGE
Wilcox County
2000-2025

	2000	2005	2010	2015	2020	2025
Total	8,577	8,879	9,174	9,480	9,796	10,123
Age 0 to 4	536	543	547	553	557	563
Age 5 to 13	1,085	1,099	1,108	1,118	1,138	1,153
Age 14 to 17	332	338	340	342	343	344
Age 18 to 20	337	339	341	343	345	346
Age 21 to 24	487	499	510	518	353	543
Age 25 to 34	1,254	1,277	1,308	1,343	1,391	1,446
Age 35 to 44	1,426	1,550	1,691	1,828	1,982	2,095
Age 45 to 54	1,200	1,278	1,371	1,460	1,565	1,676
Age 55 to 64	758	787	784	796	765	785
Age 65 & Over	1,062	1,169	1,174	1,179	1,175	1,172

Sources: U.S. Bureau of the Census, www.census.gov, 2004; Heart of Georgia Altamaha RDC Staff, 2004.

TABLE P-13
PROJECTED POPULATION BY AGE
Abbeville
2000-2025

	2000	2005	2010	2015	2020	2025
Total	2,298	2,437	2,515	2,597	2,684	2,775
Age 0 to 4	75	76	78	81	83	86
Age 5 to 13	169	173	182	190	199	208
Age 14 to 17	34	35	35	35	35	35
Age 18 to 20	79	79	79	79	80	80
Age 21 to 24	198	203	207	210	217	224
Age 25 to 34	543	570	614	640	667	695
Age 35 to 44	536	600	619	651	682	714
Age 45 to 54	319	350	351	363	375	389
Age 55 to 64	136	141	140	138	136	134
Age 65 & Over	209	210	210	210	210	210

Sources: U.S. Bureau of the Census, www.census.gov, 2004; Heart of Georgia Altamaha RDC Staff, 2004.

TABLE P-14
PROJECTED POPULATION BY AGE
Pineview
2000-2025

	2000	2005	2010	2015	2020	2025
Total	532	542	560	577	595	613
Age 0 to 4	40	40	40	40	41	41
Age 5 to 13	84	88	92	95	100	103
Age 14 to 17	15	17	18	20	22	24
Age 18 to 20	18	18	19	21	22	23
Age 21 to 24	22	22	22	22	22	23
Age 25 to 34	55	53	52	51	51	51
Age 35 to 44	53	57	63	67	70	75
Age 45 to 54	63	67	73	78	82	85
Age 55 to 64	46	45	46	48	49	51
Age 65 & Over	136	135	135	135	136	137

Sources: U.S. Bureau of the Census, www.census.gov, 2004; Heart of Georgia Altamaha RDC Staff, 2004.

TABLE P-15
PROJECTED POPULATION BY AGE
Pitts
2000-2025

	2000	2005	2010	2015	2020	2025
Total	308	312	318	324	330	335
Age 0 to 4	23	23	22	22	22	21
Age 5 to 13	55	57	58	59	60	61
Age 14 to 17	14	14	16	17	18	19
Age 18 to 20	13	14	15	17	17	18
Age 21 to 24	16	16	17	17	17	17
Age 25 to 34	29	28	27	27	28	28
Age 35 to 44	41	43	44	46	48	48
Age 45 to 54	41	41	41	41	42	43
Age 55 to 64	30	31	33	34	34	35
Age 65 & Over	46	45	45	44	44	45

Sources: U.S. Bureau of the Census, www.census.gov, 2004; Heart of Georgia Altamaha RDC Staff, 2004.

TABLE P-16
PROJECTED POPULATION BY AGE
Rochelle
2000-2025

	2000	2005	2010	2015	2020	2025
Total	1,415	1,460	1,537	1,617	1,701	1,790
Age 0 to 4	104	103	103	105	108	112
Age 5 to 13	243	254	270	282	297	310
Age 14 to 17	66	65	71	78	82	86
Age 18 to 20	59	58	62	69	73	77
Age 21 to 24	66	62	66	72	76	80
Age 25 to 34	153	149	152	156	164	173
Age 35 to 44	193	211	222	234	246	267
Age 45 to 54	196	208	218	225	237	255
Age 55 to 64	139	146	157	167	176	185
Age 65 & Over	196	204	216	229	242	245

Sources: U.S. Bureau of the Census, www.census.gov, 2004; Heart of Georgia Altamaha RDC Staff, 2004.

TABLE P-17

PROJECTED POPULATION AGE DISTRIBUTION
Wilcox County, Abbeville, Pineview, Pitts, and Rochelle
2000-2025

Wilcox County			
	2000	2025	% Change 2000-2025
Total	8,577	10,123	18.0
Less Than 25	2,777	2,949	6.2
Age 25-54	3,880	5,217	34.5
Age 55-64	758	785	3.6
Age 65 & Over	1,162	1,172	0.9
Abbeville			
	2000	2025	% Change 2000-2025
Total	2,298	2,775	20.8
Less Than 25	555	633	14.1
Age 25-54	1,398	1,798	28.6
Age 55-64	136	134	-1.5
Age 65 & Over	209	210	0.5
Pineview			
	2000	2025	% Change 2000-2025

Total	532	613	15.2
Less Than 25	179	214	19.6
Age 25-54	171	211	23.4
Age 55-64	46	51	10.9
Age 65 & Over	136	137	0.7

TABLE P-17 (Continued)

**PROJECTED POPULATION AGE DISTRIBUTION
Wilcox County, Abbeville, Pineview, Pitts, and Rochelle
2000-2025**

Pitts			
	2000	2025	% Change 2000-2025
Total	308	335	8.8
Less Than 25	121	136	12.4
Age 25-54	111	119	7.2
Age 55-64	30	35	16.7
Age 65 & Over	46	45	-2.2
Rochelle			

	2000	2025	% Change 2000-2025
Total	1,420	1,790	26.1
Less Than 25	557	665	19.4
Age 25-54	540	695	28.7
Age 55-64	124	185	49.2
Age 65 & Over	199	245	23.1

Sources: US Bureau of the Census, www.census.gov, 2004; Heart of Georgia Altamaha RDC Staff, 2004.

Tables P-12 and P-17 give Wilcox County's projected population distribution by age. In terms of single age categories, the 25-54 group had the highest population in 2000 with 3,880, and this trend will continue through 2025, when the group will have a population of 5,217, slightly over half of the total population. This is because of the prison. From 2000 to 2025, the 25-54 category is projected to increase in size by 34.5 percent. The order of ranking for the projected period in Wilcox County is forecast to be the 25-54 age category (34.5%), the less than 25 age category (6.2%), the 55-64 age category (3.6 %), and the 65 and over age category (0.9%). Overall, the total population is projected to increase by 18.0 percent in the county as a whole from 2000 to 2025. As these projections demonstrate, the county's population is expected to continue to become increasingly older.

Abbeville, Pineview, Pitts, and Rochelle The cities of Wilcox County are represented in Tables P-11 and P-17 and individually in Tables P-13 through P-16. Like the County, Abbeville's largest age category was 25-54. Unlike the County and Abbeville, Pineview, Pitts, and Rochelle's largest age category was the less than 25 age category in 2000, as shown in Table P-17. From 2000-2025, the County, Abbeville, and Pineview are projected to see their biggest increase in the 25-54 age category. Pitts and Rochelle are expected to see the largest increase in the 55-64 age category.

Assessment

It is expected that the projected population of those less than 25 in Wilcox County and its municipalities will increase each year from 2000 through 2025. Wilcox County is currently a place with many young to middle aged residents, and it will likely see that same pattern in the future due to the prison population. This trend seems very promising for the future of Wilcox County due to the fact that historically Wilcox County's largest population has been in the 65 and over category. Until the population increases significantly, this trend will likely continue. This will present some challenges, in that opportunities need to be developed to allow the County's younger citizens to remain at home to live and work as they leave their school age years, and more opportunities need to be developed to make the area a more attractive place for potential new residents.

Racial Composition

Tables P-18 and P-19 show the historic and current racial composition of the population for Wilcox County and its cities, Georgia, and the U.S. in terms of absolute numbers and percentages, respectively. Table P-20 details the projected percentage of the population by race for the county, state, and nation through 2025, while Table P-21 shows the projected percentage change for all three. Tables P-22 through P-26 gives the projected population by race for Wilcox County and its municipalities.

Table P-18 shows that Wilcox County has followed much the same pattern as Georgia and the U.S. over the last two decades. From 1980-2000, the smallest overall increase was Whites (2.8%) in Wilcox County. The percentage change in the county's Black population (26.6%) was more than double that of the county's population growth as a whole. The other race categories were zero in 1980; therefore, the percentage of change cannot be calculated. The largest net increase in the County over the same period comes from the Other category, which increased from 0 to 41. The numbers are skewed due to the fact that this group had such a low beginning figure. For the U.S., the Asian and Pacific Islander category (210.3 percent) had the largest percentage increase over the last two decades. Georgia's largest increase belonged to those of other races (956.9 percent). As of 2000, the largest reported minority in the U.S. were Blacks (12.3 percent of the population), as shown in Table P-19. Hispanics (12.5%) are a larger population as a percentage than Blacks (12.3 percent) nationally in terms of the percentage of the population as of the 2000 Census. For Wilcox County, the Black race remains the largest minority in 2000, with just over one-third of the total population. This is somewhat higher than Georgia (28.7 percent) and almost triple that of the U.S. (12.3 percent).

The future makeup of Wilcox County and Georgia will tend to follow the same historic pattern as the 1980-2000 period, with Whites continuing to slowly decline as a percentage of the total population while the minority races increase. From 2000-2025, the Hispanic category is projected to see the biggest increase in Wilcox County with 138.1 percent, as shown in Table P-21. By 2025, Hispanics are projected to make up 3.40 percent of the county's population. This is unlike Georgia and the U.S., which will see the Asian and Pacific Islander race have the

TABLE P-18**POPULATION BY RACE**
Wilcox County Local Governments, Georgia, and U.S.
1980

Category	U.S.	Georgia	Wilcox County	Abbeville	Pineview	Pitts	Rochelle
TOTAL Population	224,810,192	5,457,566	7,682	985	564	384	1,626
White	186,877,632	3,944,056	5,226	598	242	293	901
Black	26,338,700	1,462,670	2,453	387	321	91	723
American Indian or Alaska Native	1,378,993	7,400	0	0	0	0	0
Asian or Pacific Islander	3,429,179	22,911	0	0	1	0	1
Other	6,726,155	18,572	0	0	0	0	1
Hispanic Origin	14,538,182	61,223	54	2	8	0	18

Sources: US Bureau of the Census, www.census.gov, 2004.

TABLE P-18(Continued)

POPULATION BY RACE
Wilcox County Local Governments, Georgia, and U.S.
1990

Category	U.S.	Georgia	Wilcox County	Abbeville	Pineview	Pitts	Rochelle
TOTAL Population	248,709,873	6,478,216	7,008	907	594	214	1,510
White	199,686,070	4,600,148	4,757	552	228	187	713
Black	29,986,060	1,746,565	2,225	351	366	27	787
American Indian or Alaska Native	1,959,234	13,348	9	3	0	0	2
Asian or Pacific Islander	7,273,662	75,781	2	0	0	0	1
Other	9,804,847	42,374	15	1	0	0	7
Hispanic Origin	22,354,059	108,922	30	4	0	0	10

Sources: US Bureau of the Census, www.census.gov, 2004.

TABLE P-18(Continued)

POPULATION BY RACE
Wilcox County Local Governments, Georgia, and U.S.
2000

Category	U.S.	Georgia	Wilcox County	Abbeville	Pineview	Pitts	Rochelle	% Change 1980-2000 (U.S.)	% Change 1980-2000 (GA)	% Change 1980-2000 (Wilcox)
TOTAL Population	281,421,906	8,186,453	8,577	2,298	532	308	1,415	25.2	50.0	11.7
White	211,460,626	5,327,281	5,370	943	190	236	652	13.2	35.1	2.8
Black	34,658,190	2,349,542	3,106	1,342	334	72	747	31.6	60.6	26.6
American Indian or Alaska Native	2,475,956	21,737	8	0	0	0	0	79.5	193.7	N/A
Asian or Pacific Islander	10,641,833	177,416	15	0	1	0	0	210.3	674.4	N/A
Other	15,359,073	196,289	41	4	4	0	5	128.3	956.9	N/A
Two or More Races	6,826,228	114,188	37	9	3	0	6	N/A	N/A	N/A

Sources: US Bureau of the Census, www.census.gov, 2004.

TABLE P-19
PERCENT OF POPULATION BY RACE
Wilcox County, Georgia, and U.S.
2000

	United States	Georgia	Wilcox
TOTAL Population	100	100	100
White	75.1	65.1	62.6
Black	12.3	28.7	36.2
American Indian or Alaska Native	0.9	0.3	0.09
Asian or Pacific Islander	3.8	2.2	0.2
Other	5.5	2.4	0.5
Two or More Races	2.4	1.4	0.4

Source: U.S. Bureau of the Census, www.census.gov, 2004.

TABLE P-20
PROJECTED PERCENT OF POPULATION BY RACE
Wilcox County, Georgia, and U.S.
2000-2025

	United States						Georgia						Wilcox County					
	2000	2005	2010	2015	2020	2025	2000	2005	2010	2015	2020	2025	2000	2005	2010	2015	2020	2025
Total	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
White Population	70.48	68.31	66.28	64.39	62.57	60.75	63.49	62.02	60.50	59.00	57.45	55.86	62.08	60.55	59.59	58.88	57.97	57.37
Black Population	12.31	12.38	12.48	12.56	12.60	12.62	28.82	29.06	29.40	29.70	29.89	29.99	36.04	37.24	37.76	38.14	38.67	38.92
Native American	0.76	0.77	0.78	0.78	0.78	0.78	0.22	0.21	0.21	0.20	0.19	0.18	0.09	0.09	0.09	0.09	0.07	0.06
Asian & Pacific Islander	3.90	4.42	4.97	5.50	6.03	6.59	2.17	2.64	3.19	3.77	4.37	5.05	0.17	0.18	0.23	0.22	0.25	0.25
Hispanic, any Race	12.56	14.12	15.49	16.76	18.02	19.27	5.31	6.07	6.70	7.34	8.10	8.91	1.62	1.94	2.33	2.67	3.03	3.40
Note: Percentages do not equal 100 because of races of two or more																		

Sources: U.S. Bureau of the Census, www.census.gov, 2004; www.georgiaplanning.com, 2004.

TABLE P-21

PROJECTED PERCENT CHANGE IN POPULATION BY RACE
Wilcox County, Georgia, and U.S.
2000-2025

	United States % Change	Georgia % Change	Wilcox County % Change
Total	27.0	35.9	13.5
White Population	9.5	19.6	4.9
Black Population	30.1	41.4	22.6
Native American	31.1	13.7	-25.0
Asian & Pacific Islander	114.6	217.0	60.0
Hispanic, any Race	94.9	127.9	138.1

Sources: U.S. Bureau of the Census, www.census.gov, 2004; www.georgiaplanning.com, 2004.

TABLE P-22
PROJECTED POPULATION BY RACE
Wilcox County
2000-2025

	2000	2005	2010	2015	2020	2025	% Change 2000-2025
Total	8,577	8,879	9,174	9,480	9,796	10,123	18.0
White Population	5,370	5,376	5,582	5,582	5,679	5,808	8.2
Black Population	3,106	3,307	3,464	3,616	3,788	3,940	26.9
Native American	8	8	8	8	7	6	-25.0
Asian & Pacific Islander	14	16	21	21	25	25	66.7
Hispanic, any Race	139	172	214	253	297	344	247.5

Sources: U.S. Bureau of the Census, www.census.gov, 2004; www.georgiaplanning.com, 2004 (as adjusted by HOGARDC Staff proportionately)

TABLE P-23
PROJECTED POPULATION BY RACE
Abbeville
2000-2025

	2000	2005	2010	2015	2020	2025	% Change 2000-2025
Total	2,298	2,437	2,515	2,597	2,684	2,775	20.8
White Population	943	959	970	987	1,000	1,022	8.4
Black Population	1,342	1,452	1,513	1,573	1,641	1,704	27.0
Other	13	26	32	37	43	49	376.9
Hispanic	9	11	14	17	20	23	255.6

Sources: U.S. Bureau of the Census, www.census.gov, 2004; www.georgiaplanning.com, 2004 (as adjusted by HOGARDC Staff proportionately).

TABLE P-24
PROJECTED POPULATION BY RACE
Pineview
2000-2025

	2000	2005	2010	2015	2020	2025	% Change 2000-2025
Total	532	542	560	577	595	613	15.2
White Population	190	190	194	198	201	206	8.4

Black Population	334	343	355	366	379	390	16.8
Other	8	9	11	13	15	17	212.5
Hispanic	4	5	6	7	8	9	225.0

Sources: U.S. Bureau of the Census, www.census.gov, 2004; www.georgiaplanning.com, 2004 (as adjusted by HOGARDC Staff proportionately).

TABLE P-25

PROJECTED POPULATION BY RACE

**Pitts
2000-2025**

	2000	2005	2010	2015	2020	2025	% Change 2000-2025
Total	308	312	318	324	330	335	8.8
White Population	236	237	240	244	246	249	5.5
Black Population	72	75	76	78	81	83	15.3
Other	0	0	2	2	3	3	N/A
Hispanic	0	0	2	2	3	3	N/A

Sources: U.S. Bureau of the Census, www.census.gov, 2004; www.georgiaplanning.com, 2004 (as adjusted by HOGARDC Staff proportionately).

TABLE P-26

PROJECTED POPULATION BY RACE

**Rochelle
2000-2025**

	2000	2005	2010	2015	2020	2025	% Change 2000-2025
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Total	1,415	1,460	1,537	1,617	1,701	1,790	26.5
White Population	652	654	665	679	691	707	8.4
Black Population	747	776	835	895	960	1,026	37.3
Other	16	30	37	43	50	57	356.3
Hispanic	26	32	40	47	55	64	246.2

Sources: U.S. Bureau of the Census, www.census.gov, 2004; www.georgiaplanning.com, 2004 (as adjusted by HOGARDC Staff proportionately).

highest increase (217.0 percent and 114.6 percent, respectively). However, the U.S. will also continue to see the trend of Hispanics being the dominating minority, increasing its percentage of the population from 12.56 percent in 2000 to 19.27 percent in 2025. By contrast, Hispanics are projected to be only 8.91 percent of Georgia's population by 2025. Blacks are forecast to be nearly 40 percent (38.92) of Wilcox County's population, which would be much greater than either Georgia (29.99 percent) or the U.S. (12.62 percent).

Abbeville, Pineview, Pitts, and Rochelle Table P-18 deals with the current and historic racial composition of the populations of the county's municipalities, while Tables P-23 through P-26 deal with the projected population by race individually for Abbeville, Pineview, Pitts, and Rochelle. Unlike the county, Abbeville's highest racial percentage growth was in the Black category (excludes categories beginning with zero in 1980). Abbeville's largest absolute increase was among Blacks as well with an additional 955 persons, or 246.7 percent, added between 1980 and 2000. Much of this is the result of the prison population, which is 67% Black as of July 2005. Pineview's largest percentage change was among Blacks with 13 additional persons, or 4.0 percent growth. In terms of the growing trend of Hispanics, Abbeville, Pineview, and Rochelle all had some gain in the presence of Hispanics within their respective 2000 populations, after reporting minimal figures in 1980. The City of Pitts was the only municipality not to have any Hispanics in its population, and also saw declines among both the White and Black population. The cities of Pineview and Rochelle also saw declines in their White population and both narrowly missed having a decline in their Black population. All of the municipalities are also expected to experience growth in the Hispanic population at a rate less than the county's projected Hispanic growth of 247.5 percent through 2025, except Abbeville at 255.6 percent. At the same time, the smallest percentage growth in each municipality between 2000 and 2025 is projected to be among Whites. By 2025, Blacks are projected to be the largest majority group in all of the municipalities except Pitts.

Assessment

The racial composition of Wilcox County and its municipalities is projected to be somewhat more diverse by 2025. From 1980-2000 within the County, the White race saw the smallest increase of any reported racial category at 2.8 percent. Although the White race is

projected to slightly decrease in terms of its share of the total population in Wilcox County by 2025, it should continue to maintain a significantly higher percentage of the overall population than any other race in Wilcox County through 2025. The County should experience the same trend as the state and nation in terms of a rapidly expanding minority population. The Black population is also growing and becoming a larger percentage of the total population at the local level. At the same time, Hispanics are starting to show a growing presence in the local population, though not in substantial numbers as of yet. The Hispanic population is growing exponentially and is forecast to continue to do so both locally and statewide, as many are finding work in agriculture, construction, and other fields. Despite the large gains, the unknown extent of illegal immigrants in the area means the Hispanic population could be much larger than believed. This might present some challenges in the future to the local governments in Wilcox County, particularly in terms of language and cultural barriers and other basic assimilation issues, in providing services such as education and health care, for example.

Educational Attainment

Tables P-27 through P-29B provide information on current and historic education levels of the adult population in Wilcox County, Abbeville, Pineview, Pitts, and Rochelle. In Table P-27, Georgia is included for comparisons in educational attainment of the percentage of persons 25 and older. Table P-28 compares the educational attainment of persons 25 and older in Wilcox County to those in surrounding counties and the state of Georgia. Tables P-29A and P-29B again deal with Wilcox County, surrounding counties, and the state in discussing graduation statistics.

Wilcox County has a less educated population in comparison to the state. In addition to being a predominantly rural area, where lower educational levels are common, the presence of the local prison population should also be considered as a contributing factor. In 2000, Wilcox County lagged behind the state in every category, except for the percentage of residents who have at least a high school education. However, the county has made improvements in each category since 1980. Over the last two decades, the percentage of county residents with less than

TABLE P-27
EDUCATIONAL ATTAINMENT
Percent of Persons Age 25 and Older
Wilcox County, Abbeville, Pineview, Pitts, Rochelle, and Georgia
1980-2000

Category	TOTAL Adult Population 25 & Over	Less Than 9 th Grade	9 th to 12 th Grade (No Diploma)	High School Graduate (Includes Equivalency)	Some College (No Degree)	Associate Degree	Bachelor's Degree	Graduate or Professional Degree
Wilcox County								
1980	4,558	38.2	25.4	22.8	7.6*	NA	2.9	3.1
1990	4,407	23.6	23.6	33.4	9.8	2.1	4.2	3.3
2000	5,761	14.3	17.5	43.7	13.7	3.8	3.5	3.4
Abbeville								
1980	629	39.8	26.2	19.4	6.4*	NA	8.3	NA
1990	573	25.0	29.8	28.1	8.0	1.6	4.9	2.6
2000	1,758	19.3	11.2	48.1	16.7	0.6	3.5	0.7
Pineview								
1980	387	51.2	22.0	14.7	9.0*	NA	3.1	NA
1990	407	45.7	17.0	22.6	9.1	2.7	2.0	1.0
2000	327	23.5	20.2	37.9	14.1	0.9	1.8	1.5
Pitts								
1980	256	47.7	25.4	10.6	6.6*	NA	9.8	NA
1990	136	25.7	19.1	40.4	9.6	0.0	5.1	0.0
2000	194	18.0	15.5	38.1	14.4	4.1	3.1	6.7
Rochelle								
1980	896	33.7	26.0	21.3	8.2*	NA	10.8	NA
1990	867	22.6	26.9	28.3	9.7	1.6	5.9	5.1
2000	863	14.7	27.8	33.1	12.1	3.1	4.8	4.4

TABLE P-27 (Cont'd)
EDUCATIONAL ATTAINMENT
Percent of Persons Age 25 and Older
Wilcox County, Abbeville, Pineview, Pitts, Rochelle, and Georgia
1980-2000

Category	TOTAL Adult Population 25 & Over	Less Than 9 th Grade	9 th to 12 th Grade (No Diploma)	High School Graduate (Includes Equivalency)	Some College (No Degree)	Associate Degree	Bachelor's Degree	Graduate or Professional Degree
Georgia								
1980	3,085,528	23.7	19.9	28.5	13.3*	NA	8.5	6.1
1990	4,023,420	12.0	17.1	29.6	17.0	5.0	12.9	6.4
2000	5,185,965	7.6	13.8	28.7	20.4	5.2	16.0	8.3

Source: U.S. Census Bureau, 1983, www.census.gov, 2004 (STF 3 data was used to obtain 1990 figures. SF 4 data was used to obtain 2000 figures.).

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

TABLE P-28
EDUCATIONAL ATTAINMENT
Percent of Persons Age 25 and Older
Wilcox County, Surrounding Counties, and Georgia
1980-2000

County	TOTAL Adult Population 25 & Over	Less Than 9 th Grade	9 th to 12 th Grade (No Diploma)	High School Graduate (Includes Equivalency)	Some College (No Degree)	Associate Degree	Bachelor's Degree	Graduate or Professional Degree
Wilcox								
1980	4,558	38.2	25.4	22.8	7.6*	NA	2.9	3.1
1990	4,407	23.6	23.6	33.4	9.8	2.1	4.2	3.3
2000	5,761	14.3	17.5	43.7	13.7	3.8	3.5	3.4
Ben Hill								
1980	9,361	32.3	24.5	25.2	9.9*	NA	5.3	2.8
1990	9,810	18.5	24.8	35.6	9.4	4.2	4.5	3.0
2000	10,990	12.9	21.3	37.2	15.5	3.6	5.9	3.7
Crisp								
1980	10,807	28.4	26.5	25.9	10.3*	NA	5.9	3.0
1990	12,169	18.7	25.1	32.0	11.4	2.8	5.8	4.2
2000	13,709	11.5	22.6	34.5	14.9	3.7	8.7	4.1
Dodge								
1980	9,850	36.8	23.1	24.3	9.4*	NA	3.8	2.7
1990	11,160	19.5	23.7	34.3	10.1	4.5	5.2	2.8
2000	12,501	12.6	21.1	36.6	14.0	4.1	6.8	4.8
Dooly								
1980	5,953	39.3	26.8	16.5	9.5*	NA	5.5	2.4
1990	5,973	22.9	22.5	31.8	10.5	2.9	6.3	3.2
2000	7,309	11.5	20.1	37.8	16.6	4.4	5.7	4.0

TABLE P-28 (Cont'd)
EDUCATIONAL ATTAINMENT
Percent of Persons Age 25 and Older
Wilcox County, Surrounding Counties, and Georgia
1980-2000

County	TOTAL Adult Population 25 & Over	Less Than 9 th Grade	9 th to 12 th Grade (No Diploma)	High School Graduate (Includes Equivalency)	Some College (No Degree)	Associate Degree	Bachelor's Degree	Graduate or Professional Degree
Pulaski								
1980	5,187	31.3	22.9	24.5	10.1*	NA	3.3	1.9
1990	11,654	20.6	22.0	37.8	10.5	2.7	4.9	1.6
2000	14,688	11.7	22.0	39.2	16.3	2.9	5.5	2.3
Telfair								
1980	6,679	35.4	25.0	22.7	8.8*	NA	4.4	3.7
1990	7,043	22.9	25.0	32.5	7.9	3.1	5.8	2.8
2000	7,906	10.3	26.1	40.1	12.2	2.9	5.4	3.0
Turner								
1980	5,180	35.1	25.0	23.5	8.5*	NA	4.6	3.3
1990	5,170	19.2	25.5	35.1	9.9	3.1	4.2	2.9
2000	5,707	10.5	21.8	38.7	14.9	3.6	5.8	4.7
Georgia								
1980	3,085,528	23.7	19.9	28.5	13.3*	NA	8.5	6.1
1990	4,023,420	12.0	17.1	29.6	17.0	5.0	12.9	6.4
2000	5,185,965	7.6	13.8	28.7	20.4	5.2	16.0	8.3

Source: U.S. Bureau of the Census, 1980, www.census.gov, 2004 (STF 3 data was used to obtain 1990 figures. SF 4 data was used to obtain 2000 figures.).

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

TABLE P-29A
EDUCATIONAL GRADUATION STATISTICS
Wilcox County, Surrounding Counties, and Georgia
1995-2001

Education Graduation Statistics	H.S. Graduation Test Scores (All Components)	H.S. Dropout Rate	Percent of Grads Attending Georgia Public Colleges	Percent of Grads Attending Georgia Public Technical Colleges
Wilcox County				
1995	74%	9.9%	34.6%	13.6%
1996	48%	7.1%	47.3%	15.4%
1997	57%	7.8%	34.5%	20.7%
1998	70%	3.0%	34.2%	21.6%
1999	92%*	7.8%	31.9%	14.3%
2000	90%*	7.5%	NA	13.6%
2001	85%*	7.8%	NA	NA
Ben Hill County				
1995	73%	8.2%	36.6%	7.4%
1996	74%	7.8%	42.5%	25.8%
1997	63%	10.6%	42.9%	12.4%
1998	61%	10.1%	42.7%	18.8%
1999	94%*	8.2%	43.1%	14.7%
2000	88%*	8.0%	NA	23.2%
2001	84%*	9.1%	NA	NA

TABLE P-29A (Cont'd)
EDUCATIONAL GRADUATION STATISTICS
Wilcox County, Surrounding Counties, and Georgia
1995-2001

Education Graduation Statistics	H.S. Graduation Test Scores (All Components)	H.S. Dropout Rate	Percent of Grads Attending Georgia Public Colleges	Percent of Grads Attending Georgia Public Technical Colleges
Crisp County				
1995	75%	7.7%	35.9%	4.4%
1996	73%	15.6%	44.7%	6.4%
1997	43%	10.7%	43.2%	8.7%
1998	47%	13.7%	34.9%	8.6%
1999	49%	14.1%	37.9%	13.7%
2000	69%	13.3%	NA	11.7%
2001	59%	13.0%	NA	NA
Dodge County				
1995	80%	9.0%	28.7%	12.8%
1996	76%	8.9%	39.9%	9.2%
1997	66%	8.1%	37.8%	6.5%
1998	68%	7.9%	36.2%	13.3%
1999	60%	7.3%	31.5%	20.0%
2000	77%	6.7%	NA	19.8%
2001	61%	6.7%	NA	NA

TABLE P-29A (Cont'd)
EDUCATIONAL GRADUATION STATISTICS
Wilcox County, Surrounding Counties, and Georgia
1995-2001

Education Graduation Statistics	H.S. Graduation Test Scores (All Components)	H.S. Dropout Rate	Percent of Grads Attending Georgia Public Colleges	Percent of Grads Attending Georgia Public Technical Colleges
Dooly County				
1995	65%	13.8%	26.9%	14.9%
1996	41%	14.0%	28.4%	11.9%
1997	45%	7.0%	22.7%	21.3%
1998	38%	8.5%	15.6%	23.3%
1999	41%	7.4%	21.2%	20.0%
2000	39%	9.3%	NA	17.9%
2001	30%	6.2%	NA	NA
Pulaski County				
1995	77%	5.5%	32.7%	5.5%
1996	55%	7.3%	42.0%	16.8%
1997	60%	5.5%	34.9%	8.4%
1998	59%	5.0%	33.6%	11.2%
1999	61%	4.6%	33.0%	19.6%
2000	66%	8.1%	NA	17.0%
2001	60%	6.3%	NA	NA

TABLE P-29A (Cont'd)
EDUCATIONAL GRADUATION STATISTICS
Wilcox County, Surrounding Counties, and Georgia
1995-2001

Education Graduation Statistics	H.S. Graduation Test Scores (All Components)	H.S. Dropout Rate	Percent of Grads Attending Georgia Public Colleges	Percent of Grads Attending Georgia Public Technical Colleges
Telfair County				
1995	71%	8.6%	40.0%	13.0%
1996	60%	11.7%	29.8%	25.5%
1997	46%	10.2%	34.9%	7.0%
1998	50%	8.0%	37.8%	5.4%
1999	49%	2.2%	32.4%	11.1%
2000	49%	6.7%	NA	10.3%
2001	44%	8.5%	NA	NA
Turner County				
1995	79%	11.8%	26.6%	7.4%
1996	58%	9.1%	46.1%	6.6%
1997	47%	11.3%	30.6%	6.1%
1998	62%	10.8%	48.5%	3.0%
1999	61%	12.7%	24.1%	10.3%
2000	77%	12.1%	NA	16.5%
2001	60%	6.4%	NA	NA

TABLE P-29A (Cont'd)
EDUCATIONAL GRADUATION STATISTICS
Wilcox County, Surrounding Counties, and Georgia
1995-2001

Education Graduation Statistics	H.S. Graduation Test Scores (All Components)	H.S. Dropout Rate	Percent of Grads Attending Georgia Public Colleges	Percent of Grads Attending Georgia Public Technical Colleges
Georgia				
1995	82%	9.26%	35.0%	5.4%
1996	76%	8.6%	30.0%	6.2%
1997	67%	7.3%	30.2%	7.1%
1998	68%	6.5%	38.8%	6.5%
1999	66%	6.5%	37.5%	6.4%
2000	68%	6.5%	37.3%	7.4%
2001	65%	6.4%	36.1%	8.8%

Source: Georgia Department of Education (2003). NA indicates that data was not available for that particular year.

TABLE P-29B
GEORGIA HIGH SCHOOL GRADUATION TEST SCORES
Wilcox County, Surrounding Counties, and Georgia
1999-2004

Georgia High School Graduation Test Scores	GHS GT Language	GHS GT Math	GHS GT Social Studies	GHS GT Science
Wilcox County				
1999	92	89	83	80
2000	90	89	85	68
2001	85	77	66	36
2002	93	90	61	60
2003	85	81	65	60
2004	94	94	96	80
Ben Hill County				
1999	94	86	76	65
2000	88	85	74	59
2001	84	83	74	59
2002	91	88	77	65
2003	85	86	64	61
2004	91	92	79	68
Crisp County				
1999	92	86	62	55
2000	97	91	82	71
2001	95	87	78	62
2002	96	93	75	74
2003	96	92	70	67
2004	92	92	78	66

TABLE P-29B (Cont'd)
GEORGIA HIGH SCHOOL GRADUATION TEST SCORES
Wilcox County, Surrounding Counties, and Georgia
1999-2004

Georgia High School Graduation Test Scores	GHSGT Language	GHSGT Math	GHSGT Social Studies	GHSGT Science
Dodge County				
1999	97	90	85	61
2000	93	94	85	74
2001	95	91	84	62
2002	94	89	80	72
2003	96	93	77	66
2004	96	91	76	59
Dooly County				
1999	92	75	52	52
2000	88	67	66	38
2001	82	64	48	30
2002	83	62	53	23
2003	95	85	65	47
2004	82	73	67	32
Pulaski County				
1999	97	85	67	68
2000	92	85	78	67
2001	100	95	82	72
2002	94	92	79	74
2003	98	94	79	67
2004	96	95	87	64

TABLE P-29B (Cont'd)
GEORGIA HIGH SCHOOL GRADUATION TEST SCORES
Wilcox County, Surrounding Counties, and Georgia
1999-2004

Georgia High School Graduation Test Scores	GHS GT Language	GHS GT Math	GHS GT Social Studies	GHS GT Science
Telfair County				
1999	89	68	63	56
2000	95	87	73	50
2001	90	83	61	49
2002	96	87	82	64
2003	96	93	81	66
2004	88	87	81	56
Turner County				
1999	93	81	75	83
2000	95	89	83	85
2001	91	82	81	66
2002	85	83	67	61
2003	93	94	72	65
2004	94	92	69	74

Source: Georgia Department of Education, as supplied by Wilcox County Board of Education; 2005.

a ninth grade education has declined by almost two-thirds (38.2 percent to 14.3 percent). However, this is still nearly twice the rate of Georgia as a whole (7.6 percent). The county has seen slight increases in the percentage of residents with a college degree, but those percentages are still well below statewide figures. Almost as many county residents (31.8 percent) do not have at least a high school diploma as those who do (43.7 percent).

In terms of surrounding counties, Wilcox County consistently has had less college graduates in its population than most of its neighbors. In terms of residents with a graduate degree, Wilcox County at 3.4 percent ranks behind all counties in 2000, as shown in Table P-28. Wilcox County and all its surrounding counties trail the Georgia rate of those with a graduate degree, 8.3 percent. Conversely, Wilcox County had a higher percentage of those with less than a ninth grade education (14.3 percent). Wilcox County also had a much lower percentage of residents with a Bachelor's Degree (3.5 percent) than the other counties.

Table P-29A compares the county's education graduation statistics from 1995-2001 with the surrounding counties and the state. On a positive note, the county's dropout rate declined by more than 2 percentage points. The county's 2001 dropout rate of 7.8 percent was surpassed by Ben Hill (9.1 percent), Crisp (13 percent), and Telfair (8.5 percent) counties and was somewhat higher than Georgia (6.4 percent). The percentage of county high school graduates attending a public technical college in Georgia held steady from 1995 to 1999 (13.6 percent). Only Crisp County (11.7 percent) had a lower percentage; however, Wilcox County's percentage and those of its neighbors were higher than the state. There was a slight decrease in those county graduates going on to attend a public college in the state from 1995-2000 (34.6 percent to 31.9 percent). Only Dodge (31.5 percent), Dooly (21.2 percent), and Turner (24.1 percent) counties had lower percentages. The county's test scores were down by more than one-half in 2001 from their 74 percent in 1995. Only Dooly (35 percentage points) and Telfair (27 percentage points) approached this decline. However, local school officials have questioned the accuracy of these results, which do seem to be suspect in nature, and they have provided alternative data that is presented in Table P-29B for informational and comparison purposes. Although Wilcox County remains near the middle to lower half of the list of education in terms of surrounding counties, it is evident that improvements are needed in educational attainment for the County to maintain stability in the future.

Table P-29B presents a comparison of the Georgia High School Graduation Test scores for Wilcox County and its surrounding counties from 1999 through 2004 in the four subject areas of Language, Math, Social Studies, and Science. Local educational officials believe that this provides a more accurate comparison between the local school system and its neighbors as opposed to the data in Table P-29A. During the period, Wilcox County's test scores improved in all subject areas, with the exception of Science, as those scores remained steady between 1999 and 2004. The largest improvement came in the area of Social Studies, which increased by 13 points over the last several years. The data show a local educational system that is keeping up with its neighbors. As of the last year for which data was available (2004, or the 2003-2004 academic year), only Dodge and Pulaski counties had a higher score on the Language portion of the test. In Math, the county trailed only Pulaski County by a single point for the highest score in the area. In both Social Studies and Science, the County's scores were noticeably higher than their neighbors.

Abbeville, Pineview, Pitts, and Rochelle Abbeville has the lowest number of those without a high school education of any city in Wilcox County at a combined 30.5 percent, possibly attributable in part due to the local prison population. Pineview's 2000 percent of those without a high school diploma was 43.7, Pitts' was 33.5 percent, and Rochelle's was 42.5 percent. Pitts and Rochelle had higher percentages of college-educated residents than the county, while Abbeville and Pineview had lower percentages than the county. Pitts had the highest percentage of its residents with a graduate or professional degree at 6.7 percent in 2000, which was twice as high as the county and about 50 percent higher than the next local government (Rochelle at 4.4 percent). Only Rochelle had a higher percentage of those with a Bachelor's Degree than the county, while Abbeville's was equal to the county rate. All of the cities had a significantly higher rate of those 25 years old and older with less than a 9th grade education in 2000 than the County, with the exception of Rochelle, whose percentage was just above the County.

Assessment

Wilcox County continues to lag behind in efforts to have a more educated population than Georgia. From 1980-2000, Wilcox County saw a decrease in the percentage of the population with no high school diploma, and an increase in those who had at least a high school diploma. However, these trends seem to be outdated at the State and national levels, which are both seeing its numbers of those with only a high school diploma decrease and those moving on to the college level increase. For those in Wilcox County and its cities who are moving on to college-level education, there are increasing numbers of those receiving degrees of some type, if only slightly so. However, these numbers are considerably behind the state as a whole. Dropout rates are presently higher than the state, and have been consistently higher than the state. These trends bear serious consequences in that they present barriers for the county to attract economic development. The overall low skill levels of the local population must be addressed for the county to attract the kind of growth it desires. Fortunately, there are some programs in place to address the skill levels of the labor force. These will be discussed in the Economic Development element.

Income

Per capita incomes for Wilcox County, Georgia, and the U.S. from 1980-2000, and projected through 2025, as shown in 1996 dollars, are shown in Table P-30. Table P-31 shows the per capita income for Wilcox County, Abbeville, Pineview, Pitts, Rochelle, Georgia, and the U.S. in actual dollars from 1980 to 2000. Table P-32, again using actual dollars, shows the median household income for Wilcox County, Abbeville, Pineview, Pitts, Rochelle, Georgia, and the U.S from 1980 to 2000. Table P-33 shows mean household income in current dollars for Wilcox County and Georgia from 1980 to projections through 2025. Table P-34 shows the household income distribution for Wilcox County and its municipalities from 1980-2000. Table P-35 shows the percentage of household income distribution for Wilcox County and makes a comparison with the state, while Table P-36 shows the percentage distribution of household income for the four municipalities.

TABLE P-30
PER CAPITA INCOME
Wilcox County, Georgia, and the U.S.
1980-2025

Income per Capita (1996 \$)	1980	1990	2000	2005	2010	2015	2020	2025
Wilcox County	\$9,329	\$13,884	\$15,577	\$16,811	\$17,977	\$19,157	\$20,401	\$21,646
Georgia	\$15,353	\$20,715	\$25,433	\$26,975	\$28,549	\$30,141	\$31,767	\$33,413
United States	\$18,444	\$22,871	\$26,988	\$28,581	\$30,227	\$31,943	\$33,758	\$35,673

Source: Woods & Poole Economics, 2004.

TABLE P-31
PER CAPITA INCOME
Wilcox County Governments, Georgia, and the U.S.
1980-2000

Income per Capita (actual \$)	1980	1990	2000
Wilcox County	\$4,784	\$8,733	\$14,014
Abbeville	\$4,027	\$6,919	\$10,029
Pineview	\$3,858	\$6,365	\$11,914
Pitts	\$4,750	\$6,748	\$15,103
Rochelle	\$4,608	\$8,104	\$12,929
Georgia	\$6,402	\$13,631	\$21,154
United States	\$7,298	\$14,420	\$21,587

Source: U.S. Bureau of the Census, 1980, www.census.gov, 2004 (STF 3 data was used to obtain 1990 figures. SF 4 data was used to obtain 2000 figures.).

TABLE P-32
MEDIAN HOUSEHOLD INCOME
Wilcox County Governments, Georgia, and the U.S.
1980-2000

Median Household Income (Actual \$)	1980	1990	2000
Wilcox County	\$10,680	\$16,333	\$27,483
Abbeville	\$8,859	\$12,348	\$21,193
Pineview	\$7,891	\$13,438	\$17,850
Pitts	\$7,083	\$15,833	\$24,625
Rochelle	\$11,020	\$13,918	\$21,923
Georgia	\$15,033	\$29,021	\$42,433
United States	\$16,841	\$30,056	\$41,994

Source: U.S. Bureau of the Census, 1983, www.census.gov, 2004 (STF 3 data was used to obtain 1990 figures. SF 4 data was used to obtain 2000 figures.).

TABLE P-33
MEAN HOUSEHOLD INCOME
Wilcox County, Georgia, and the U.S.
1980-2025

Mean Household Income (Current \$)	1980	1990	2000	2005	2010	2015	2020	2025
Wilcox County	NA	\$18,934	\$23,979	\$26,874	\$29,818	\$32,729	\$35,681	\$38,565
Georgia	NA	\$33,259	\$42,158	\$44,169	\$52,533	\$54,203	\$63,964	\$59,049

Source: Woods & Poole Economics, 2004.

TABLE P-34
HOUSEHOLD INCOME DISTRIBUTION
Wilcox County, Abbeville, Pineview, Pitts, and Rochelle
1980-2000

Category	Wilcox County			Abbeville			Pineview			Pitts			Rochelle		
	1980	1990	2000	1980	1990	2000	1980	1990	2000	1980	1990	2000	1980	1990	2000
TOTAL Households	2,621	2,516	2,772	NA	303	361	NA	180	175	NA	76	121	NA	539	538
Income less than \$5000	693	363	NA	NA	47	NA	NA	29	NA	NA	11	NA	NA	110	NA
Income \$5000 - \$9999	559	485	521	NA	66	88	NA	41	61	NA	11	31	NA	93	153
Income \$10000 - \$14999	449	338	270	NA	56	52	NA	30	10	NA	14	6	NA	89	63
Income \$15000 - \$19999	310	226	222	NA	27	30	NA	16	38	NA	14	9	NA	54	43
Income \$20000 - \$29999		327	472	NA	31	61	NA	25	30	NA	8	35	NA	61	56
Income \$30000 - \$34999	500 ^{1/}	136	152	NA	26	14	NA	5	8	NA	3	6	NA	20	24
Income \$35000 - \$39999		152	164	NA	18	10	NA	9	1	NA	9	8	NA	28	23
Income \$40000 - \$49999	74 ^{2/}	203	313	NA	15	39	NA	15	3	NA	2	10	NA	21	55
Income \$50000 - \$59999		132	145	NA	11	17	NA	4	2	NA	2	0	NA	31	45
Income \$60000 - \$74999		88	236	NA	5	29	NA	0	11	NA	2	6	NA	17	29
Income \$75000 - \$99999		42	135	NA	1	9	NA	3	3	NA	0	5	NA	12	22
Income \$100000 or more	36 ^{3/}	24	142	NA	0	12	NA	3	8	NA	0	5	NA	3	25

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

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

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

Sources: U.S. Bureau of the Census, 1980; www.georgiaplanning.com, 2004.

TABLE P-35
HOUSEHOLD INCOME DISTRIBUTION BY PERCENTAGE
Wilcox County and Georgia
1980-2000

Category	Wilcox County			Georgia		
	1980	1990	2000	1980	1990	2000
TOTAL Households	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Income less than \$5,000	26.44%	14.43%	NA	16.20%	7.90%	NA
Income \$5,000 - \$9,999	21.33%	19.28%	18.80%	17.10%	8.87%	10.13%
Income \$10,000 - \$14,999	17.13%	13.43%	9.74%	16.28%	8.62%	5.85%
Income \$15,000 - \$19,999	11.83%	8.98%	8.01%	14.19%	8.87%	5.91%
Income \$20,000 - \$29,999		13.00%	17.03%	11.53%	17.13%	12.74%
Income \$30,000 - \$34,999	19.08% ^{1/}	5.41%	5.48%	8.23%	7.90%	6.22%
Income \$35,000 - \$39,999		6.04%	5.92%	5.53%	6.77%	5.87%
Income \$40,000 - \$49,999	2.82% ^{2/}	8.07%	11.29%	3.36%	11.03%	10.85%
Income \$50,000 - \$59,999		5.25%	5.23%	2.04%	7.61%	9.24%
Income \$60,000 - \$74,999		3.50%	8.51%	1.47%	6.85%	10.48%
Income \$75,000 - \$99,999		1.67%	4.87%	2.57%	4.63%	10.36%
Income \$100,000 or more	1.37% ^{3/}	0.95%	5.12%	1.52%	3.81%	12.34%

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

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

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

Source: U.S. Bureau of the Census, 1980; www.georgiaplanning.com, 2004.

TABLE P-36
HOUSEHOLD INCOME DISTRIBUTION BY PERCENTAGE
Abbeville, Pineview, Pitts, and Rochelle
1980-2000

Category	Abbeville			Pineview			Pitts			Rochelle		
	1980	1990	2000	1980	1990	2000	1980	1990	2000	1980	1990	2000
TOTAL Households	NA	100.00%	100.00%	NA	100.00%	100.00%	NA	100.00%	100.00%	NA	100.00%	100.00%
Income less than \$5,000	NA	15.51%	NA	NA	16.11%	NA	NA	14.47%	NA	NA	20.41%	NA
Income \$5,000 - \$9,999	NA	21.78%	24.38%	NA	22.78%	34.86%	NA	14.47%	25.62%	NA	17.25%	28.44%
Income \$10,000 - \$14,999	NA	18.48%	14.40%	NA	16.67%	5.71%	NA	18.42%	4.96%	NA	16.51%	11.71%
Income \$15,000 - \$19,999	NA	8.91%	8.31%	NA	8.89%	21.71%	NA	18.42%	7.44%	NA	10.02%	7.99%
Income \$20,000 - \$29,999	NA	10.23%	16.90%	NA	13.89%	17.14%	NA	10.53%	28.93%	NA	11.32%	10.41%
Income \$30,000 - \$34,999	NA	8.58%	3.88%	NA	2.78%	4.57%	NA	3.95%	4.96%	NA	3.71%	4.46%
Income \$35,000 - \$39,999	NA	5.94%	2.77%	NA	5.00%	0.57%	NA	11.84%	6.61%	NA	5.19%	4.28%
Income \$40,000 - \$49,999	NA	4.95%	10.80%	NA	8.33%	1.71%	NA	2.63%	8.26%	NA	3.90%	10.22%
Income \$50,000 - \$59,999	NA	3.63%	4.71%	NA	2.22%	1.14%	NA	2.63%	0.00%	NA	5.75%	8.36%
Income \$60,000 - \$74,999	NA	1.65%	8.03%	NA	0.00%	6.29%	NA	2.63%	4.96%	NA	3.15%	5.39%
Income \$75,000 - \$99,999	NA	0.33%	2.49%	NA	1.67%	1.71%	NA	0.00%	4.13%	NA	2.23%	4.09%
Income \$100,000 or more	NA	0.00%	3.32%	NA	1.67%	4.57%	NA	0.00%	4.13%	NA	0.56%	4.65%

Sources: U.S. Bureau of the Census, 1983, www.georgiaplanning.com, 2004.

From 1980 to 2000, Wilcox County's per capita income increased significantly less than Georgia and the U.S. in 1996 dollars in terms of absolute numbers, as shown in Table P-30. In absolute numbers, Wilcox County's per capita income increased by \$6,248, or 67 percent, to \$15,577 from 1980 to 2000. At the same time, Georgia's per capita income increased by \$10,080, or 65.7 percent, to \$25,433 between 1980 and 2000, and the U.S. per capita income increased by \$8,544, or 46.3 percent, to \$26,988. Wilcox County's 1980 per capita income of \$9,329 was 60.8 percent of the state's 1980 per capita income and 50.6 percent of the national per capita income. By 2000, however, the county's per capita income had improved only slightly to become 61.2 percent of Georgia's per capita income and 57.7 percent of the U.S. figure. Georgia's per capita income, which was 83.2 percent of U.S. per capita income in 1980, was 93.7 percent of the nation's per capita income by 2000, as the state's strong economy helped to generate healthy income growth for the state as a whole. Projections through 2025 indicate these trends will continue. Wilcox County's projected 2025 per capita income is expected to be 64.8 percent of Georgia's and 60.7 percent that of the U.S. The state's per capita income is projected to remain stable as a percentage of the U.S. (93.7 percent) in 2025. The County's per capita income is expected to grow at a faster rate through 2025 (39 percent) than either Georgia (31.4 percent) or the U.S. (32.2 percent).

Table P-31 gives another perspective on per capita income, utilizing actual dollars rather than controlling for inflation, as was the case in Table P-30. Wilcox County's 1980 per capita income of \$4,784 was approximately three-fourths of Georgia's (74.7 percent) and slightly less than two-thirds (65.6 percent) of the nation's per capita income. In 2000, Wilcox County's per capita income had increased by almost three times (192.9 percent) to \$14,014, which was still some \$7,100 less than Georgia's per capita income of \$21,154 and roughly \$7,500 dollars below the U.S. per capita income of \$21,587. Based on actual dollars, the county's per capita income is failing to keep up with the growth of the state and nation as a whole, while the state continues to close the gap with the rest of the U.S.

In terms of median household income and mean household income, as shown in Tables P-32 and P-33, respectively, Wilcox County significantly lags behind the U.S. and Georgia in both categories. For median household income, Wilcox County was \$4,353 behind the state in

1980, a number that rose to \$14,950 by 2000, as shown in Table P-32. Wilcox County's median household income trailed that of the U.S. by \$6,161 in 1980, and that gap increased to \$14,511 in 2000. Meanwhile, Georgia's median household income (\$42,433) surpassed that of the U.S. (\$41,994) for the first time in 2000. The county's percentage growth over the last two decades (157.3 percent), while significant, still substantially trailed that of Georgia (182.3 percent) but was somewhat more than the U.S. (149.4 percent). Wilcox County's median household income was some 65 percent of both Georgia's and the U.S. in 2000. However, the county may be able to close the gap somewhat with the state in terms of mean household income, as shown in Table P-33. The county's 1990 mean household income of \$18,934 was roughly 57 percent of Georgia's \$33,259. By 2025, the county's figure of \$38,565 is projected to be nearly 65 percent of the state's total. The percentage change is even more significant. The county's growth in mean household income of 103.7 percent is projected to outpace the growth seen in the state as a whole (77.5 percent).

As shown in Table P-35, by 2000 Wilcox County had the highest percent of its household income distribution in the \$5,000-\$9,999 income category, while Georgia's highest percentage of household income distribution was in the category of \$20,000-\$29,999. As might be expected from this result, the distribution of income by households is much more diverse at the state level than is the case locally. The apparent differences between the State and Wilcox County also lie in the higher income categories, those ranging from \$60,000 and upwards. Wilcox County has a combined 18.5 percent of households in this category in 2000, while the state has 33.18 percent of its households located within one of these three combined categories. Simultaneously, more than one-half (53.58 percent) of the county's households had incomes of under \$30,000, compared to 34.63 percent at the state level. Some one-fifth (18.8 percent) of the county's households alone had incomes between \$5,000-\$9,999, indicating that poverty is a significant concern locally. This was down only slightly from 21.33 percent in 1980, and is almost double that of the state in 2000 (10.13 percent).

Abbeville, Pineview, Pitts, and Rochelle By 2000 as shown in Table P-31, only the City of Pitts had a higher per capita income than the county as a whole. Pitts' per capita income experienced by far the largest absolute and percentage increase. Rochelle had a slightly lower

median household income in 2000 than the county as a whole, as shown in Table P-32, with Pineview not far behind. Abbeville's median household income in 2000 (\$10,029) was the lowest among the other local governments in the county and was only about one-half of the state and national figures, again likely attributable to the significant prison population. Possible causes of such relatively low-income figures in the municipalities can be attributed to a lack of educational attainment, the increasing elderly population, and the high percentage of minority residents who tend to have lower incomes than the population as a whole. Table P-36 shows that in 2000, Pitts' highest household income distribution was those with incomes of \$20,000-\$29,999, which was 28.9% of the city's households. Conversely, household incomes in the other municipalities were largely distributed in the lowest income categories. In Pineview, some one-third (34.86 percent) of the city's households in 2000 had incomes below \$10,000. Slightly less than one-third of Rochelle's households (28.44 percent) and one-fourth of Abbeville's households (24.38 percent) in 2000 had incomes of less than \$10,000. These figures indicate relatively high numbers of poverty and low-income households still exist within the municipalities and the county to a significant extent.

Assessment

Although Wilcox County's per capita income has increased and is projected to increase through 2025, the results continue to show incomes, both per capita as well as household, that are significantly behind that of the state and nation. The County fell well short of the state median household income in both decades from 1980-2000 and is projected to fall well short of the mean household income through 2025. As can be predicted by the statements above, a majority of the income distribution for Wilcox County and its four cities falls in the \$0-\$29,999 range, with a substantial number falling below \$10,000. The higher income ranges experienced little growth from 1980-2000, whereas the same categories on the state level doubled in some instances over the same period. However, incomes remain relatively low in the county, indicating a sizable portion of households remain in poverty. This is to be expected given the relatively low educational attainment levels and significant elderly population. For local household incomes to catch up to the rest of the state and nation, much work will have to be done to raise the skill levels of the local labor force. Only through increased skill levels will the County be able to attract the kinds of good-paying jobs necessary to raise household incomes sufficiently.

ECONOMIC DEVELOPMENT

Introduction

Economic development is one of the major factors, if not the most important factor, that defines a community's overall health and vitality. A community undertakes comprehensive planning to make itself a better place to live and work, and improve its overall quality of life. Most often this requires economic prosperity, the enhancement of the tax base, wages, and available jobs. These enhancements provide the dollars required for community infrastructure and service improvements, better housing, and a higher standard of living.

It is necessary for a community to understand and address the factors driving its economic development to improve itself and make its desired future happen. Wilcox County's past development is an obvious example of commerce's influence on growth and development. From the arrival of the railroad and the subsequent housing boom that developed within the county's municipalities during the late 1800s and early 1900s; to the development of local agriculture; to more recent developments, such as the decline of the railroad in the mid to late 1900s and the subsequent decline in population in the municipalities, advances in agricultural technology, and the Wilcox State Prison; Wilcox County's growth periods have been associated with commerce and economic development. Similarly, as the decline of the railroads has shown, the changing face of economic development can cause decline.

This plan element addresses the state of economic development of the Wilcox County community, including its incorporated cities of Abbeville, Pineview, Pitts, and Rochelle. The economic base, labor force, and local economic resources of the community are examined through a three-step process of inventory and assessment, goal setting, and development of implementation strategies. The inclusion of economic data, as required for ten years prior to the plan and for twenty years beyond plan preparation, has been satisfied to the best of the community's ability. Required data and analysis are provided in tabular and text format. Almost all economic data is presented at the county level, because such data for rural areas is generally only available at that level, and economic planning generally only makes sense at that level. Only limited data would be available for Abbeville or Rochelle, and almost none is available for

Pineview or Pitts. The county as a whole is truly an inseparable economic entity, most significant economic activity centers on Abbeville and Rochelle, and local economic resources and activities take place on a joint countywide basis.

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

This economic development element was developed through a community-based committee with members appointed by all five governments in the county to address economic development issues and concerns as a joint effort. It has been accepted for a long time in Wilcox County that the economic fate of all local governments is intertwined, and that the local economy could not be analyzed or developed except on a countywide basis. The result of this cooperative approach is a joint plan for the entire community which addresses priority needs and activities that require the attention of all concerned, while also addressing any specific needs in Abbeville, Pineview, Pitts, Rochelle, or unincorporated Wilcox County.

The organization of this element of the plan is structured to comply with guidelines established by the Georgia Department of Community Affairs. The element continues with an analysis and assessment of the economic base, labor force, local economic development resources, and recent and unique economic activities of the countywide community. It concludes with a summary of needs and issues, before the goals, objectives, and planned implementation activities of the community regarding economic development are set forth.

Economic Base

Overall Description/Trends. Wilcox County is a rural county in south central Georgia with a past and present intricately tied to transportation and its vast southern pine forests. More than 90 percent of its land area is in agriculture and timberlands. The county's early development can be traced to the advent of the railroad in the late 1800s and early 1900s, providing access to its pine forests, and the turpentine and sawmill industries that sprang up as a result. Although the railroads died long ago as a major mode of transportation, Wilcox County's future economic development may still be tied to its agricultural and silvicultural past. Its biggest assets include its agricultural and forestry land base and other natural resources. The county has shown minimal growth, at times even negative growth, and what positive growth that has occurred has been at a much slower rate than that of the state and the U.S. Its high point in population was 1920, and its 2000 population was only a little more than half that figure of 15,511.

Data from the private econometrics firm of Woods and Poole are shown in Tables ED-1 through ED-14 to illustrate the Wilcox County economic base and compare it to the Georgia economy. While one may take issue with specific numbers, especially in future projects, (this will be discussed again shortly) these data are important to denote recent trends and local economic influences and differences with the state. As might be expected, there are major differences between the local and state economic bases as well as widely divergent growth patterns.

In isolation, the Wilcox County economy has exhibited generally modest growth in the last twenty years, particularly in terms of employment. Employment has increased from 2,110 workers in 1980 to 2,490 in 1990 to climb to 2,671 in 2000. Total earnings, on the other hand, have increased (in constant 1996 dollars) from \$16.7 million in 1980 to \$53.2 million in 2000. However, the majority of this growth in earnings took place in the 1980s. While this growth has remained positive (which may not be said of all rural areas), it pales in comparison to state or national growth, again particularly where employment is concerned. From 1980 to 2000, Wilcox County's total employment grew by approximately 26.6 percent, while total earnings increased by 218.5 percent. As would be expected, this county employment growth was far less than that of the U.S. (45.5 percent) and of Georgia's (76.9 percent). County total earnings increase for the period, however, was almost triple that of the U.S. (75.9 percent) and just over one-half that of Georgia (141.2 percent). This is certainly evidence of a local economy that was experiencing growth in some respects, though beginning with a much smaller base and thus having farther to

go than either statewide or nationally, but in other respects falling farther and farther behind its state and national brethren.

Despite the mixed picture, there are some potential areas of the local economy with important assets for future growth. More detailed information to provide a clearer picture of what is currently represented in various components of the local economy and of their potential for expansion is discussed and analyzed below.

Employment By Sector. The detail of employment by sector shown for Wilcox County in Tables ED-1 and ED-2 and its comparison with Georgia in Table ED-3 and the U.S. in Table ED-4 reveal major differences in the three economies. The top five sectors of employment in Wilcox County in 2000 were, in order of most jobs first, State and Local Government, Farming, Services, Retail Trade, and Manufacturing. Georgia's top five 2000 employment sectors were the same as those for the U.S. These were Services, Retail Trade, Manufacturing, State and Local Government, and Finance/Insurance/Real Estate. Prior to 2000, Farming was the top employment sector in Wilcox County, while State and Local Government was third in 1980 and fourth in 1990. Manufacturing, typically a leading sector of employment in most rural areas, was just fourth in the county in 1980, but rose to second by 1990 as jobs in this sector grew by nearly two-thirds. By 2000, however, all of that growth was lost and more as manufacturing employment was just over one-half of its 1980 figure. The county's manufacturing base was heavily dependent on the textile industry, an industry that has been hit extremely hard in the last twenty years. This has been particularly true in the southern U.S., as many factories have been forced to cease operations or move outside of the U.S. due to pressures from technological advances and lower wages available overseas. On the other hand, the opening of the Wilcox State Prison in the 1990s has caused employment in the State and Local Government sector in the county to double from even a decade ago, allowing this sector to now become the largest local employer. As the local economy was undergoing a change from an agriculture/manufacturing based economy to one more dependent on the public sector, the 1990s saw Georgia begin the switch from an economy that was led in employment by the manufacturing sector to an economy where the services sector employed the greatest number of people.

In terms of percentages, farming jobs were 16 times as prevalent in Wilcox County in 2000 as Georgia and 12 times as prevalent as the U.S. This is symbolic of the county's historically heavy dependence on agriculture as a mainstay of its economy, and illustrative of its remaining importance. However, even farming's percentage of total county employment has

Table ED-1
Employment By Economic Sector
Wilcox County
1980-2025

Category	1980	1990	2000	2005	2010	2015	2020	2025
Total	2,110	2,490	2,671	2,810	2,931	3,053	3,174	3,300
Farm	599	565	607	590	573	557	541	527
Agricultural Services, Other	6	48	95	103	110	117	123	130
Mining	0	0	0	0	0	0	0	0
Construction	65	82	90	96	102	109	117	125
Manufacturing	281	470	152	150	148	147	148	148
Trans., Comm., & Public Utilities	73	84	138	152	164	174	183	191
Wholesale Trade	51	59	36	35	34	33	33	32
Retail Trade	185	243	247	244	245	248	251	256
Finance, Insurance, & Real Estate	83	79	117	128	136	144	152	162
Services	400	463	465	508	546	566	628	674
Federal Civilian Government	34	33	30	28	26	25	24	24
Federal Military Government	32	31	28	28	29	29	29	29
State & Local Government	301	333	666	748	818	884	945	1,002

Source: Woods and Poole Economics, Inc., 2003.

Table ED-2
Percentage Employment By Economic Sector
Wilcox County
1980-2025

Category	1980	1990	2000	2005
Total	100.00%	100.00%	100.00%	100.00%
Farm	28.39%	22.69%	22.73%	21.00%
Agricultural Services, Other	0.28%	1.93%	3.56%	3.67%
Mining	0.00%	0.00%	0.00%	0.00%
Construction	3.08%	3.29%	3.37%	3.42%
Manufacturing	13.32%	18.88%	5.69%	5.34%
Trans., Comm., & Public Utilities	3.46%	3.37%	5.17%	5.41%
Wholesale Trade	2.42%	2.37%	1.35%	1.25%
Retail Trade	8.77%	9.76%	9.25%	8.68%
Finance, Insurance, & Real Estate	3.93%	3.17%	4.38%	4.56%
Services	18.96%	18.59%	17.41%	18.08%
Federal Civilian Government	1.61%	1.33%	1.12%	1.00%
Federal Military Government	1.52%	1.24%	1.05%	1.00%
State & Local Government	14.27%	13.37%	24.93%	26.62%

Category	2010	2015	2020	2025
Total	100.00%	100.00%	100.00%	100.00%
Farm	19.55%	18.24%	17.04%	15.97%
Agricultural Services, Other	3.75%	3.83%	3.88%	3.94%
Mining	0.00%	0.00%	0.00%	0.00%
Construction	3.48%	3.57%	3.69%	3.79%
Manufacturing	5.05%	4.81%	4.66%	4.48%
Trans., Comm., & Public Utilities	5.60%	5.70%	5.77%	5.79%
Wholesale Trade	1.16%	1.08%	1.04%	0.97%
Retail Trade	8.36%	8.12%	7.91%	7.76%
Finance, Insurance, & Real Estate	4.64%	4.72%	4.79%	4.91%
Services	18.63%	19.19%	19.79%	20.42%
Federal Civilian Government	0.89%	0.82%	0.76%	0.73%
Federal Military Government	0.99%	0.95%	0.91%	0.88%
State & Local Government	27.91%	28.96%	29.77%	30.36%

Source: Woods and Poole Economics, Inc., 2003.

Table ED-3
Percentage Employment By Economic Sector
Georgia
1980-2025

Category	1980	1990	2000	2005
Total	100.00%	100.00%	100.00%	100.00%
Farm	3.51%	2.01%	1.39%	1.24%
Agricultural Services, Other	0.60%	0.85%	1.13%	1.15%
Mining	0.32%	0.29%	0.20%	0.18%
Construction	5.07%	5.75%	6.10%	6.05%
Manufacturing	19.25%	15.51%	12.63%	12.07%
Trans., Comm., & Public Utilities	5.55%	5.86%	6.10%	6.17%
Wholesale Trade	6.34%	6.18%	5.69%	5.74%
Retail Trade	14.84%	16.44%	16.80%	17.08%
Finance, Insurance, & Real Estate	7.28%	6.64%	7.12%	7.05%
Services	18.30%	23.75%	28.63%	29.27%
Federal Civilian Government	3.08%	2.79%	1.90%	1.76%
Federal Military Government	3.36%	2.46%	1.93%	1.82%
State & Local Government	12.51%	11.46%	10.39%	10.44%

Category	2010	2015	2020	2025
Total	100.00%	100.00%	100.00%	100.00%
Farm	1.11%	1.00%	0.90%	0.82%
Agricultural Services, Other	1.16%	1.17%	1.17%	1.16%
Mining	0.17%	0.17%	0.16%	0.15%
Construction	5.94%	5.80%	5.66%	5.52%
Manufacturing	11.56%	11.03%	10.50%	9.97%
Trans., Comm., & Public Utilities	6.19%	6.16%	6.09%	5.97%
Wholesale Trade	5.73%	5.71%	5.69%	5.66%
Retail Trade	17.32%	17.51%	17.65%	17.76%
Finance, Insurance, & Real Estate	6.98%	6.91%	6.83%	6.76%
Services	30.10%	31.07%	32.16%	33.35%
Federal Civilian Government	1.63%	1.53%	1.43%	1.35%
Federal Military Government	1.71%	1.61%	1.51%	1.42%
State & Local Government	10.40%	10.33%	10.22%	10.10%

Source: Woods and Poole Economics, Inc., 2003.

Table ED-4
Percentage Employment By Economic Sector
United States
1980-2025

Category	1980	1990	2000	2005
Total	100.00%	100.00%	100.00%	100.00%
Farm	3.32%	2.26%	1.91%	1.78%
Agricultural Services, Other	0.80%	1.04%	1.26%	1.26%
Mining	1.12%	0.75%	0.48%	0.47%
Construction	4.95%	5.21%	5.68%	5.67%
Manufacturing	18.19%	14.13%	11.61%	11.02%
Trans., Comm., & Public Utilities	4.97%	4.71%	4.88%	4.84%
Wholesale Trade	5.03%	4.81%	4.58%	4.61%
Retail Trade	15.66%	16.44%	16.37%	16.21%
Finance, Insurance, & Real Estate	7.67%	7.68%	7.94%	7.89%
Services	21.89%	27.76%	31.75%	32.77%
Federal Civilian Government	2.62%	2.32%	1.68%	1.60%
Federal Military Government	2.19%	1.95%	1.25%	1.19%
State & Local Government	11.61%	10.93%	10.62%	10.70%

Category	2010	2015	2020	2025
Total	100.00%	100.00%	100.00%	100.00%
Farm	1.65%	1.52%	1.40%	1.29%
Agricultural Services, Other	1.26%	1.25%	1.25%	1.24%
Mining	0.46%	0.46%	0.45%	0.44%
Construction	5.62%	5.55%	5.48%	5.40%
Manufacturing	10.49%	9.99%	9.51%	9.05%
Trans., Comm., & Public Utilities	4.78%	4.72%	4.65%	4.58%
Wholesale Trade	4.60%	4.58%	4.56%	4.52%
Retail Trade	16.08%	15.95%	15.80%	15.65%
Finance, Insurance, & Real Estate	7.83%	7.77%	7.70%	7.62%
Services	33.85%	34.95%	36.07%	37.21%
Federal Civilian Government	1.52%	1.45%	1.38%	1.31%
Federal Military Government	1.14%	1.08%	1.02%	0.97%
State & Local Government	10.72%	10.73%	10.73%	10.71%

Source: Woods and Poole Economics, Inc., 2003.

decreased somewhat from 28.39 percent in 1980 (when it was first in total county employment) to 22.73 percent as of 2000 (now second locally). With the heavy loss in employment in the manufacturing sector, the county's percentage was less than 50 percent of both Georgia's and the U.S. percentages, while the local percentage of state and local government employment was more than double that of Georgia or the U.S. As might be expected, the fastest growing sector of the local economy over the last two decades, in terms of percentages, has been State and Local Government, increasing by more than ten percentage points over the last two decades. Although declining minimally as a percentage in the 1980s, local employment in this sector doubled in just the last ten years with the opening of the Wilcox State Prison. The Transportation/Communications/Public Utilities sector was also some 85 percent that of the state in 2000 due to the presence of several local trucking establishments. On the other hand, wholesale trade in Wilcox County in 2000 was only one-fourth that of Georgia percentage-wise. The local construction sector was just 55 percent that of the state. The retail trade sector was also just 55 percent that of the state, while the services sector was 60 percent of the state. Both of these sectors are vital components of Georgia's economy heading into the Twenty-first Century, but not so locally as a lack of employment growth in other key sectors of the local economy has limited the opportunity for these sectors to develop to the same extent.

The change that has taken place in the Wilcox County economy over the last 20 years has been quite significant. As of 2000, some 65 percent of the local economy's total employment can be found in just three sectors: State and Local Government, Farming, and Services. Of these sectors, only state and local government is experiencing vibrant growth. The other two are slightly declining as a percentage of total employment. Employment in the Farming sector has declined by 20 percent as a percentage from twenty years ago (28.39% to 22.73%), while the Services sector declined slightly in terms of percentages (18.96 % to 17.41%). As mentioned earlier, employment in the Manufacturing sector was slashed by more than one-half as a percentage over the last two decades (13.32% to 5.69%), and Retail Trade, an important sector statewide, actually increased slightly in Wilcox County between 1980 and 1990 (8.77% vs. 9.76%) but then gave most of that growth back between 1990 and 2000 (9.76% to 9.25%). This is indicative of an economy that not only does not mirror that of the rest of the state, but is also headed backwards as the state as a whole moves forward.

At the same time, both the state and national economies have experienced fundamental shifts as well. The largest increase in Georgia's employment between 1980 and 2000 was in the Services sector (18.3% vs. 28.63%), while the steepest decline was found in the Manufacturing sector (19.25% vs. 12.63%). This mirrors the change in the national economy over the same

time period, as the economy at both the state and federal levels shifts away from a manufacturing-based economy to one that is more service-based. Between 1980 and 2000 the Services sector increased in terms of total employment in the U.S. from 21.89 percent to 31.75 percent. Simultaneously, the Manufacturing sector's share of total federal employment dropped from 18.19 percent to 11.61 percent, as that sector has experienced hard times over the last 20 years due to technological changes and an increasingly competitive global economy.

If future projections supplied by Woods & Poole are any indication, the ongoing trends taking place at the local, state, and national level should largely continue. Total employment in Wilcox County is projected to increase by just over 600 jobs between 2000 and 2025, an increase of 23.5 percent. Again, this should be far less than that seen at the state (41.7 percent) or U.S. (about 35 percent) levels. By 2025, the three largest sectors of employment in Wilcox County are projected to be in State and Local Government (30.36 percent), Services (20.42 percent), and Farming (15.97 percent). These three sectors combined are expected to comprise two-thirds of Wilcox County's total employment, basically the same as in 2000. However, the State and Local Government and Services sectors are the only sectors that are projected to see any appreciable growth locally over the next 20-25 years. From 2000 to 2025, the Services sector is forecast to experience an increase in terms of its share of total employment in Wilcox County (17.41% vs. 20.42%), mirroring the current trend at the state and national levels of a more service-oriented economy and reversing the current trend of declining as a percentage of total county employment. However, the State and Local Government sector should continue to strengthen its position as the county's top employer, making up roughly one-third of total employment. The Manufacturing sector (5.69% vs. 4.48%) is projected to continue its steep decline from previous years, albeit more slowly, as the economy continues to become less dependent on the textile industry, and the decline in local employment begins to flatten out. The Farming sector (22.73% vs. 15.97%) is expected to continue a steady decline in terms of its share of total employment, though its employment locally should still be higher than many counties in the state who have moved away from a more agrarian-based economy. With the lack of plentiful jobs and little population growth, the local Retail Trade sector should continue to see a lack of opportunities for growth, continuing a slow but steady decline through 2025 (9.25% vs. 7.76%).

The state of Georgia's economy over the next 25 years is projected to continue heading in the opposite direction from Wilcox County. While the local economy is heavily dependent on the public sector for providing jobs growth, the state is becoming more of a service-based economy. By 2025, the largest sectors of employment in Georgia are projected to be in the Services (33.35 percent), Retail Trade (17.76 percent), and State & Local Government (10.10

percent) sectors; comprising more than 60 percent of Georgia's total employment. The Services sector is projected to continue to see the biggest increase statewide between 2000 and 2025 (28.63% vs. 33.35%), with the Retail Trade sector being the only other one forecasted to see significant growth. Manufacturing is projected to decline the greatest among all sectors in terms of its share of total employment, although Woods & Poole projects that things should begin to turn around in terms of actual numbers employed beginning in 2000. The same is true at the federal level, with the dip in the number employed in manufacturing leveling off in 2000 and slowly increasing thereafter through 2025. As dependent as Georgia is becoming on services-oriented businesses, the U.S. economy is becoming even more so, with just under 40 percent of total employment nationwide projected to be in the Services sector by 2025.

Earnings By Sector. In terms of 2000 earnings, the three highest employment sectors in Wilcox County were the same as that of total employment. As in total employment, the State and Local Government sector led the way in terms of total local earnings, comprising almost one-third (32.42 percent) of total county earnings alone despite slightly declining as a percentage from 1980. As in employment, the Farming sector was second in total earnings (25.92 percent), with a percentage that was almost the reverse of its 1980 figure due to 1980 being a bad farming year due to severe drought and other circumstances. It was also the only local sector to increase its percentage over the last two decades. Farm earnings were slightly higher as a percentage of total earnings than that sector's percentage of total employment, indicating that wages and incomes in the local agricultural sector were still relatively good. As in total employment, the Services sector was third in terms of total earnings (10.18 percent); although the percentage of earnings was lower than its percentage of total employment and much lower than government or farm earnings. Also, service earnings as a percentage of the total declined by more than one-half from 1980 (23.50 % vs. 10.18%). This earnings decline is indicative of a sector with relatively low wages but still a relatively high number of jobs. It is significant to note these top three sectors provided 68.5 percent of Wilcox County 2000 earnings, slightly higher than was the case with total employment. This means that the local economy is heavily dependent on a few major employers and is not well diversified. Tables ED-5 and ED-6 denote the change in total earnings in Wilcox County over the last twenty years. Between 1980 and 2000, earnings in the Manufacturing sector declined by more than three-fourths as a percent of total earnings in Wilcox County (20.92% vs. 4.64%), surpassing the decline in total employment. Meanwhile, Retail Trade earnings declined by more than one-half as a percentage of total earnings (11.79% vs. 5.62%). Transportation/ Communications/Public Utilities earnings also declined by more than one-fourth between 1980 and 2000 (12.26% to 8.86%).

Table ED-5
Earnings By Economic Sector (In 1996 Dollars)
Wilcox County
1980-2025

Category	1980	1990	2000	2005
Total	\$16,695,000	\$37,792,000	\$53,177,000	\$59,396,000
Farm	-\$4,494,000	\$6,557,000	\$13,782,000	\$15,144,000
Agricultural Services, Other	\$51,000	\$348,000	\$992,000	\$1,137,000
Mining	\$0	\$0	\$0	\$0
Construction	\$955,000	\$956,000	\$1,244,000	\$1,357,000
Manufacturing	\$3,492,000	\$6,582,000	\$2,467,000	\$2,577,000
Trans., Comm., & Public Utilities	\$2,047,000	\$2,811,000	\$4,712,000	\$5,348,000
Wholesale Trade	\$1,101,000	\$1,438,000	\$1,006,000	\$1,004,000
Retail Trade	\$1,969,000	\$3,285,000	\$2,986,000	\$3,008,000
Finance, Insurance, & Real Estate	\$826,000	\$1,154,000	\$1,824,000	\$2,121,000
Services	\$3,923,000	\$5,880,000	\$5,413,000	\$6,247,000
Federal Civilian Government	\$1,078,000	\$1,053,000	\$1,150,000	\$1,096,000
Federal Military Government	\$223,000	\$342,000	\$363,000	\$385,000
State & Local Government	\$5,524,000	\$7,386,000	\$17,238,000	\$19,972,000

Category	2010	2015	2020	2025
Total	\$65,550,000	\$71,941,000	\$78,610,000	\$85,606,000
Farm	\$16,552,000	\$18,073,000	\$19,706,000	\$21,461,000
Agricultural Services, Other	\$1,276,000	\$1,415,000	\$1,561,000	\$1,718,000
Mining	\$0	\$0	\$0	\$0
Construction	\$1,483,000	\$1,623,000	\$1,776,000	\$1,943,000
Manufacturing	\$2,706,000	\$2,848,000	\$3,004,000	\$3,178,000
Trans., Comm., & Public Utilities	\$5,956,000	\$6,529,000	\$7,085,000	\$7,641,000
Wholesale Trade	\$1,005,000	\$1,007,000	\$1,009,000	\$1,010,000
Retail Trade	\$3,084,000	\$3,182,000	\$3,297,000	\$3,430,000
Finance, Insurance, & Real Estate	\$2,397,000	\$2,691,000	\$3,017,000	\$3,377,000
Services	\$7,091,000	\$8,002,000	\$9,010,000	\$10,141,000
Federal Civilian Government	\$1,070,000	\$1,060,000	\$1,059,000	\$1,064,000
Federal Military Government	\$407,000	\$430,000	\$451,000	\$473,000
State & Local Government	\$22,523,000	\$25,081,000	\$27,635,000	\$30,170,000

Source: Woods and Poole Economics, Inc., 2003.

Table ED-6
Percentage Earnings By Economic Sector (In 1996 Dollars)
Wilcox County
1980-2025

Category	1980	1990	2000	2005
Total	100.00%	100.00%	100.00%	100.00%
Farm	-26.92%	17.35%	25.92%	25.50%
Agricultural Services, Other	0.31%	0.92%	1.87%	1.91%
Mining	0.00%	0.00%	0.00%	0.00%
Construction	5.72%	2.53%	2.34%	2.28%
Manufacturing	20.92%	17.42%	4.64%	4.34%
Trans., Comm., & Public Utilities	12.26%	7.44%	8.86%	9.00%
Wholesale Trade	6.59%	3.81%	1.89%	1.69%
Retail Trade	11.79%	8.69%	5.62%	5.06%
Finance, Insurance, & Real Estate	4.95%	3.05%	3.43%	3.57%
Services	23.50%	15.56%	10.18%	10.52%
Federal Civilian Government	6.46%	2.79%	2.16%	1.85%
Federal Military Government	1.34%	0.90%	0.68%	0.65%
State & Local Government	33.09%	19.54%	32.42%	33.63%

Category	2010	2015	2020	2025
Total	100.00%	100.00%	100.00%	100.00%
Farm	25.25%	25.12%	25.07%	25.07%
Agricultural Services, Other	1.95%	1.97%	1.99%	2.01%
Mining	0.00%	0.00%	0.00%	0.00%
Construction	2.26%	2.26%	2.26%	2.27%
Manufacturing	4.13%	3.96%	3.82%	3.71%
Trans., Comm., & Public Utilities	9.09%	9.08%	9.01%	8.93%
Wholesale Trade	1.53%	1.40%	1.28%	1.18%
Retail Trade	4.70%	4.42%	4.19%	4.01%
Finance, Insurance, & Real Estate	3.66%	3.74%	3.84%	3.94%
Services	10.82%	11.12%	11.46%	11.85%
Federal Civilian Government	1.63%	1.47%	1.35%	1.24%
Federal Military Government	0.62%	0.60%	0.57%	0.55%
State & Local Government	34.36%	34.86%	35.15%	35.24%

Source: Woods and Poole Economics, Inc., 2003.

Georgia's 2000 top three sectors in terms of earnings were Services, Manufacturing, and State & Local Government. However, Georgia's top three sectors provided nearly 50 percent of total earnings, and Services alone accounted for over one-fourth (26.77 percent) of total earnings. Between 1980 and 2000, earnings in the Manufacturing sector declined by nearly one-third at the state level in terms of its share of total earnings, according to Table ED-7, and State and Local Government earnings declined by more than 10 percent. The Services sector's share increased by nearly 70 percent over that same time, illustrating its increasing prevalence in the state's economy.

Table ED-8 shows the historical change over time in the U.S. In 2000, the top three sectors in terms of earnings at the national level were Services, Manufacturing, and State & Local Government. These three sectors combined to make up some 55 percent of total earnings nationwide. Interestingly, while Retail Trade was one of the top employers in the U.S., it only made up just fewer than 9 percent of total earnings. This is a reflection of the low-paying jobs that are often found in this particular sector. The changes in total earnings at the national level mirror closely those found in Georgia, with Manufacturing steeply declining in terms of its share of the total and Services sharply rising.

Tables ED-5 and ED-6 also highlight future projections for Wilcox County, as supplied by Woods & Poole. By 2025, more than 60 percent (60.31 percent) of Wilcox County's total earnings are projected to be found in just two sectors: State & Local Government and Farming. While still first in total earnings (35.24 percent), the State and Local Government sector's share of total county earnings is expected to increase at a greater rate than any other sector. Although the Wilcox State Prison continues to be a stable employer, it is not expected to add a significant number of new jobs over the next two decades. The projected large increase in state and local government employment is likely the result of a fallacy that can be associated with making projections based on past trends. The expansion of jobs that was associated with the opening of the state prison during the 1990s was a one-time occurrence, and it is likely not to be repeated again. While jobs in service-oriented businesses are expected to become more prevalent locally, the rate of growth is not expected to be at as fast a rate as has been seen statewide. It is also interesting to note that earnings in this sector are projected to be less as a percentage of total earnings than of total employment. This is reflective of the lower wages that are common in many services industries. The steady downward trend that has been seen in manufacturing earnings as a percentage of total earnings is forecast to continue, comprising less than four percent of total county earnings by 2025. This figure would be slightly lower than the projected

Table ED-7
Percentage Earnings By Economic Sector (In 1996 Dollars)
Georgia
1980-2025

Category	1980	1990	2000	2005
Total	100.00%	100.00%	100.00%	100.00%
Farm	0.16%	1.36%	0.98%	0.93%
Agricultural Services, Other	0.37%	0.46%	0.59%	0.60%
Mining	0.65%	0.36%	0.27%	0.25%
Construction	5.66%	5.82%	6.00%	5.86%
Manufacturing	22.54%	17.51%	14.86%	14.45%
Trans., Comm., & Public Utilities	9.33%	8.75%	9.89%	9.99%
Wholesale Trade	8.87%	8.86%	8.44%	8.36%
Retail Trade	10.33%	9.17%	8.99%	8.97%
Finance, Insurance, & Real Estate	5.44%	6.43%	7.57%	7.66%
Services	15.63%	21.95%	26.77%	27.78%
Federal Civilian Government	5.64%	4.66%	3.39%	3.11%
Federal Military Government	3.72%	2.69%	2.06%	1.94%
State & Local Government	11.67%	11.97%	10.18%	10.10%

Category	2010	2015	2020	2025
Total	100.00%	100.00%	100.00%	100.00%
Farm	0.89%	0.85%	0.82%	0.79%
Agricultural Services, Other	0.61%	0.62%	0.62%	0.62%
Mining	0.22%	0.21%	0.19%	0.18%
Construction	5.67%	5.46%	5.26%	5.06%
Manufacturing	14.05%	13.59%	13.08%	12.53%
Trans., Comm., & Public Utilities	10.01%	9.96%	9.84%	9.63%
Wholesale Trade	8.21%	8.05%	7.88%	7.71%
Retail Trade	8.93%	8.87%	8.80%	8.71%
Finance, Insurance, & Real Estate	7.73%	7.78%	7.81%	7.82%
Services	29.02%	30.44%	32.02%	33.73%
Federal Civilian Government	2.87%	2.67%	2.49%	2.33%
Federal Military Government	1.83%	1.72%	1.62%	1.53%
State & Local Government	9.95%	9.78%	9.58%	9.37%

Source: Woods and Poole Economics, Inc., 2003.

Table ED-8
Percentage Earnings By Economic Sector (In 1996 Dollars)
United States
1980-2025

Category	1980	1990	2000	2005
Total	100.00%	100.00%	100.00%	100.00%
Farm	1.23%	1.25%	0.79%	0.78%
Agricultural Services, Other	0.44%	0.63%	0.69%	0.69%
Mining	2.10%	1.04%	0.83%	0.79%
Construction	6.18%	5.90%	5.85%	5.75%
Manufacturing	24.21%	18.97%	15.93%	15.23%
Trans., Comm., & Public Utilities	7.43%	6.50%	6.75%	6.66%
Wholesale Trade	6.57%	6.30%	6.20%	6.11%
Retail Trade	9.78%	9.16%	8.87%	8.61%
Finance, Insurance, & Real Estate	5.83%	6.95%	9.18%	9.34%
Services	18.31%	25.34%	29.16%	30.59%
Federal Civilian Government	4.47%	3.91%	3.14%	2.96%
Federal Military Government	1.96%	1.94%	1.25%	1.20%
State & Local Government	11.47%	12.10%	11.35%	11.29%

Category	2010	2015	2020	2025
Total	100.00%	100.00%	100.00%	100.00%
Farm	0.76%	0.75%	0.72%	0.70%
Agricultural Services, Other	0.69%	0.68%	0.68%	0.67%
Mining	0.76%	0.73%	0.69%	0.66%
Construction	5.60%	5.44%	5.28%	5.11%
Manufacturing	14.59%	13.95%	13.32%	12.69%
Trans., Comm., & Public Utilities	6.54%	6.43%	6.30%	6.17%
Wholesale Trade	5.98%	5.84%	5.70%	5.55%
Retail Trade	8.37%	8.14%	7.92%	7.70%
Finance, Insurance, & Real Estate	9.47%	9.57%	9.64%	9.69%
Services	32.11%	33.67%	35.28%	36.92%
Federal Civilian Government	2.80%	2.65%	2.50%	2.37%
Federal Military Government	1.14%	1.09%	1.03%	0.97%
State & Local Government	11.18%	11.06%	10.93%	10.79%

Source: Woods and Poole Economics, Inc., 2003.

percentage of total employment, indicating relatively lower wages in those local manufacturing jobs that do remain. No other sectors of the local economy are expected to see any appreciable increase in terms of their percentage of total earnings.

Table ED-7 also shows projections for Georgia's total earnings through 2025. Almost one-half (46.26 percent) of Georgia's total earnings by 2025 are projected to be in the Services and Manufacturing sectors, with service-oriented industries on the rise statewide and a large number of people still employed in manufacturing despite steady declines. The Services sector alone is expected to make up one-third (33.73 percent) of Georgia's total earnings, and it is the only sector expected to have any appreciable increase in terms of the percentage of the state's total earnings between 2000 and 2025. This seems to indicate that services will continue to increase its stronghold on the state's economy for the next couple of decades.

Table ED-8 shows projections for total earnings in the U.S. through 2025. National projections closely resemble those indicated for Georgia. As in Georgia, almost one-half (49.61 percent) of the U.S. total earnings by 2025 are forecast to be in the Services and Manufacturing sectors. These figures closely resemble the projected share of total employment for both sectors, respectively. Other than Services, the Financial/Insurance/Real Estate sector is the only other sector projected to show any increase in terms of its share of total earnings over the next twenty years.

These statistics point to a much less diverse local economy in Wilcox County, and even more vulnerability because of the unhealthy reliance on a farming sector that is in decline and a reliance on government jobs that, while providing a relatively stable source of employment, does not lead to the creation of large numbers of related private sector jobs to accompany it. This will be described in more detail below. The sectors of the local economy which show a greater share of employment and earnings than the state (Farming and State and Local Government) are very cyclical and subject to slowdown/recessions.

The future of the Wilcox County economy as predicted by Tables ED-1, ED-2, ED-5 and ED-6 is not very rosy. These Woods and Poole projections show total employment expanding by just less than one-fourth (slightly more than 600 jobs) by 2025. Earnings would continue to grow in the county increasing about 61 percent to over \$85 million in 2025. The existing chasm between the local and state economy would get larger. By 2025, Georgia's economy is expected to offer nearly 40 percent more jobs than it did in 2000 with almost 75 percent more earnings. Georgia's economy is expected to top that of the nation, but the national economy is still

projected to provide about 35 percent more jobs in 2025 than in 2000, with two-thirds more earnings. The same two sectors of the Wilcox County economy with larger presence than the state in 2000 (Farming and State and Local Government) are projected by this econometrics firm to remain even more so in 2025. This projection holds true despite a predicted steady decline over the entire period in farming jobs and a predicted net gain of roughly 300 jobs in the county State and Local Government sector, despite there being no logical way to explain the projected increase based on current activity. Significantly, other sectors already much weaker in the county in 2000 than in the state are expected to fall farther behind with several 50 percent or more smaller than the state in 2025.

Detailed Economic Sector Inventory and Analysis

Agriculture and Agribusiness. Agriculture and agribusiness, including forestry, has historically been the most important economic sector in Wilcox County. As described earlier, Wilcox County's pine forests played an important role in the development of the county, and approximately 90 percent of its current land area is in timberlands.

The face of agriculture continues to change in Wilcox County as elsewhere as it becomes more mechanized and concentrated in larger operations on fewer acres. A rather startling picture of this development is revealed in loss of farms, more than one-fourth, since 1969. At the same time, however, lands dedicated to cropland and pasture have actually increased somewhat over roughly the last 30 years. According to the Georgia County Guide, from 1969 to 2002 Wilcox County lost 30.6 percent of its farms, going from 421 to 292 farms. However, since 1992 the number of farms has actually increased. Between 1992 and 2002 there was an increase of about 6.5 percent, according to the Census of Agriculture. However, there was a bigger increase of 13.9 percent between 1997 and 2002. In 2002 the 311 farms in Wilcox County had lands valued at \$1,313 per acre. Many small, family-owned farms have had to give way to larger, more corporate-owned operations due to higher production costs resulting from the changes in technology and increased competition from other countries. The increase in the number of farms over the last decade is likely the result of the increased number of farms entering into timber production, and changing definitions.

Despite these trends, agriculture is very diversified in the county today. Much of the acreage of cropland/pasture loss has been planted in pine trees. The Woods and Poole projections showed that farming in 2000 provided about 23 in 100 local jobs whereas it provided only about 1 in 100 for the state as a whole. The \$47.99 million in agricultural sales in 2002 was

almost double from \$25.6 million in 1992, reflecting that agriculture remains a strong economic force locally.

Vegetable crops are becoming more important statewide, but have increased in the county in the last decade from \$1.8 million in 1992 to \$9.1 million in 2002. In fact, vegetable production is the second largest commodity group in the county behind poultry/egg production in terms of the percentage of commodities grown as of 2002. Georgia is in sixth place in vegetable production in the nation, according to the 2002 Census of Agriculture. There is much potential for increased vegetable production in the county given the mild climate and development pressures in Florida. The forests and natural resources of the county offer opportunities for additional value-added enterprises and recreation-based hunting and fishing enterprises. Agriculture will never provide the employment opportunities necessary to support large population numbers, but will remain a very important economic impact in the county, especially if nurtured and properly supported.

Government. This sector was defined to include local, state, and federal offices and institutions such as the state prison and public school system. The data available from Woods and Poole does not lend itself to thorough understanding and analysis of this sector. However, the Woods and Poole data shown in Tables ED-1, ED-2, ED-5 and ED-6 do show even with limitations, that state and local government alone was by far the leading local economic employment and earnings sector. State and local government alone was shown in 2000 to provide nearly 1 in 4 local jobs, and about 1 in 3 local dollars of earnings.

The Woods and Poole data may not reflect the full impact of individual establishments in this sector on the local economy. According to a Georgia Department of Labor Area Labor Profile for Wilcox County that was conducted in 2003, there were 29 offices with 655 employees in operation in Wilcox County. This alone is almost 25 percent of local employment. The Wilcox State Prison (312 employees), which opened in 1994, has quickly become the largest single employer in the county. With a current capacity of over 1,300 inmates, the state prison itself is more than one-tenth of local employment, and has been the largest single economic development to occur in the county for some time. Much of the growth in local employment since 1990 as indicated by the Woods and Poole data has taken place in this sector, since this sector was the largest sector in employment growth during the 1990s in terms of actual numbers of employees.

This sector provides much stability to the local economy. Growth projections for this sector look to be somewhat inflated as reflected in the Woods and Poole data, as these projections are based on past trends which are largely the result of a one-time event (the opening of the state prison) that is not likely to be repeated. There is positive potential for limited growth, however, through population expansion, expansion of service, and the securing of new governmental functions.

Manufacturing. This has historically been an important economic sector in Wilcox County, but it is drastically on the decline locally to dangerous levels, more so than is the case throughout Georgia and the U.S. Manufacturing provided nearly 20 percent of county jobs and earnings in 1990, although by 2000 the Manufacturing sector provided less than 6 percent of county jobs and less than 5 percent of county earnings. In other words, the local manufacturing sector was reduced by 70-75 percent in just 10 years. This larger than normal reliance on one sector has suffered from a global economy that has made this particular sector to become far more competitive now than 10 or 20 years ago, with increasing competitiveness likely to continue. As evidenced by these statistics, the end result has been devastating to the local economy.

Wilcox County had 6 industries as of 2004, mostly located in Rochelle, which provide about 160-170 jobs. Most of these industries complement the county's vast timberland with their timber-related operations. However, this industry is currently fragile due to the increased pressure of global competition upon the timber industry as a whole, including forest products. The forest products industry in the U.S. is facing increased competition from Canada, China, South America, and other parts of the world where lower wages are making their products cheaper to produce. Higher wages and stricter environmental regulations will present a stern challenge to local timber establishments and others in the forest products industry to keep pace with their global counterparts. With the county's vast timber resources, the continued success of the timber industry is vital to maintaining the health of the county's economy.

The garment industry had been a very important component of the local economy, although its influence has waned considerably in recent years as it has been decimated by foreign competition. The garment industry has declined locally to the point that there are very few establishments remaining. A major factory closing in Rochelle in 1997 dealt a severe blow to local manufacturing and resulted in a temporary spike in local unemployment to over 10 percent for that year. The garment industry as a whole in the U.S. is very unhealthy and is suffering greatly due to foreign competition with cheap labor costs. This Manufacturing sector has

virtually vacated the county at this time, with the prospects for luring any major employers in this sector back to the county almost non-existent. The local labor force supply of skilled operators who will work full-time seems to be depleted and such persons are in demand. The low wages of this sector are somewhat of a handicap.

A couple of industries complement the county's vast agriculture industry. One employer, Doster Warehouse, Inc., provides about 40 percent of the county's manufacturing jobs. Employing 65 persons, Doster Warehouse specializes in peanut processing. While such an industry is a perfect complement to Wilcox County's historical dependence on agriculture, the local economy is made potentially very fragile by reliance on one main source of employment for one of its leading sectors. Just how fragile is highlighted by the increased pressure of global competition upon the agriculture industry as a whole, including peanut products. Agriculture as a whole in the U.S. is facing increased competition from Europe, China, Asia, and other parts of the world where lower wages are making their products cheaper to produce, in addition to the imposition of import/export quotas among various countries and the ongoing buyout program of peanut and other farmers across the country. These circumstances coupled with higher wages and stricter environmental regulations will present a stern challenge to those in agriculture to keep pace with their global counterparts, but at least for now Doster Warehouse is continuing to do well.

The transportation access, abundant water supply, and the vast forests and agricultural potential are among many assets for growth of manufacturing in the county. Value-added industries utilizing forest or agricultural products are potential manufacturing concerns that could flourish in Wilcox County.

Services. The Services sector in Wilcox County has been an important presence in the local economy, much as it is at the state and national levels. However, growth at the local level has not been nearly as robust as that at the state and national levels, actually declining slightly over the last twenty years as a percentage of total countywide employment. Actual employment in this sector increased by 16.5 percent in Wilcox County between 1980 and 1990, before virtually stagnating during the 1990s. Earnings in this sector declined by nearly 8 percent locally in terms of actual dollars over the last decade, a reversal from current trends at the state and national levels. As of 2000, it was third in both employment and earnings countywide, but still well below state figures. Services are an essential element of modern daily living, whether they are industrial, medical, physical, or social. Although services are holding steady in the county, the lack of rapidly expanding services locally, compared to the state or nation, could be the result

of several factors. These may include the self-reliance of a rural population, the same lack of an outlying population that has plagued retail trade, the lack of population growth since 1980 when services have exploded nationally, and the lack of available training. The upward movement of this sector locally is needed in order to provide opportunity and room for future growth and expansion. Professional services are limited, although the presence of seven banks within the county presents citizens a variety of options in the area of financial services. An aging population offers potential markets for medical and support services. There are already identified needs for more physicians. However, there is no hospital or medical facility in the county. The increase in technology and computer use provides a need for new types of services. The availability of East Central Technical College provides a source for training in specific service areas that may be identified by the community.

Other Sectors. The remaining sectors of the local economy have a significantly lower percentage presence than in the state. This includes the steadily growing and second largest sector of the Georgia and U.S. economy, the Retail Trade sector. Woods and Poole predicts this sector to slowly decline, or at best become stagnant, in employment in the county, compared to steady, consistent growth in Georgia and the U.S.

Wilcox County has never been considered a major retail area in south central Georgia. The major retail trade destination for local residents historically has been and continues to be the regional growth center of Crisp County (Cordele), with other activity in Ben Hill County (Fitzgerald) and Dodge County (Eastman). Additional retail opportunities abound in the relatively nearby major cities of Albany, Macon, and Warner Robins. The general retail trade climate in Abbeville and Rochelle has been slow to develop with the lack of significant population growth that leads to the creation of more shopping opportunities. Currently there are no shopping centers in either Abbeville or Rochelle. Geography plays an important part in limiting retail trade development in the Abbeville-Rochelle-Wilcox County area, with the area's lack of population making it difficult to compete with the more heavily populated and prosperous regional growth centers mentioned earlier. This sector's future development will likely be dependent on the expansion of the other sectors generating population growth. The attraction of tourists and visitors would help. A revitalization of the downtown areas of Abbeville and Rochelle and a general community beautification will also help. There are a number of small specialty unique shops in Pineview and Pitts, and the ongoing revitalization of the downtown area of Pitts should help to improve the general commerce in that area.

Some opportunities are available in the Transportation sector due to the presence of several logging/trucking establishments related to the area's timber operations, but local employment and earnings numbers still remain somewhat below state and national levels. Construction and wholesale trade are rather limited areas of the current local economy. The lack of population and jobs growth severely curtails opportunities for construction work, and the lack of close proximity to a major market limits the ability of wholesale establishments to develop.

Pineview and Pitts. As noted above most of the county's economic entities are located in Abbeville and Rochelle. Pineview and Pitts do have a small number of retail concerns. All businesses in these small towns are dependent on the larger population base of the county or surrounding area. The lack of sewerage facilities in both municipalities and the lack of access to a major developmental highway (Pineview) lessen the possibilities for location of small commercial or light industrial activities. There is an ongoing effort in Pitts to renovate the downtown area, which should help to attract some limited commercial and/or retail growth. Both municipalities will need to continue to work through the countywide chamber and development authority to be prepared for and to take advantage of any opportunities.

Average Weekly Wages

Average weekly wages for all economic sectors in Wilcox County with comparisons to Georgia are shown in Tables ED-9 through ED-11. This data is shown for the years 1993 through 2003. These figures more clearly paint a picture of an economy that is not keeping pace with that of the state in terms of real numbers. Averages for all sectors show overall wages in Wilcox County that were on average \$185 per week behind the state in 1993, falling to \$274 per week behind by 2003. On a positive note, growth in overall average weekly wages in Wilcox County (45.76 percent) was roughly equal to that in Georgia (46.67 percent) between 1993 and 2003. However, average overall wages in 2003 in Wilcox County were only slightly more than 60 percent (61.08 percent) of Georgia's, with the Agriculture, Forestry, and Fishing (97.39 percent) sector in Wilcox County being the only local sector whose average weekly wages nearly approached the state's total for that respective sector. In 2003, the highest wages in Wilcox County were in the Transportation (\$701) and Finance and Insurance (\$561) sectors. The next closest sector was Wholesale (\$467), with Local Government next (\$466). Georgia's highest average weekly wages in 2003 were in the following sectors: Utilities (\$1,312), Communications (\$1,148), Financial and Insurance (\$1,117), and Federal Government (\$1,036).

Table ED-9
Average Weekly Wages
Wilcox County
1993-2003

Category	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003
All Industries	\$295	\$306	\$304	\$311	\$344	\$369	\$385	\$387	\$384	\$404	\$430
Agriculture, Forestry, Fishing	NA	\$236	\$236	\$224	\$259	NA	\$459	\$535	\$368	\$357	\$410
Mining	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Construction	\$285	\$290	\$267	\$328	\$251	\$267	\$449	\$409	\$313	\$306	\$289
Manufacturing	NA	NA	\$227	\$213	\$278	\$282	\$318	\$321	\$341	\$324	\$375
Transportation, Comm., Utilities	\$694	\$544	\$552	\$497	\$545	\$569	\$529	\$507			
Transportation									\$516*	\$590*	\$701*
Communication											
Utilities											
Wholesale	\$360	\$359	\$432	NA	\$313	\$326	\$419	\$350	\$487	NA	\$467
Retail	\$211	\$212	\$194	\$204	\$207	\$239	\$225	\$227	\$242	\$275	\$301
Financial, Insurance, Real Estate	\$439	\$443	\$467	\$435	\$450	\$448	\$462	\$466			
Finance and Insurance									\$504**	\$533**	\$561**
Real Estate											
Services	\$233	\$228	\$233	\$241	\$252	\$269	\$284	\$282	\$335	\$359	\$395
Federal Government	\$457	\$476	\$469	\$489	\$494	\$504	\$502	\$491	\$469	\$530	NA
State Government	\$440	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Local Government	\$298	\$305	\$308	\$332	\$361	\$384	\$386	\$411	\$422	\$449	\$466

*- Beginning in 2001, Average Weekly Wages were reported only for Transportation.

** - Beginning in 2001, Average Weekly Wages were reported only for the Finance and Insurance sector.

Sources: Georgia Department of Labor, Covered Employment and Wages Series, 2005; U.S. Bureau of Labor Statistics, 2005.

Table ED-10
Average Weekly Wages
Georgia
1993-2003

Category	1993	1994	1995	1996	1997	1998
All Industries	\$480	\$488	\$509	\$531	\$558	\$592
Agriculture, Forestry, Fishing	\$304	\$312	\$322	\$336	\$347	\$373
Mining	NA	\$698	\$734	\$741	\$781	\$832
Construction	\$461	\$479	\$508	\$534	\$556	\$590
Manufacturing	\$511	\$531	\$555	\$588	\$617	\$653
Transportation, Comm., Utilities	\$709	\$720	\$737	\$769	\$805	\$834
Transportation						
Communication						
Utilities						
Wholesale	\$695	\$711	\$729	\$762	\$809	\$870
Retail	\$260	\$267	\$275	\$286	\$299	\$318
Financial, Insurance, Real Estate	\$648	\$648	\$693	\$741	\$801	\$867
Financial and Insurance						
Real Estate						
Services	\$471	\$475	\$501	\$519	\$551	\$582
Federal Government	\$651	\$667	\$666	\$701	\$772	\$797
State Government	\$471	\$477	\$493	\$517	\$533	\$561
Local Government	\$410	\$420	\$440	\$461	\$480	\$506

Table ED-10 (Cont'd)
Average Weekly Wages
Georgia
1993-2003

Category	1999	2000	2001	2002	2003
All Industries	\$622	\$658	\$676	\$687	\$704
Agriculture, Forestry, Fishing	\$390	\$403	\$417	\$410	\$421
Mining	\$866	\$879	\$876	\$915	\$952
Construction	\$621	\$655	\$687	\$693	\$710
Manufacturing	\$684	\$721	\$711	\$728	\$761
Transportation, Comm., Utilities	\$895	\$949			
Transportation			\$808*	\$828*	\$838*
Communication			\$1,102*	\$1,098*	\$1,148*
Utilities			\$1,235*	\$1,292*	\$1,312*
Wholesale	\$932	\$988	\$1,022	\$1,018	\$1,032
Retail	\$335	\$350	\$433	\$440	\$454
Financial, Insurance, Real Estate	\$907	\$967			
Financial and Insurance			\$1,051**	\$1,082**	\$1,117**
Real Estate			\$670**	\$697**	\$715**
Services	\$611	\$657	\$680	\$688	\$702
Federal Government	\$808	\$847	\$893	\$969	\$1,036
State Government	\$576	\$588	\$605	\$631	\$640
Local Government	\$523	\$549	\$571	\$593	\$610

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

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

Sources: Georgia Department of Labor, Covered Employment and Wages Series, 2005; U.S. Bureau of Labor Statistics, 2005.

Table ED-11
Wilcox County Average Weekly Wages
As a Percentage of Georgia Average Weekly Wages
1993-2003

Category	1993	1994	1995	1996	1997	1998
All Industries	61.46%	62.70%	59.72%	58.57%	61.65%	62.33%
Agriculture, Forestry, Fishing	NA	75.64%	73.29%	66.67%	74.64%	NA
Mining	NA	NA	NA	NA	NA	NA
Construction	61.82%	60.54%	52.56%	61.42%	45.14%	45.25%
Manufacturing	NA	NA	40.90%	36.22%	45.06%	43.19%
Transportation, Comm., Utilities	97.88%	75.56%	74.90%	60.73%	67.70%	68.23%
Transportation						
Communication						
Utilities						
Wholesale	51.80%	50.49%	59.26%	NA	38.69%	37.47%
Retail	81.15%	79.40%	70.55%	71.33%	69.23%	75.16%
Financial, Insurance, Real Estate	67.75%	68.36%	67.39%	58.70%	56.18%	51.67%
Finance and Insurance						
Real Estate						
Services	49.47%	48.00%	46.51%	46.44%	45.74%	46.22%
Federal Government	70.20%	71.36%	70.42%	69.76%	63.99%	63.24%
State Government	93.42%	NA	NA	NA	NA	NA
Local Government	72.68%	72.62%	70.00%	72.02%	75.21%	75.89%

Table ED-11 (Cont'd)
Wilcox County Average Weekly Wages
As a Percentage of Georgia Average Weekly Wages
1993-2003

Category	1999	2000	2001	2002	2003
All Industries	61.90%	58.81%	56.80%	58.81%	61.08%
Agriculture, Forestry, Fishing	117.69%	132.75%	88.25%	87.07%	97.39%
Mining	NA	NA	NA	NA	NA
Construction	72.30%	62.44%	45.56%	44.16%	40.70%
Manufacturing	46.49%	44.52%	47.96%	44.51%	49.28%
Transportation, Comm., Utilities	59.11%	53.42%		NA	
Transportation			63.86%*	71.26%*	83.65%*
Communication					
Utilities					
Wholesale	44.96%	35.43%	47.65%	NA	45.25%
Retail	67.16%	64.86%	55.89%	62.50%	66.30%
Financial, Insurance, Real Estate	50.94%	48.19%			
Finance and Insurance			47.95%**	49.26%**	50.22%**
Real Estate					
Services	46.48%	42.92%	49.26%	52.18%	56.27%
Federal Government	62.13%	57.97%	52.52%	54.70%	NA
State Government	NA	NA	NA	NA	NA
Local Government	73.80%	74.86%	73.91%	75.72%	76.39%

* - Beginning in 2001, Average Weekly Wages were only reported for Transportation.

* - Beginning in 2001, Average Weekly Wages were only reported for the Finance and Insurance sector.

Sources: Georgia Department of Labor, Covered Employment and Wages Series, 2005; U.S. Bureau of Labor Statistics, 2005.

Agriculture, forestry, and fishing wages were somewhat higher in Wilcox County than the state during the years of 1999 and 2000 before falling slightly below the state in 2001 and remaining there through 2003. The fact that wages are comparable to the state in this sector locally is likely the influence of more forestry jobs in the county. Construction is a local sector with consistently lower wages than the state. The explosion of the construction industry in the northern part of Georgia, particularly associated with the burgeoning growth of the Metropolitan Atlanta area, is likely responsible coupled with the lack of growth locally. Non-durable manufacturing wages in the county have been consistently less than half that of the state. This is

due to the past reliance locally on the garment industry, which has been decimated in recent years due to strong competition and wage pressures from international markets. Wages in state and local government jobs were slightly lower than the state in 1993, despite being the leader in earnings locally. However, no other data for the State Government sector was reported in subsequent years, making it difficult to compare how state government jobs are doing locally vis-à-vis the state as a whole. The presence of significantly lower wages in local government jobs countywide compared to the state is reflective of lower overall wages and less skilled jobs of a rural government.

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

Sources of Personal Income

Table ED-12 shows personal income by type for Wilcox County from 1980 projected through 2025, as supplied by Woods and Poole. Table ED-13 provides the percentage of personal income by type for the same period for Wilcox County, while Table ED-14 does the same for Georgia. These projections for total personal income show a steady but small increase for the county through 2025. The three sources of personal income with major differences between the county and state are wage and salary income, transfer payments, and residence adjustment. There is slightly less "Other Labor" and slightly more "Proprietor's" income in the county than in the state.

Wage and salary county income are currently just one-third that of the state in terms of percentages, with a decrease from 24 percent of the county's total personal income in 1980 to just over 20 percent in 2000, an indicator of the low number of jobs present in the county. The forecast is for wages and salaries to rise only by less than one percentage point as a percentage of total income, according to Woods & Poole, increasing to just under 22 percent by 2025. Without a growth in the demand for jobs, there is no pressure being placed on wages and salaries to increase. Between 1980 and 2000, meanwhile, Georgia's total personal income more than doubled (148.58%) as Wilcox County's rose by about 90 percent (87.22 percent). From 2000 to 2025, Wilcox County's total personal income is projected to grow at a rate of slightly less than

Table ED-12
Personal Income By Type (In 1996 Dollars)
Wilcox County
1980-2025

Category	1980	1990	2000	2005
Total	\$71,413,000	\$97,105,000	\$133,697,000	\$147,499,000
Wages & Salaries	\$17,178,000	\$24,179,000	\$27,864,000	\$31,340,000
Other Labor Income	\$1,980,000	\$3,745,000	\$3,684,000	\$4,078,000
Proprietors Income	-\$2,463,000	\$9,868,000	\$21,629,000	\$23,978,000
Dividends, Interest, & Rent	\$12,775,000	\$18,797,000	\$23,071,000	\$24,937,000
Transfer Payments to Persons	\$17,484,000	\$22,872,000	\$35,366,000	\$39,031,000
Less: Social Ins. Contributions	\$1,020,000	\$1,989,000	\$2,287,000	\$2,668,000
Residence Adjustment	\$25,479,000	\$19,633,000	\$24,370,000	\$26,803,000

Category	2010	2015	2020	2025
Total	\$161,737,000	\$176,931,000	\$193,237,000	\$210,834,000
Wages & Salaries	\$34,757,000	\$38,311,000	\$42,031,000	\$45,942,000
Other Labor Income	\$4,450,000	\$4,827,000	\$5,210,000	\$5,604,000
Proprietors Income	\$26,343,000	\$28,803,000	\$31,369,000	\$34,060,000
Dividends, Interest, & Rent	\$26,892,000	\$28,930,000	\$31,042,000	\$33,217,000
Transfer Payments to Persons	\$43,214,000	\$47,966,000	\$53,370,000	\$59,521,000
Less: Social Ins. Contributions	\$3,074,000	\$3,506,000	\$3,961,000	\$4,438,000
Residence Adjustment	\$29,155,000	\$31,600,000	\$34,176,000	\$36,928,000

Source: Woods and Poole Economics, Inc., 2003.

Table ED-13
Percent Personal Income By Type (In 1996 Dollars)
Wilcox County
1980-2025

Category	1980	1990	2000	2005
Total	100.00%	100.00%	100.00%	100.00%
Wages & Salaries	24.05%	24.90%	20.84%	21.25%
Other Labor Income	2.77%	3.86%	2.76%	2.76%
Proprietors Income	-3.45%	10.16%	16.18%	16.26%
Dividends, Interest, & Rent	17.89%	19.36%	17.26%	16.91%
Transfer Payments to Persons	24.48%	23.55%	26.45%	26.46%
Less: Social Ins. Contributions	1.43%	2.05%	1.71%	1.81%
Residence Adjustment	35.68%	20.22%	18.23%	18.17%

Category	2010	2015	2020	2025
Total	100.00%	100.00%	100.00%	100.00%
Wages & Salaries	21.49%	21.65%	21.75%	21.79%
Other Labor Income	2.75%	2.73%	2.70%	2.66%
Proprietors Income	16.29%	16.28%	16.23%	16.15%
Dividends, Interest, & Rent	16.63%	16.35%	16.06%	15.76%
Transfer Payments to Persons	26.72%	27.11%	27.62%	28.23%
Less: Social Ins. Contributions	1.90%	1.98%	2.05%	2.10%
Residence Adjustment	18.03%	17.86%	17.69%	17.52%

Source: Woods and Poole Economics, Inc., 2003.

Table ED-14
Percent Personal Income By Type (In 1996 Dollars)
Georgia
1980-2025

Category	1980	1990	2000	2005
Total	100.00%	100.00%	100.00%	100.00%
Wages & Salaries	64.10%	60.36%	61.18%	61.09%
Other Labor Income	8.41%	8.68%	6.84%	6.71%
Proprietors Income	6.51%	7.11%	8.65%	8.52%
Dividends, Interest, & Rent	13.05%	17.34%	16.80%	16.76%
Transfer Payments to Persons	11.72%	10.94%	11.13%	11.25%
Less: Social Ins. Contributions	3.54%	4.33%	4.49%	4.67%
Residence Adjustment	-0.25%	-0.10%	-0.11%	0.33%

Category	2010	2015	2020	2025
Total	100.00%	100.00%	100.00%	100.00%
Wages & Salaries	61.00%	60.94%	60.92%	60.92%
Other Labor Income	6.60%	6.48%	6.38%	6.28%
Proprietors Income	8.43%	8.34%	8.26%	8.19%
Dividends, Interest, & Rent	16.70%	16.61%	16.49%	16.34%
Transfer Payments to Persons	11.43%	11.66%	11.93%	12.25%
Less: Social Ins. Contributions	4.86%	5.04%	5.19%	5.33%
Residence Adjustment	0.70%	1.00%	1.21%	1.35%

Source: Woods and Poole Economics, Inc., 2003.

three-fourths that of the state as a whole (57.7% vs. 78.55%). This is consistent with the less developed county economy. Transfer payments were the source of 1 out of every 4 dollars of county personal income in 2000, compared to only about 1 out of every 8 dollars of personal income in the state in 2000. This indicates greater county reliance on social security, unemployment insurance, food stamps, and other sources of governmental assistance as might be expected in a low wage, generally poor economy, and it is currently some \$7.5 million (26.9 percent) more than the amount of wages and salaries locally. This is not a healthy trend for the local economy in the long run in that transfer payments are not conducive to creating new jobs, and thus expanding the general wealth of local citizens. Transfer payments are expected to be the source of almost 1 in every 3 dollars of personal income in the county through 2025, but the state is expected to remain steady with 1 of every 8 dollars in state 2025 personal income coming

from this source. However, it should be noted that Georgia's total personal income is forecast to slightly decline over the next twenty years by about a percentage point or so. This would allow transfer payments to take on a larger share of total personal income in Georgia. The gap between local wages and salary income and transfer payments is projected to widen further, with local wages and salaries expected to increase by almost 65 percent and transfer payments projected to grow by 68 percent through 2025.

Residence adjustment reflects net income from residents working elsewhere less that of those living elsewhere, but working in Wilcox County. Residence adjustment accounted for more than 1 in every 3 dollars of total personal income locally in 1980, but declined by roughly one-half to less than 1 in every 5 dollars by 2000. Those persons living in Wilcox County and working elsewhere are bringing in more money than those working in the county, but living elsewhere are taking out. Again, this is indicative of the lack of available jobs in Wilcox County, forcing locals to seek work elsewhere. The steady decline in the residence adjustment share of total personal income is expected to continue a slow, minimal decline, accounting for about 1 in every 6 dollars of income by 2025. While the residence adjustment percentage has been negative for Georgia through 2000, it is expected to become positive in 2005 and remain so through 2025, though only a minimal percentage of overall income as jobs remain plentiful throughout the state as a whole.

Recent Major Economic Activities

As noted in other sections, the opening of Wilcox State Prison in 1994 is the biggest economic base structural change in recent years. This institution has added some much needed stability to the local economy amidst recent declines.

Other changes in local employment have been minimal in the last few years or so, mostly focusing on the county's agricultural base. The Wilcox County Development Authority is also in the process of developing an approximately 94-acre site just outside of Rochelle for use as a new county-owned industrial park. This would be the first county-owned industrial park, and would provide available space for much needed industrial expansion. The City of Rochelle is working with the County to develop the park through the extension of necessary infrastructure. Another recent development is the ongoing expansion of poultry operations throughout the county. Poultry production is currently the leading commodity grown in the county, with approximately 35 percent of all commodities grown in the county in 2002, according to the 2002 Census of Agriculture. Although presenting some potential land use issues, the increase of poultry production could potentially be a boon to the area's agriculture industry in helping to maintain

the vitality of area farming activities. Other developments have involved the expansion of health care services for the county's elderly with the opening of a couple of nursing homes and a personal care home. A nursing home has opened in recent years in both Abbeville and Pineview, and Northside Villas, a personal care home, has opened in Rochelle. As discussed earlier under the "Detailed Economic Sector Inventory and Analysis," the county's aging population presents opportunities for the expansion of health care and other services. The potential exists for similar facilities to continue to open and/or expand as the county's population continues to become older.

This recent bit of hard luck is symptomatic of the state of the local economy, where there have been more negative developments in recent years than positive ones despite the earnest effort of local officials to improve the current situation. Ups and downs, particularly in manufacturing, are likely to continue as a more balanced and mobile world economy develops. These developments, the low wages of the county, and other indicators as previously discussed point to a priority need to further increase and diversify the local economic base.

Special Economic Activities

The most unique or special economic activity in Wilcox County is tourism. While still a fledgling activity to some extent, its current impact is beginning to be realized, and there is plenty of room for continued growth. Tourism is often misunderstood because of recent developments and narrowly construed as amusement attractions. Wilcox County will likely never be a tourist mecca, and should not be, given its unique rural character and important natural resources. But defining tourism as simply visitor attraction, Wilcox County does now enjoy limited tourism benefits, and has some potential.

The Georgia Department of Industry, Trade, and Tourism indicates that tourism expenditures in Wilcox County at present topped \$2 million in 2003. These tourism expenditures result from pass through travelers (primarily U.S. 280 headed either west to Columbus or east to Savannah), festival attendees, and sportsmen. Abbeville has an annual Wild Hog Festival each May that attracts residents from Wilcox County and the surrounding area. There currently are no other community-wide festivals taking place in the county or in the other municipalities. The creation of such festivals or other daylong gatherings on an annual basis or otherwise would help to draw greater numbers of people to the area, particularly drawing from those from surrounding communities. This would be a ready source of increased tourism expenditures locally.

Hunting and fishing recreation in the county will likely grow, especially with declining opportunities in Florida because of population and development. Some 80 percent of Wilcox County's total land area consisted of forestland as of 1997, offering an abundant area for hunting opportunities. The Alapaha and Ocmulgee rivers and their vast timberlands offer a prime locale for boating, fishing, hunting, and other recreational activities. The County is currently investigating the possibility of having a state park developed along the Ocmulgee River or at one of the county's historic natural spring sites. There are two boat landings on the Wilcox County side of the Ocmulgee River, one located off of U.S. Highway 280 near Abbeville (Half Moon Landing) that is maintained by the City, and another boat landing located upstream from Abbeville (Statham Shoals) that is maintained by the County. Alternative hunting and fishing enterprises could flourish, and could provide secondary income for farmers and landowners. The county has the potential to develop into a local agri-tourism hub, given the natural resources available. With the success of the local farming industry, farm tours could be developed providing another secondary source of income for farmers. Enough farming is available to use the local agri-tourism industry as a sort of "niche" market to attract nature enthusiasts to the area.

Tourists seeking a "natural experience" is a growing phenomenon and has coined a term "nature-based/adventure tourism." If the boat landings along the Ocmulgee River were to be further developed or a possible state park developed, Abbeville and Wilcox County could see an increase in the number of visitors to the area. The city could become a logical overnight lodging point, especially for visitors wishing to engage in hunting or fishing excursions.

There are current limitations in hospitality accommodations, particularly lodging and restaurant facilities, in Abbeville as well as Rochelle. If the boat landings were to be developed along the Ocmulgee River, this could help provide the impetus needed in the private sector to help Abbeville to develop the necessary accommodations to be a lodging point for visitors to the area. Utilizing its natural resource assets would allow the County to maximize their benefit for economic gain while promoting their protection, a potential win-win situation.

Labor Force

According to the latest figures from the Georgia Department of Labor, Wilcox County has a resident labor force of about 4,482 workers. February 2005 annual averages showed 4,271 employed workers and 211 unemployed persons, or an unemployment rate of 4.7 percent. This is slightly lower than Georgia's February 2005 unemployment rate of 5.2% and somewhat lower than the U.S. average of 5.8 percent. This could be more the result of people no longer in the work force and actively seeking employment due to the recent downturn in the state and national economy rather than significant job growth. More detailed information on the local labor force, its past history, current trends, and implications for economic development are presented and analyzed in this section.

Employment by Occupation

Current and historic employment of the local labor force by occupation (or types of job held) is shown in Tables ED-15 and ED-16, with information at the state level provided in Table ED-17 and at the U.S. level in Table ED-18. The minimal growth in the availability of local jobs is seen here once again. From 1990 to 2000, total employment by occupation increased slightly in Wilcox County (8.65 percent), while growing statewide at a rate of 24.18 percent. The county seat of Abbeville experienced a larger increase than the county as a whole (14.4 percent), but the cities of Pineview (-9.62 percent), Pitts (-7.92 percent), and Rochelle (-10.11 percent) declined noticeably due to declining overall populations and an aging population that is being left behind. As of 2000, the top four occupations of Wilcox Countians are: Professional and Technical; Precision Production, Craft, and Repair; Service (not Protective & Household); and Clerical and Administrative. These differ somewhat from Georgia where the top four 2000 occupations are: Professional and Technical; Clerical and Administrative; Executive and Managerial; and Sales. The top U.S. occupations of 2000 were similar to Georgia except that Service occupations replaced Sales as fourth. This finding confirms that workers in Wilcox County are somewhat more "blue collar" oriented than other more "white collar" workers in Georgia and the U.S., although the presence of "white collar" jobs is on the rise locally. There again is a reflection of the significant presence of manufacturing concerns in the local economy, and the local economy's less developed state. It also is an indicator of less educated, though not necessarily less skilled, local workers. However, local work force skills are not the technological skills of an information age either.

Table ED-15
Employment By Occupation

Wilcox County, Abbeville, Pineview, Pitts, and Rochelle
1990 and 2000

1990

Category	Wilcox County	Abbeville	Pineview	Pitts	Rochelle
TOTAL All Occupations	2,728	305	156	101	524
Executive, Administrative and Managerial (not Farm)	141	11	0	2	45
Professional and Technical Specialty	293	32	9	2	58
Technicians & Related Support	66	9	13	3	4
Sales	147	30	16	7	26
Clerical and Administrative Support	320	31	7	14	44
Private Household Services	23	2	7	6	6
Protective Services	52	2	0	3	14
Service Occupations (not Protective & Household)	292	45	28	8	96
Farming, Fishing and Forestry	316	4	13	17	21
Precision Production, Craft, and Repair	326	26	28	8	60
Machine Operators, Assemblers & Inspectors	455	70	28	24	99
Transportation & Material Moving	181	20	0	4	31
Handlers, Equipment Cleaners, Helpers & Laborers	114	23	7	3	20

2000

Category	Wilcox County	Abbeville	Pineview	Pitts	Rochelle
TOTAL All Occupations	2,964	349	141	93	471
Executive, Administrative and Managerial (not Farm)	256	21	5	10	37
Professional and Technical Specialty	481	50	9	14	71
Technicians & Related Support	NA	NA	NA	NA	NA
Sales	165	28	8	6	41
Clerical and Administrative Support	383	33	19	12	54
Private Household Services	NA	NA	NA	NA	NA
Protective Services	164	45	5	10	13
Service Occupations (not Protective & Household)	391	44	37	8	60
Farming, Fishing and Forestry	103	6	0	0	15
Precision Production, Craft, and Repair	400	58	34	6	68
Machine Operators, Assemblers & Inspectors	353	48	12	10	63
Transportation & Material Moving	268	16	12	17	49
Handlers, Equipment Cleaners, Helpers & Laborers	NA	NA	NA	NA	NA

Source: U.S. Bureau of the Census, www.census.gov, 1991, 2005.

Table ED-16
Percentage Employment By Occupation
Wilcox County, Abbeville, Pineview, Pitts, and Rochelle
1990 and 2000

1990

Category	Wilcox County	Abbeville	Pineview	Pitts	Rochelle
TOTAL All Occupations	100.00%	100.00%	100.00%	100.00%	100.00%
Executive, Administrative and Managerial (not Farm)	5.17%	3.61%	0.00%	1.98%	8.59%
Professional and Technical Specialty	10.74%	10.49%	5.77%	1.98%	11.07%
Technicians & Related Support	2.42%	2.95%	8.33%	2.97%	0.76%
Sales	5.39%	9.84%	10.26%	6.93%	4.96%
Clerical and Administrative Support	11.73%	10.16%	4.49%	13.86%	8.40%
Private Household Services	0.84%	0.66%	4.49%	5.94%	1.15%
Protective Services	1.91%	0.66%	0.00%	2.97%	2.67%
Service Occupations (not Protective & Household)	10.70%	14.75%	17.95%	7.92%	18.32%
Farming, Fishing and Forestry	11.58%	1.31%	8.33%	16.83%	4.01%
Precision Production, Craft, and Repair	11.95%	8.52%	17.95%	7.92%	11.45%
Machine Operators, Assemblers & Inspectors	16.68%	22.95%	17.95%	23.76%	18.89%
Transportation & Material Moving	6.63%	6.56%	0.00%	3.96%	5.92%
Handlers, Equipment Cleaners, Helpers & Laborers	4.18%	7.54%	4.49%	2.97%	3.82%

2000

Category	Wilcox County	Abbeville	Pineview	Pitts	Rochelle
TOTAL All Occupations	100.00%	100.00%	100.00%	100.00%	100.00%
Executive, Administrative and Managerial (not Farm)	8.64%	6.02%	3.55%	10.75%	7.86%
Professional and Technical Specialty	16.23%	14.33%	6.38%	15.05%	15.07%
Technicians & Related Support	NA	NA	NA	NA	NA
Sales	5.57%	8.02%	5.67%	6.45%	8.70%
Clerical and Administrative Support	12.92%	9.46%	13.48%	12.90%	11.46%
Private Household Services	NA	NA	NA	NA	NA
Protective Services	5.53%	12.89%	3.55%	10.75%	2.76%
Service Occupations (not Protective & Household)	13.19%	12.61%	26.24%	8.60%	12.74%
Farming, Fishing and Forestry	3.48%	1.72%	0.00%	0.00%	3.18%
Precision Production, Craft, and Repair	13.49%	16.62%	24.11%	6.45%	14.44%
Machine Operators, Assemblers & Inspectors	11.91%	13.75%	8.51%	10.75%	13.38%
Transportation & Material Moving	9.04%	4.58%	8.51%	18.28%	10.40%
Handlers, Equipment Cleaners, Helpers & Laborers	NA	NA	NA	NA	NA

Source: U.S. Bureau of the Census, www.census.gov, 1991, 2005.

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

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

Source: U.S. Bureau of the Census, www.census.gov, 1991, 2005.

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

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

Source: U.S. Bureau of the Census, www.census.gov, 1991, 2005.

This assessment of a growth in local "white-collar" workers is also seen in analysis of 1990 to 2000 change. While "farming, forestry, and fishing" and "machine operators, assemblers, and inspectors" both declined locally in real numbers, the third top state and national labor force occupation (executive and managerial) increased more as a percentage locally, while increasing slightly in the state and nation. Wilcox Countians also took on more clerical and administrative jobs in 2000 as opposed to 1990, while these jobs experienced declines at the state and national levels. However, their percentage of the local labor force still trailed the state and nation slightly. The number of Wilcox Countians with professional and technical specialty jobs increased more in actual numbers and as a percentage during the 1990s than any other local occupation, primarily due to the state prison and the local school system, which are two of the county's major employers. On the other hand, "transportation and material movers," a "blue collar" occupation, increased on a percentage basis locally, and remained nearly 40 percent above the Georgia percentage and nearly 50 percent above the U.S. percentage. Growth in these jobs

expanded at a slightly higher rate locally than both the state and nation as a whole.

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

Employment Status and Labor Force Characteristics

Current and historic data on employment status and labor force characteristics are shown in Tables ED-19 and ED-20 for Wilcox County, Table ED-21 for Georgia, and Table ED-22 for the United States. The total labor force in Wilcox County grew by 1,581 workers in the ten years from 1990 to 2000, an increase of 30.08 percent. During the same period the state labor force grew by more than 26.5 percent, while the U.S. labor force expanded at less than one-half the rate of Wilcox County at 13.5 percent. Much of this growth can be attributed to the opening of the Wilcox State Prison in 1994, which caused a temporary spike in the county's population. Those not in the labor force increased in total numbers by nearly twice the rate of the labor force as a whole (2,378 persons in 1990 vs. 3,720 persons in 2000, a gain of 1,342 persons, or 56.43 percent). While some of this change could be the result of people dropping out of the labor force, it is likely that most of this change is the result of the prison population.

County employment in the civilian labor force increased slightly throughout the 1990s. County employment rose by just 249 persons during the 1990s, about 8.69 percent, compared to 11.8 percent growth for the U.S. and an increase of 23.8 percent for the state (almost triple that of the county). Much of the slow growth locally again can be attributed to the presence of the Wilcox State Prison in Abbeville. The opening of the state prison facility in 1994 took a sizable number of individuals out of the local labor force, as evidenced by the aforementioned dramatic rise in those not in the labor force between 1990 and 2000 of 56 percent. The increase in those not in the local labor force was substantially greater than the growth at both the state and federal levels. Most of these individuals were males, given that there are approximately 1,300 additional males not in the labor force as of 2000 than in 1990. The high prison population serves to stunt

Table ED-19
Labor Force Participation
Wilcox County, Abbeville, Pineview, Pitts, and Rochelle
1990 and 2000

1990					
Category	Wilcox County	Abbeville	Pineview	Pitts	Rochelle
TOTAL Males and Females	5,256	670	468	162	1,085
In Labor Force	2,878	326	167	106	570
Civilian Labor Force	2,867	326	167	106	565
Civilian Employed	2,728	305	156	101	524
Civilian Unemployed	139	21	11	5	41
In Armed Forces	11	0	0	0	5
Not in Labor Force	2,378	344	301	56	515
TOTAL Males	2,404	315	189	80	469
Male in Labor Force	1,563	162	80	58	291
Male Civilian Labor Force	1,552	162	80	58	286
Male Civilian Employed	1,486	154	73	53	261
Male Civilian Unemployed	66	8	7	5	25
Male in Armed Forces	11	0	0	0	5
Male Not in Labor Force	841	153	109	22	178
TOTAL Females	2,852	355	279	82	616
Female in Labor Force	1,315	164	87	48	279
Female Civilian Labor Force	1,315	164	87	48	279
Female Civilian Employed	1,242	151	83	48	263
Female Civilian Unemployed	73	13	4	0	16
Female in Armed Forces	0	0	0	0	0
Female Not in Labor Force	1,537	191	192	34	337

Table ED-19 (Cont'd)
Labor Force Participation
Wilcox County, Abbeville, Pineview, Pitts, and Rochelle
1990 and 2000

2000					
Category	Wilcox County	Abbeville	Pineview	Pitts	Rochelle
TOTAL Males and Females	6,837	2,033	384	227	1,026
In Labor Force	3,117	388	155	99	516
Civilian Labor Force	3,116	388	155	99	515
Civilian Employed	2,964	349	141	93	471
Civilian Unemployed	152	39	14	6	44
In Armed Forces	1	0	0	0	1
Not in Labor Force	3,720	1,645	229	128	510
TOTAL Males	3,867	1,563	153	102	455
Male in Labor Force	1,739	177	66	59	270
Male Civilian Labor Force	1,739	177	66	59	270
Male Civilian Employed	1,661	159	65	54	252
Male Civilian Unemployed	78	18	1	5	18
Male in Armed Forces	0	0	0	0	0
Male Not in Labor Force	2,128	1,386	87	43	185
TOTAL Females	2,970	470	231	125	571
Female in Labor Force	1,378	211	89	40	246
Female Civilian Labor Force	1,377	211	89	40	245
Female Civilian Employed	1,303	190	76	39	219
Female Civilian Unemployed	74	21	13	1	26
Female in Armed Forces	1	0	0	0	1
Female Not in Labor Force	1,592	259	142	85	325

Source: U.S. Bureau of the Census, www.census.gov, 2005.

Table ED-20
Labor Force Participation (By Percentage)
Wilcox County, Abbeville, Pineview, Pitts, and Rochelle
1990 and 2000

1990

Category	Wilcox County	Abbeville	Pineview	Pitts	Rochelle
TOTAL Males and Females	100.00%	100.00%	100.00%	100.00%	100.00%
In Labor Force	54.76%	48.66%	35.68%	65.43%	52.53%
Civilian Labor Force	54.55%	48.66%	35.68%	65.43%	52.07%
Civilian Employed	51.90%	45.52%	33.33%	62.35%	48.29%
Civilian Unemployed	2.64%	3.13%	2.35%	3.09%	3.78%
In Armed Forces	0.21%	0.00%	0.00%	0.00%	0.46%
Not in Labor Force	45.24%	51.34%	64.32%	34.57%	47.47%
TOTAL Males	100.00%	100.00%	100.00%	100.00%	100.00%
Male in Labor Force	65.02%	51.43%	42.33%	72.50%	62.05%
Male Civilian Labor Force	64.56%	51.43%	42.33%	72.50%	60.98%
Male Civilian Employed	61.81%	48.89%	38.62%	66.25%	55.65%
Male Civilian Unemployed	2.75%	2.54%	3.70%	6.25%	5.33%
Male in Armed Forces	0.46%	0.00%	0.00%	0.00%	1.07%
Male Not in Labor Force	34.98%	48.57%	57.67%	27.50%	37.95%
TOTAL Females	100.00%	100.00%	100.00%	100.00%	100.00%
Female in Labor Force	46.11%	46.20%	31.18%	58.54%	45.29%
Female Civilian Labor Force	46.11%	46.20%	31.18%	58.54%	45.29%
Female Civilian Employed	43.55%	42.54%	29.75%	58.54%	42.69%
Female Civilian Unemployed	2.56%	3.66%	1.43%	0.00%	2.60%
Female in Armed Forces	0.00%	0.00%	0.00%	0.00%	0.00%
Female Not in Labor Force	53.89%	53.80%	68.82%	41.46%	54.71%

Table ED-20 (Cont'd)
Labor Force Participation (By Percentage)
Wilcox County, Abbeville, Pineview, Pitts, and Rochelle
1990 and 2000

2000

Category	Wilcox County	Abbeville	Pineview	Pitts	Rochelle
TOTAL Males and Females	100.00%	100.00%	100.00%	100.00%	100.00%
In Labor Force	45.60%	19.09%	40.36%	43.61%	50.29%
Civilian Labor Force	45.58%	19.09%	40.36%	43.61%	50.19%
Civilian Employed	43.35%	17.17%	36.72%	40.97%	45.91%
Civilian Unemployed	2.22%	1.92%	3.65%	2.64%	4.29%
In Armed Forces	0.01%	0.00%	0.00%	0.00%	0.10%
Not in Labor Force	54.41%	80.91%	59.64%	56.39%	49.71%
TOTAL Males	100.00%	100.00%	100.00%	100.00%	100.00%
Male in Labor Force	44.97%	11.32%	43.14%	57.84%	59.34%
Male Civilian Labor Force	44.97%	11.32%	43.14%	57.84%	59.34%
Male Civilian Employed	42.95%	10.17%	42.48%	52.94%	55.38%
Male Civilian Unemployed	2.02%	1.15%	0.65%	4.90%	3.96%
Male in Armed Forces	0.00%	0.00%	0.00%	0.00%	0.00%
Male Not in Labor Force	55.03%	88.68%	56.86%	42.16%	40.66%
TOTAL Females	100.00%	100.00%	100.00%	100.00%	100.00%
Female in Labor Force	46.40%	44.89%	38.53%	32.00%	43.08%
Female Civilian Labor Force	46.36%	44.89%	38.53%	32.00%	42.91%
Female Civilian Employed	43.87%	40.43%	32.90%	31.20%	38.35%
Female Civilian Unemployed	2.49%	4.47%	5.63%	0.80%	4.55%
Female in Armed Forces	0.03%	0.00%	0.00%	0.00%	0.18%
Female Not in Labor Force	53.60%	55.11%	61.47%	68.00%	56.92%

Source: U.S. Bureau of the Census, www.census.gov, 2005.

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

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

Source: U.S. Bureau of the Census, www.census.gov, 2005.

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

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

Source: U.S. Bureau of the Census, www.census.gov, 2005.

the growth in the labor force. A lesser factor affecting those in the labor force is the significant portion of the county's population that is elderly. As of 2000, some 13.5 percent of the county's population is age 65 and older. This percentage is significantly higher than either statewide (9.6 percent) or nationally (12.4 percent). As more young people leave the area in search of good paying jobs elsewhere, the remaining population is aging and, thus, slowly leaving the labor force.

Of the 1,581 workers added to the Wilcox County labor force between 1990 and 2000, 1,463, or about 9 in 10 were males. Again, much of this can be attributed to the high prison population in the county. This compares to Georgia where 28.6 percent of new workers added

were males and the U.S. where about 14.3 percent of new workers were males. However, in 2000 males constituted 56.56 percent of the local labor force compared to 48.5 percent in Georgia and 48 percent in the U.S. Despite this higher percent of local male workers, the male participation rate in the county labor force in 2000 was only about 56 percent, up just slightly from 54 percent in 1990 and significantly less than Georgia's 73 percent male participation rate and the U.S. rate of almost 71 percent. Once again, this lower percentage is attributable to the growth in the prison population locally, while the small increase in the local participation rate is more the result of general population growth. Female participation rate in the local labor force is also well below that of the state and nation (just over 44 percent in Wilcox County, over 59 percent in Georgia, and 57.5 percent in the U.S.). Overall, the county had only 45.6 percent of persons aged 16 or older in the work force in 2000 compared to Georgia's 66 percent and the U.S.'s 64 percent.

Although these statistics indicate a growing local labor force, much of this growth is largely dependent on one sector (government), which is not entirely healthy in the long term. However, it also means that there are likely other available workers in the population not currently counted in the labor force. The county population may have larger numbers of elderly and those with transfer payments, but the gap between the local labor force and that of the state and nation is even larger than might be expected. There may be some indication that welfare and benefits programs are still more attractive than current low wage jobs, in spite of the welfare reforms that have transpired at the state and national levels. Recall from the previous discussion in the section on the Economic Base that transfer payments have become a greater percentage of total personal income countywide as compared to a decade ago and have been somewhat higher than the percentage of total personal income that is attributable to wages and salaries for the past decade. The labor force participation rates clearly show that the state prison located in the county has had a noticeable effect on the local economy that cannot be understated. This is more evidence of an increased need for labor force education and training to increase participation rates, and greater diversification of the economy.

Unemployment Rates

Tables ED-23 through ED-26 detail annual average unemployment rates in Wilcox County, its surrounding labor market area counties, Georgia, and the U.S. from 1990 through 2003. While there is obvious discrepancy with these figures with those of the previous table that showed less unemployment in the county in 1990 than 2000, they are different data sources (U.S.

Table ED-23
Wilcox County Labor Statistics
1990-2003

Category	1990	1991	1992	1993	1994	1995
Labor Force	2,876	2,818	2,914	3,006	3,082	3,267
Employed	2,733	2,679	2,692	2,816	2,929	3,093
Unemployed	143	139	222	190	153	174
Unemployment Rate	5.0%	4.9%	7.6%	6.3%	5.0%	5.3%

Category	1996	1997	1998	1999	2000	2003
Labor Force	3,320	3,527	3,350	3,423	3,324	3,443
Employed	3,061	3,158	3,144	3,231	3,156	3,241
Unemployed	259	369	206	192	168	202
Unemployment Rate	7.8%	10.5%	6.1%	5.6%	5.1%	5.9%

Source: Georgia Department of Labor, 2005.

Table ED-24
Unemployment Rates
Wilcox County, Surrounding Counties, Georgia, and the U.S.
1990-2003

	1990	1991	1992	1993	1994	1995
Wilcox County	5.0%	4.9%	7.6%	6.3%	5.0%	5.3%
Ben Hill County	6.4%	5.5%	7.0%	7.3%	6.2%	5.2%
Crisp County	7.0%	6.3%	9.3%	7.0%	5.8%	5.2%
Dodge County	6.1%	5.4%	7.5%	6.4%	5.2%	5.5%
Dooly County	6.3%	6.9%	8.5%	7.1%	7.5%	6.9%
Pulaski County	5.8%	4.0%	5.9%	5.1%	4.8%	4.1%
Telfair County	8.6%	5.4%	10.1%	8.4%	10.0%	10.3%
Turner County	7.9%	5.3%	8.8%	7.5%	6.6%	7.2%
Georgia	5.5%	5.0%	6.9%	5.8%	5.2%	4.9%
U.S.	5.6%	6.8%	7.5%	6.9%	6.1%	5.6%

	1996	1997	1998	1999	2000	2003
Wilcox County	7.8%	10.5%	6.1%	5.6%	5.1%	5.9%
Ben Hill County	6.4%	6.8%	6.1%	6.4%	6.2%	7.1%
Crisp County	7.1%	7.2%	6.3%	5.9%	6.1%	6.0%
Dodge County	9.0%	6.4%	6.1%	5.2%	4.6%	4.0%
Dooly County	8.3%	7.9%	6.7%	6.6%	6.5%	7.0%
Pulaski County	4.8%	5.1%	5.3%	4.9%	4.3%	3.5%
Telfair County	12.6%	9.6%	9.4%	12.3%	10.2%	8.4%
Turner County	7.3%	11.1%	12.1%	10.1%	8.8%	8.2%
Georgia	4.6%	4.5%	4.2%	4.0%	3.7%	4.7%
U.S.	5.4%	4.9%	4.5%	4.2%	4.0%	6.0%

Source: Georgia Department of Labor, 2005.

Table ED-25
Georgia Labor Statistics
1990-2003

Category	1990	1991	1992	1993	1994	1995
Labor Force	3,300,380	3,263,876	3,353,566	3,467,191	3,577,505	3,617,165
Employed	3,118,253	3,099,103	3,119,071	3,265,259	3,391,782	3,440,859
Unemployed	182,127	164,772	234,495	201,932	185,722	176,306
Unemployment Rate	5.5%	5.0%	6.9%	5.8%	5.2%	4.9%

Category	1996	1997	1998	1999	2000	2003
Labor Force	3,738,850	3,904,474	4,014,526	4,078,263	4,173,274	4,414,014
Employed	3,566,542	3,727,295	3,845,702	3,916,080	4,018,876	4,206,803
Unemployed	172,308	177,179	168,824	162,183	154,398	207,191
Unemployment Rate	4.6%	4.5%	4.2%	4.0%	3.7%	4.7%

Source: Georgia Department of Labor, 2005.

Table ED-26
U.S. Labor Statistics
1990-2003

Category	1990	1991	1992	1993	1994	1995
Labor Force (thousands)	125,840	126,346	128,105	129,200	196,814	132,304
Employed (thousands)	118,793	117,718	118,492	120,259	123,060	124,900
Unemployed (thousands)	7,047	8,628	9,613	8,940	7,996	7,404
Unemployment Rate	5.6%	6.8%	7.5%	6.9%	6.1%	5.6%

Category	1996	1997	1998	1999	2000	2003
Labor Force (thousands)	133,943	136,297	137,673	139,368	140,863	146,510
Employed (thousands)	126,708	129,558	131,463	133,488	135,208	137,376
Unemployed (thousands)	7,236	6,739	6,210	5,880	5,655	8,774
Unemployment Rate	5.4%	4.9%	4.5%	4.2%	4.0%	6.0%

Source: U.S. Bureau of Labor Statistics, various years.

Census Bureau vs. Georgia Labor Department) and point again to caution with reliance on specific numbers. The data in Table ED-24, at least, are all from the same source, and thus offer relatively accurate internal comparisons since any errors would be relative and affect included areas in a similar manner.

Unemployment in the Wilcox County labor force has been, for the most part, above that of Georgia and the U.S. since 1990. In 1990, 1991, and 1994, local unemployment did fall below both that of Georgia and the U.S., while in 1993, 1995, and 2003 it fell below the U.S. unemployment while remaining above the state's. However, for all other years, particularly 1996 through 2001, it was significantly above both as the economic boom seen throughout much of Georgia and the U.S. during the latter half of the 1990s failed to have much positive impact at the local level. In fact, the county endured a temporary spike in unemployment during the years of 1996-1997 due to the closing of a local manufacturing concern in Rochelle. Wilcox County could still not keep pace with the rapid growth throughout Georgia and the U.S. as a whole, as evidenced by a decline of 306 persons from the local labor force between 1990 and 2003 (-8.3 percent compared to the state's growth rate of 33.74 percent). Table ED-24 shows that unemployment rates in Wilcox County are normally below most of its surrounding counties, except Pulaski. Wilcox County unemployment is usually 0 to 2 percentage points below the regional economic center and much larger Crisp County, and usually 1 to 2 percentage points above the Georgia and U.S. rates. Preliminary March 2005 data does indicate some improvement. The County's preliminary March 2005 unemployment rate was down to 4.0 percent, a full point below the state's 5.0 percent and nearly one and one-half point below the U.S. rate of 5.4 percent. This could likely be the result, however, of a certain number of individuals who are no longer seeking employment and have dropped out of the labor force. The overall data is an indication of an economy whose job growth is stunted by the lack of growth in its labor force.

Commuting Patterns

Tables ED-27 through ED-29 depict commuting patterns and trends of the local labor force and details by county where the local resident labor force is working, and where the people working in Wilcox County live. The tables document that an increasing number of residents have to commute outside the county to find work. Over 23 percent of the local resident labor force traveled elsewhere for jobs in 2000 compared to over 21 percent in 1990. There were 150 fewer residents were working in the county in 2000 than 1990, with almost 300 more people having to go outside the county to find work. Another way of saying it is that the local economy

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

	1990			2000
Wilcox County	1,553		Wilcox County	1,403
Crisp County	384		Crisp County	464
Ben Hill County	241		Ben Hill County	370
Houston County	139		Pulaski County	102
Dodge County	45		Dodge County	99
Pulaski County	40		Dooly County	91
Elsewhere	198		Elsewhere	375
Total	2,600		Total	2,904

Source: U.S. Bureau of the Census, www.census.gov, 1991, 2005.

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

	1990			2000
Wilcox County	1,553		Wilcox County	1,403
Pulaski County	109		Crisp County	83
Crisp County	100		Pulaski County	82
Ben Hill County	40		Dodge County	76
Turner County	35		Ben Hill County	58
Telfair County	26		Dooly County	21
Elsewhere	102		Elsewhere	104
Total	1,965		Total	1,827

Source: U.S. Bureau of the Census, www.census.gov, 1991, 2005.

Table ED-29
Wilcox County Commuting Patterns
1990 and 2000

	1990	2000
Employed Residents of County		
Worked in County	59.7	48.3
Commuted in Region	2.8	6.1
Commuted to Elsewhere	37.5	45.6
Persons Working in County		
Lived in County	79.0	76.8
Commuted from Region	2.9	5.9
Commuted from Elsewhere	18.1	17.4
Employed Residents as Percentage of County Workers	132.3	158.9

Source: U.S. Bureau of the Census, www.census.gov, 1991, 2005.

gained 304 jobs in the 1990's, but there were also 138 fewer people in the local workforce. A fair number of these new jobs were likely filled by those living outside of Wilcox County, and many of the new jobs that were created likely were the result of the opening of the Wilcox State Prison in 1994. As discussed previously, the shrinking labor force in the county is reducing the demand for job creation. Hence, those in the labor force are increasingly more likely to pursue employment outside of the county since additional job opportunities are not being created at home.

The detailed tables showing what counties workers lived in and what counties local workers worked in document that while 424 Wilcox Countians traveled outside the county for work in 2000, 1,501 workers from outside the county had jobs in Wilcox County. This was more than the 1,403 Wilcox Countians who worked in their home county. Wilcox Countians not working in their home county usually work in Crisp County (Cordele), Pulaski County (Hawkinsville), or Dodge County (Eastman). However, the number of Wilcox County residents commuting to Pulaski County decreased substantially by nearly 25 percent between 1990 and 2000, while those in Wilcox County commuting to Crisp County decreased by 17 percent. On the other hand, those in Wilcox County commuting to Ben Hill County (Fitzgerald) increased by almost 50 percent, and Dodge County became the third most popular county for residents of Wilcox County to commute to work in 2000 after only minimal numbers of local residents did so in 1990. The increase in Wilcox County residents commuting to these two areas are likely attributable to the

continuing expansion of new jobs in the Fitzgerald and Eastman areas, with most likely finding employment with the more vibrant manufacturing and retail base in those areas and their better-paying jobs. People commuting from outside the county to jobs in Wilcox County are more likely to come from Crisp County (Cordele) or Ben Hill County (Fitzgerald), most likely finding employment with the Wilcox State Prison. Wilcox County workers increasingly have to look elsewhere for a source of suitable employment.

Municipalities. The labor force of Wilcox County municipalities is assumed to mirror that of the county because their residents are included in county figures, and there truly is only one local economy. This is especially true for Abbeville and Rochelle, which are the locations for the vast majority of county employment and home for a combined 43 percent of county population. Pineview and Pitts do have some farming, manufacturing, government, retail trade and service jobs and occupations, even if in limited numbers. All three of the county's public schools are located in Rochelle. Education levels are also generally lower in the municipalities than the county average, primarily because of the higher percentage of elderly residents in all of the municipalities except for Abbeville. The age of residents would also tend to lower the participation rates of each town's labor force. Measures designed to increase overall county employment and improve the skills of the local work force will also benefit the towns in due measure.

Local Economic Development Resources

Economic Development Agencies

Wilcox County has a number of important organizations that focus attention on, direct and assist economic development efforts of the community. All of these organizations are countywide in concern and work to the benefit of all citizens and governments. The following analysis highlights key local economic development resources.

Wilcox County Chamber of Commerce

1339 First Avenue

P.O. Box 839

Rochelle, GA 31079

(229) 365-2509

The Wilcox County Chamber of Commerce is the first contact for newcomers, both labor and industry, to the community, providing assistance and information of all types related to the area and city. The Wilcox County Chamber of Commerce is led by local citizens who are experienced in all fields of community activities. The "Chamber" has a segment devoted to industry, both old and new, and provides help in areas of labor education, business retention and industry recruitment. The "Chamber" is funded by dues paid by the local members and receives no public funds. The Chamber is seeking to build its reputation as an active and effective force for business development in the area given limited resources. It is a rallying point, and usually takes a lead role, when the community needs to band together. It was instrumental in the community locating East Central Technical College's Adult Learning Center and other recent economic development activities.

Wilcox County Development Authority

111 West Court Street

Rochelle, Georgia 31079

(229) 365-2509

The Wilcox County Development Authority is a public authority founded by Georgia public law in 1994, and was formerly known as the Wilcox County Economic Development Council. This act set up an authority with five board members, one member appointed by each of the five local governments. Officers are elected from the members of the board. The "Authority" was funded by an initial contribution of \$3,750 from each local government. However, there is no stable source of funding for the Authority at this time, although efforts are being made to pursue a consistent method of funding. This funding would be to finance "Authority" activities, recruit new industry, and assist present industry. The Authority has been somewhat active in recent years and is striving to improve its effectiveness. However, the Authority's effectiveness is limited due to the lack of a full-time economic developer in the County at this time. Having such a professional dedicated full-time to pursuing economic development activities for the County should significantly help to increase the effectiveness of local economic development efforts. Within the last year, the Authority provided assistance with efforts towards completing the development of the County's industrial park near Rochelle.

Joint Development Authority of Bleckley, Dodge, and Wilcox Counties

116 9th Avenue

P.O. Box 550

Eastman, Georgia 31023

(478) 374-4723 Fax: (478) 374-4626

The Joint Development Authority of Bleckley, Dodge, and Wilcox counties is a public authority founded by Georgia public law in 2005. This act set up a multi-county authority so that Wilcox County might be able to pool its limited resources with a neighboring county(ies) for the purposes of coordinating and enhancing local economic development recruitment activities. The "Authority" is funded jointly by all three counties to finance "Authority" activities, recruit new industry, and assist present industry in all three areas. The Authority is headed by the President of the Eastman/Dodge County Chamber of Commerce, and serves as a de facto full-time economic developer for Wilcox County. Although a young organization, it is seeking to become an active and effective player in bringing additional economic development activities to Wilcox County and the surrounding area.

East Central Technical College

667 Perry House Road

Fitzgerald, Georgia 31750

(229) 468-2000 (800) 575-0567

East Central Technical College's main campus is located 22 miles southeast of Abbeville on U.S. 129 in Fitzgerald. East Central Tech is a state funded school and guarantees the ongoing availability of state-of-the-art trained employees whose skills match those required in today's competitive work place. In 2002, East Central Tech opened its Wilcox County Adult Learning Center in Rochelle to provide adult literacy and continuing education services to residents of Wilcox County. Georgia's Quick Start Training program is offered at East Central Tech. This program enables new industry to train their work force while their facility is under construction or allow an expanding existing industry to train additional workers in new technologies. The Quick Start Program also offers an Existing Industries Program to aid retention and expansion efforts. Individual referrals which match client needs for specific training is available through East Central Tech. All graduates of East Central Tech are covered by the Department of Technical and Adult Education "Technical Education Guarantee" which assures industry that graduates can either perform as advertised in their trained field, or the graduate will be retrained

at the school's expense. Further discussion about ECTC's programs will be included under the Training Opportunities section.

Programs

The Wilcox County Development Authority has among its economic development assets a 94-acre industrial park located near Rochelle. This site was selected as the result of a site selection study that was recently completed by Georgia Tech's Economic Development Institute. The City of Rochelle is working Wilcox County and the Development Authority to extend the necessary infrastructure to the site, thus making it more marketable to potential industries. No industries are presently located on these sites, giving the City ample room for industrial growth. The Development Authority also has another 40-acre site in Abbeville for utilization as an industrial park. Limited resources have prevented Wilcox County and its municipalities from developing the infrastructure necessary to be able to attract and retain industrial development. However, locals do realize the importance of being able to provide jobs and a stable economic base that will allow its citizens to work and keep their wages at home, and there does appear to be renewed efforts to make it possible for the area to be more marketable to potential businesses and industries than in times past.

Wilcox County and its municipalities do not currently have in place a local "Freeport" exemption on industrial inventories. This is one avenue of industrial recruitment that merits serious consideration by local officials. Freeport exemption is a useful tool in recruiting new industries and assisting them in their location to the area by allowing them to save property tax on certain classes of business inventory. Wilcox County is also classified as a Tier One county by the OneGeorgia Authority, making qualifying industries locating to Wilcox County eligible to receive up to \$3,500 per job created. The Authority and Chamber are also working closely together to assist existing industry. The Authority's programs and resources have had limited effectiveness thus far, but are not remaining static. There are ongoing plans for improvement.

Training Opportunities

East Central Technical College
667 Perry House Road
Fitzgerald, Georgia 31750
(229) 468-2000 (800) 575-0567

Wilcox Learning Center
902 West Gordon Street
Rochelle, Georgia 31079
(229) 365-7983

Through its educational programs and services, East Central Technical College (ECTC) seeks to assist students in the development of their individual potential and meet identified needs of local businesses. ECTC also holds high standards for their students, not only in academic performance, but also in the area of work ethics. It is accredited by the Accrediting Commission of the Council on Occupational Education. The presence of ECTC is an excellent economic development attractor and provides a flexible means to meet needed educational improvement skills level training of the local labor force, particularly on a local level through its Wilcox Learning Center. ECTC's programs can be easily coordinated and adapted to meet newly identified, special, or changing training needs. Among the economic development programs and services offered through ECTC are: computer training both on campus and on-site, custom training and credit courses for existing businesses, job placement and referral services for ECTC's graduates, basic skills training in manufacturing, customer service, warehousing and distribution, and construction, as well as Quick Start training to new and expanding industries.

East Central Technical College offers (in addition to the Quick Start Training described above) Associate in Applied Technology programs along with diploma and certificate programs and continuing education programs on the main campus in Fitzgerald, and adult education programs in Fitzgerald and a satellite campus in Douglas as well as the Pearson Learning Center in Pearson and the Wilcox Learning Center in Rochelle. Associate in Applied Technology degrees are offered in such areas as administrative office technology, computer information systems, early childhood care and education, and healthcare management technology, in addition to such diploma and certificate programs as microcomputer specialty, automotive technology, convergent telecommunications networking technology, industrial systems technology, and health care (medical assistant and practical nursing). Continuing education programs are currently offered in computers, personal development, technical development, business and professional development, and allied health care.

Adult education classes for basic literacy for those not able to read and write through the General Equivalency Degree are offered at the Wilcox Learning Center. Special classes have been set up at local companies.

South Georgia Technical College (Crisp County Campus)

402 North Midway Road

Cordele, Georgia 31015

(229) 271-4040

Based in Americus, South Georgia Technical College (SGTC) is another local technical college providing educational and skills training services to Wilcox County residents through its Crisp County Campus in nearby Cordele, approximately 10 miles from Wilcox County. It is also accredited by the Accrediting Commission of the Council on Occupational Education. The presence of SGTC is an excellent economic development attractor and provides additional flexibility to meet needed educational improvement skills level training of the local labor force. SGTC's programs can be easily coordinated and adapted to meet newly identified, special, or changing training needs. Among the economic development programs and services offered through SGTC are: computer training both on campus and on-site, custom training and credit courses for existing businesses, job placement and referral services for SGTC's graduates, basic skills training in manufacturing and customer service, as well as Quick Start training to new and expanding industries.

South Georgia Technical College offers (in addition to the Quick Start Training described above) Associate in Applied Technology programs along with diploma and certificate programs and continuing education programs at its satellite campus in Cordele. Associate in Applied Technology degrees are offered in such areas as accounting, administrative office technology, computer information systems, early childhood care and education, and industrial systems technology, in addition to such diploma and certificate programs as microcomputer specialty, aircraft structural technology, automotive technology, electronics technology, and health care (medical assistant and practical nursing). Continuing education programs are currently offered in computers, personal development, technical development, business and professional development, and allied health care.

Middle Georgia College
1100 Second Street SE
Cochran, Georgia 31014
(478) 934-6221

Dublin Center
1900 Bellevue Road
Dublin, Georgia 31021
(478) 275-6643

Middle Georgia College, located within 35 miles of Abbeville in Cochran, and the Dublin Center, located within 45 miles of Abbeville, are two-year units of The University System of Georgia. The Dublin Center is operated by Middle Georgia College, a two-year community college based in Cochran, but also houses satellite course offerings by East Georgia College and Georgia Southern University. These two campuses provide students with various associates degrees to prepare them for further education in a four-year college or university, and those students interested in pursuing an applicable Bachelor's or Graduate or Professional degree from Georgia Southern may do so at the Dublin Center without having to travel to GSU's main campus in Statesboro. Many students have found that attending either Middle Georgia College or the Dublin Center is the best option for them since Abbeville/Wilcox County is close enough to commute back and forth, and it is less costly than many other colleges.

Georgia Aviation and Technical College
71 Airport Road
Eastman, Georgia 31023
(478) 374-6980 (866) 374-6980

Georgia Aviation and Technical College (GAVTC) is unique as an institution of higher learning in Georgia in that its primary mission is specializing in aviation training. GAVTC opened in 1996 as a satellite campus of the Heart of Georgia Technical College before becoming a separate institution in 2001. It is accredited by the Accrediting Commission of the Council on Occupational Education. Georgia Aviation and Technical College offers diploma and certificate programs and continuing education programs on the main campus in Eastman. Diploma and certificate programs, as well as continuing education programs, are offered in such areas as aircraft structural technology, aviation maintenance technology, aviation operations technology, flight technology, and information technology. Many graduates find jobs associated with the nearby Robins Air Force Base or other local aviation facilities, helping them utilize their acquired knowledge close to home.

Valdosta State University
1500 North Patterson Street
Valdosta, Georgia 31698
(229) 333-5800 (800) 618-1878

Valdosta State University is a popular college of choice for students who want to attend a university located nearby. It is located in Valdosta, Georgia, which is approximately 75 miles from Wilcox County. The university status that Valdosta State achieved nearly a decade ago has provided a multitude of Wilcox County students with many opportunities to receive a better education. This is a plus to Wilcox County because these students may choose to bring some of their knowledge back home.

Georgia Southwestern State University
800 Wheatley Street
Americus, Georgia 31709
(229) 928-1273 (800) 338-0082

Georgia Southwestern State University is also a nearby college of choice for Wilcox County students. It is located in Americus, Georgia, which is approximately 40 miles from Wilcox County. Like Valdosta State University (VSU), Georgia Southwestern State University allows Wilcox County students the opportunity to pursue a four-year college education or higher without having to travel far from home. With an enrollment of approximately 2,500 students, Georgia Southwestern State provides a more intimate learning environment through smaller class sizes than the roughly 10,000-student population of VSU, which appeals to a number of Wilcox County students. Many Wilcox County students seeking the opportunity to return home upon graduation can have the chance to do so.

Mercer University
1400 Coleman Avenue
Macon, Georgia 31207-0001
(478) 301-5335 (800) MERCER-U

Mercer University is another nearby college of choice for Wilcox County students. It is located in Macon, Georgia, which is approximately 65 miles from Abbeville, and also offers evening and weekend undergraduate courses in Eastman through its Regional Academic Center. Affiliated with the Georgia Baptist Convention, Mercer University is one of the largest Baptist-affiliated institutions in the world. With an enrollment of approximately 2,500 students on its

main campus in Macon, Mercer provides a more intimate learning environment through smaller class sizes, with a student/faculty ratio of 15:1, which appeals to a number of Wilcox County students. Many Wilcox County students seeking the opportunity to return home upon graduation can have the chance to do so, or they can remain at home while taking courses offered in Eastman.

Wilcox County One-Stop Center
Wilcox County Chamber of Commerce
1339 First Avenue
Rochelle, Georgia 31079
Phone: (229) 365-2509 Fax: (229) 365-7228

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

One area where Wilcox County is lacking is the presence of satellite course offerings and distance learning opportunities, either through area colleges and universities or other entities. Although distance learning course offerings are available through East Central Technical College, there are currently no satellite campuses or distance learning courses available through such area institutions as Georgia Southwestern State University or Valdosta State University. The establishment of a satellite facility would enable those Wilcox County students who want to attend a four-year college or university, but either do not have the desire to leave home or do not have the means to do so, the opportunity to receive a quality higher education while enjoying the benefits of staying at home. These students would then be able to put their newly acquired

knowledge to use in Wilcox County upon graduation, at least theoretically. This would give a boost to the ongoing education efforts in Wilcox County, while helping to ensure a more prepared, accessible labor pool for existing and prospective businesses.

Summary Needs Assessment

The Wilcox County economy was developed relying on transportation and agriculture, and its future to a large extent will depend on these same avenues. The local economy, currently in a state of decline, is adding some jobs but primarily in the public sector. Simultaneously, there is no great pressure on job demand due to the lack of significant population growth. Combined, the lack of population growth and job demand is not creating pressure to develop new housing for the local workforce. The economy overall is much less developed and diverse than the state. There is an unhealthy reliance on one or two main sectors and relatively low wages of the few manufacturing industries that remain. Recent developments in the public service sector have added needed stability. Although resources are limited due to the small tax base, efforts are underway to improve the infrastructure needed to attract economic development. There is an adequate infrastructure in place presently to begin accommodating some development. The labor force is in need of modern skills improvement, and higher paying jobs to increase participation rates.

Despite many structural economic problems, Wilcox County has a number of important assets and opportunities for growth. Wilcox County's location near the regional growth center of Cordele/Crisp County and relative proximity to the larger cities of Macon, Warner Robins, and Albany continue to offer many opportunities for economic growth including transportation and agriculture. The natural resources of the county offer good potential for tourism and other economic growth, while at the same time promoting their protection. It is very likely that the same areas that spurred development in the county in the 19th and 20th centuries will again stimulate development in the 21st Century. Transportation and natural resources, the fields and forests of the county, still offer the most potential for growth albeit in new variation. There is much work to be done to prepare for and stimulate this growth, but the unity of the community and its local economic development and training resources already in place can accomplish much with coordinated efforts.

A number of specific economic development needs for the local community were identified through this inventory, assessment, and local analysis.

1. There is a need for consistent funding of economic development activities in the

County, including hiring a full-time economic development professional, and a need to continue to further refine and enhance economic development resources and tools.

2. There is a need for a speculative industrial building in the county.
3. There is a need for continuing and expanded efforts to enhance educational and skill levels of Wilcox County's labor force.
4. There is a need to remain very vigilant about supporting, promoting, and utilizing East Central Technical College's Wilcox Learning Center, its programs, and expansion.
5. There is a need to continue to advocate strongly the four-laning of highways serving Wilcox County (U.S. 280), and other transportation improvements.
6. There is a special need to support, enhance, and expand agriculture and forestry activities within the county.
7. There is a need to promote tourism within the community, especially through natural and historic resources, and promoting the development of agri-tourism venues.
8. There is a need of enhancing and expanding hospitality accommodations and services, and the local retail trade/service sector generally.
9. There is a need to continue the ongoing revitalization efforts in all municipalities, and pursue additional revitalization efforts in all municipalities.
10. There is a need to develop a stronger environment for business creation through the development and promotion of entrepreneurial activities within Wilcox County.

The goals, objectives and implementation actions for improvement that have been chosen by the community (all governments) for itself are identified next.

ECONOMIC DEVELOPMENT

GOAL, OBJECTIVES, AND IMPLEMENTATION POLICIES/ACTIONS

GOAL: To improve the economic well-being of Wilcox County by maintaining and increasing the community's economic development program and efforts of local leadership to encourage location of new industry, and expansion of present industry, agriculture, tourism, retail trade and other sectors of the local economy that will lead to a more viable and stable economic base.

OBJECTIVE 1: To encourage and support existing businesses, and focus countywide attention on fostering a more viable economic base.

POLICIES/ACTIONS:

Action 1.1: Develop an economic development package with an emphasis on strengthening and expanding present businesses.

Action 1.2: Pursue stable and consistent funding of economic development activities countywide, and hire a full-time economic development professional to assist in the promotion and marketing of Wilcox County and its municipalities to prospective businesses and industries.

Action 1.3: Continue downtown revitalization activities in Pitts, and all other municipalities, such as building/ facade rehabilitations, streetscape, and other reconstruction/beautification projects.

OBJECTIVE 2: To encourage activities which advocate the development of entrepreneurial skills so as to generate an increased establishment of small businesses throughout Wilcox County.

POLICIES/ACTIONS:

Action 2.1: Initiate entrepreneurial activities through the establishment of a mentoring group through the Wilcox County Chamber of Commerce, or by other programs, that will help to provide the support structure necessary to encourage the increased development of entrepreneurs.

Action 2.2: Create the infrastructure necessary to support the development of entrepreneurial establishments in Wilcox County.

OBJECTIVE 3: **Strengthen the capacity of local economic development organizations and focus on developing partnerships, both on a regional and statewide level, to enhance economic recruitment efforts.**

POLICIES/ACTIONS:

Action 3.1: Establish regular meetings among local economic development organizations and representatives of local businesses and industries to identify needs/concerns of local businesses and devise methods to address identified needs/concerns.

Action 3.2: Continue to participate in the joint development authority with Dodge and Bleckley counties, and establish other partnerships with economic development organizations in neighboring counties as appropriate, to strengthen business and industrial recruitment activities by taking advantage of programs and resources on a regional level.

Action 3.3: Seek the assistance of state economic development entities in creating an industrial recruitment package for Wilcox County.

Action 3.4: Coordinate the marketing/development of available sites for industrial development to prospective businesses and industries.

OBJECTIVE 4: **To diversify the local economic base by focusing marketing and recruitment efforts on those activities which draw upon the available assets of the community.**

POLICIES/ACTIONS:

Action 4.1: Seek the expansion of and fully develop infrastructure, including water and sewer extension, to the Wilcox County Industrial Park.

Action 4.2: Seek to develop and market the industrial site in Abbeville.

Action 4.3: Promote the increase of nature-based and agri-tourism activities in Wilcox County.

OBJECTIVE 5: Support and enhance agriculture and agribusiness and its continued viability and economic impact in Wilcox County, and utilize the county's agricultural, natural, and cultural resources to increase tourism.

POLICIES/ACTIONS:

Action 5.1: Promote and support agriculture in Wilcox County, and encourage continued agricultural production and agri-tourism.

Action 5.2: Promote the establishment of agri-tourism activities in Wilcox County and seek the development of venues in the county.

Action 5.3: Continue to promote and support the Wild Hog Festival in Abbeville.

Action 5.4: Seek to establish new festivals/events in Pineview, Pitts, and Rochelle.

Action 5.5: Increase access to Ocmulgee River by developing new/upgrading existing public boat landings as needed.

OBJECTIVE 6: To encourage greater economic investment and the increased liveability of Wilcox County through the proper management and development of available land and attracting more diverse means of development.

POLICIES/ACTIONS:

- Action 6.1:** Pursue the development of a land management plan to guide and promote appropriate development to areas of existing or planned infrastructure.
- Action 6.2:** Encourage alternative methods of economic development throughout the county that promote and protect the county's rural setting.
- Action 6.3:** Encourage the growth of quality residential development throughout the county that promotes the county as an ideal bedroom community.

NATURAL AND CULTURAL RESOURCES

Introduction

Wilcox County's abundance of natural and cultural resources contributes to its rural character and excellent quality of life. Scenic natural resources, such as sandstone outcrops and caves, and pastoral landscapes and forests abound, while the Ocmulgee and Alapaha rivers and their tributaries flow along the edge of and through the county. There are also historic natural springs sites and picturesque river bluffs. Visual reminders of Wilcox County's agrarian and railroad heritage and its continued dependence on its natural resources are evident in unincorporated areas as well as in its small cities and crossroads communities. These include historic farmhouses; schools; churches; a train depot; downtown commercial buildings; and others. Evidence of earlier historic settlements and the presence of prehistoric cultures also remain at known archaeological sites throughout Wilcox County.

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

This section of the plan will examine the natural and cultural resources of Wilcox County, Abbeville, Pineview, Pitts, and Rochelle.

Natural Setting

Wilcox County is located in middle Georgia below the Fall Line within the Southern Coastal Plain Major Land Resource Area. The county seat of Abbeville is located approximately 70 miles south of Macon. It has a total area of approximately 245,402 acres or 383 square miles and ranks 64th in size among Georgia's counties. Wilcox County is bordered by Dodge and Telfair counties and the Ocmulgee River on the east; Pulaski County on the north; Dooley and Crisp counties to the west; and Turner and Ben Hill counties to the south.

Wilcox County's topography consists mostly of narrow to broad well-drained uplands, round topped to smooth ridges, and smooth to gently rolling convex hill sides. The landscape is dissected by numerous small, shallow streams. Elevations range from 450 feet above sea level in the county's southwest corner to 150 feet along the Ocmulgee River in the southeast corner.

Wilcox County has warm, humid summers with relatively mild winters. The average annual temperature is about 65 degrees. The frost-free period extends from about mid-March to just before mid-November, providing a growing season of approximately 240 days. Wilcox County receives an average annual rainfall of about 46 inches. The prevailing wind is from the west-northwest with the highest average windspeed of 9.1 miles per hour occurring in March.

Public Water Supply Sources

Groundwater is the major source of drinking water in Wilcox County and its cities. In 2000, an average of 18.15 million gallons per day of groundwater was used county-wide, while 4.78 million gallons of surface water was used on average each day. It is estimated that 95 percent of county water usage is for agricultural irrigation. This water is drawn from ponds as well as the Ocmulgee River and its major tributaries. Shallow wells (Surficial Aquifer) extend below the sandy clay strata into coarse to fine sands, but the capacity and quality are generally poor. Small diameter wells (150 to 250 feet deep) supply adequate water for domestic use, while wells drilled for public, industrial, and irrigation use generally range from 400 to 700 feet deep, and yield 300 to 1,000 gallons per minute. The Miocene-Pliocene-to-Recent Aquifer System also supplies water; however, the Floridan/Jacksonian Aquifer System supplies most of the water used in Wilcox County. Both aquifers are part of the Floridan Aquifer System. The county also has a number of natural springs sites, including Brown's Lake, Poor Robin, Wolvins, Oswichee, and others, which historically provided water for consumption, medicinal, and recreation purposes. Said to possibly be the largest aquifer in the world (it covers one-third of Georgia, most of Florida, and parts of Alabama and South Carolina), the Floridan Aquifer also provides approximately 50 percent of Georgia's groundwater. Increased usage of the Floridan in the last 100 years or so has taken its toll resulting in significant drops in the water level; local cones of depression near Jesup, Savannah, and Brunswick; and some upward salt water intrusion. The closing of a major water user, Gilman Paper in St. Mary's, however, helped increase the water level. In addition, 24 counties in southeast Georgia (but not Wilcox County) were required by the Georgia Environmental Protection Division (EPD) under the *Interim Strategy for Managing Salt Water Intrusion in the Upper Floridan Aquifer of Southeast Georgia* to prepare a comprehensive water supply plan. The water level of the Floridan may increase further as these counties

implement their respective water supply plan recommendations. EPD also currently prohibits any new public, industrial, or agricultural Upper Floridan wells in the 24-county area, which lies east and south of Wilcox County to the Georgia Coast. This moratorium, however, may be lifted based on recent Sound Science Study results.

Residents of Wilcox County and its cities presently have an adequate supply of good quality groundwater for domestic and commercial uses; however, there is a need to protect and conserve this life sustaining resource. There is further interest in protecting the county's natural springs sites, including possible state park development.

Water Supply Watersheds

The Georgia Department of Natural Resources' Part 5 Environmental Standards applicable to water supply watersheds do not apply to Wilcox County or its cities. The closest water supply watershed is the Oconee River in Dublin.

Groundwater Recharge Areas

Wilcox County is located in the Coastal Plain Physiographic Province of Georgia (See Map NCR 1). The Coastal Plain is composed of alternating beds of unconsolidated gravel, sand, clay, silt, limestone and dolomite that gently dip and thicken to the south and southeast, ranging in thickness from 0 feet at the Fall Line to approximately 7,000 feet along the Georgia-Florida border. The block diagram (Map NCR-2) shows the Coastal Plain and illustrates the thickness, general outcrop area and stratigraphic relationship of the aquifers.

Groundwater in the Coastal Plain Province flows through interconnected pore space between grains in the host rocks and through solution-enlarged voids. The oldest outcropping sedimentary formations (Cretaceous) are exposed along the Fall Line, which is the northern limit of the Coastal Plain Province. Successively younger formations occur at the surface to the south and southeast.

The Coastal Plain contains the state's major confined aquifers. They are overlain by a layer of impermeable material and contain water at greater than atmospheric pressures. The Coastal Plain is comprised of seven major aquifers, which are restricted to specific regions and depths within the Coastal Plain because of the aquifer geometry. Three of the seven major

aquifers exist in Wilcox County. They are the Surficial (shallow), the Miocene/Pliocene-to-Recent, and the Floridan/Jacksonian aquifers. Both the Miocene/Pliocene-to-Recent and Floridan/Jacksonian are part of the Floridan Aquifer System. The Floridan Aquifer is a complex series of hydraulically interconnected limestones. As stated previously, this may be the largest aquifer in the world, and is the principal source of water domestically and industrially in Wilcox County. It supplies 50 percent of the groundwater in Georgia. The primary recharge areas are the outcrop areas and where the overlying strata is thin and is directly recharged via precipitation. These areas are south of the Fall Line, but basically run parallel to it. This system is also recharged from leakage from extensive Surficial aquifers and from the Jacksonian Aquifer.

The Coastal Plain receives abundant rainfall, with the average annual precipitation varying from 44 to 56 inches. However, most of this does not recharge the aquifers. Evapotranspiration recycles 30 to 35 inches back into the atmosphere each year, while 12 to 16 inches are lost to out of state flow in surface streams. This leaves only 6 to 8 inches infiltrating into the aquifers annually. In Wilcox County, the average annual precipitation varies from about 39.96 to 49.87 inches. For Wilcox County, the largest amount of precipitation usually occurs in January followed by July then February. Fall is the traditional period of reduced rainfall, with October and November typically being the driest months of the year.

The quality of water from a well is the end result of complex physical and biochemical processes. Some of the more significant controls are the quality and chemistry of the water entering the ground flow systems, the reactions of infiltrating water with soils and rocks that are encountered, and the effects of the well and pump system. Most water enters the groundwater system in upland recharge areas. Chemical interaction of water with the aquifer host rocks has an increasing significance with longer underground residence times. As a result, groundwater from discharge areas tends to be more highly mineralized than groundwater in recharge areas.

According to Hydrologic Atlas 18 of the Georgia Geologic Survey, 1989, Wilcox County's significant groundwater recharge areas for the Floridan/Jacksonian Aquifer System is located in the northern one-third of the county, including Pineview. The county's significant groundwater recharge areas for the Miocene/Pliocene - Recent Unconfined Aquifers are located in several small areas in the southeast corner of the county around Bowens Mill and in west south central Wilcox County. (See Map NCR-3 for general locations.) The Georgia Department of Natural Resources' (DNR) Part 5 Environmental Standards, under the authority of the Georgia Planning Act of 1989, call for the protection of these significant groundwater recharge areas. DNR's companion pollution susceptibility map for Wilcox County, which categorizes the land area as having high, medium, or low groundwater pollution potential, classifies the county's

significant groundwater recharge areas in the northern one-third of the county and Pineview (Floridan-Jacksonian Aquifer) as having high pollution susceptibility. The southern two-thirds of Wilcox County, including Abbeville, Rochelle, and Pitts, was categorized as having average pollution susceptibility. This includes the Miocene/Pliocene-Recent Unconfined Aquifer's significant recharge areas. Therefore, the references to high and medium pollution susceptibility areas are technically the applicable requirements for Wilcox County.

1. The following criteria pursuant to O.G.C.A. 12-2-8 shall apply in significant recharge areas:
 - a. The Department of Natural Resources shall not issue any permits for new sanitary landfills not having synthetic liners and leachate collection systems.
 - b. The Department of Natural Resources shall not issue any new permits for the land disposal of hazardous wastes.
 - c. The Department of Natural Resources shall require all new facilities permitted or to be permitted to treat, store, or dispose of hazardous waste to perform such operations on an impermeable pad having a spill and leak collection system.
 - d. New above-ground chemical or petroleum storage tanks, having a minimum volume of 660 gallons, shall have secondary containment for 110% of the volume of such tanks or 110% of the volume of the largest tank in a cluster of tanks. (Note: These figures are consistent with U.S. EPA rules for oil pollution prevention, 40 CFR 112.1). Such tanks used for agricultural purposes are exempt, provided they comply with all Federal requirements.
 - e. New agricultural waste impoundment sites shall be lined if they are within:
 1. a high pollution susceptibility area;
 2. a medium pollution susceptibility area and exceed 15 acre-feet;
 3. a low pollution susceptibility area and exceed 50 acre-feet.

At a minimum, the liner shall be constructed of compacted clay having a thickness of one foot and a vertical hydraulic conductivity of less than a 5×10^{-7} cm/sec or other criteria established by the U.S. Soil Conservation Service. (The average size of existing agricultural waste impoundments in Georgia is about 15 acre-feet; sheepsfoot rollers or pans with heavy

rubber tires, which are normal equipment for most Georgia earth moving contractors, should be able to compact clay to the recommended vertical hydraulic conductivity.)

- f. New homes served by septic tank/drain field systems shall be on lots having the following minimum size limitations as identified on Table MT-1 of the Department of Human Resources' Manual for On-Site Sewage Management Systems (hereinafter "DHR Table MT-1"):
 - 1. 150% of the subdivision minimum lot size of DHR Table MT-1 if they are within a high pollution susceptibility area;
 - 2. 125% of the subdivision minimum lot size of DHR Table MT-1 if they are within a medium pollution susceptibility area; and
 - 3. 110% of the subdivision minimum lot size of DHR Table MT-1 if they are within a low pollution susceptibility area.

- g. New mobile home parks served by septic tank/drain field systems shall have lots or spaces having the following size limitation as identified on Table MT-2 of the Department of Human Resources' Manual for On-Site Sewage Management Systems (hereinafter "DHR Table MT-2"):
 - 1. 150% of the subdivision minimum lot or space size of DHR Table MT-2 if they are within a high pollution susceptibility area;
 - 2. 125% of the subdivision minimum lot or space size of DHR Table MT-2 if they are within a medium pollution susceptibility area;
 - 3. 110% of the subdivision minimum lot or space size of DHR Table MT-2 if they are within a low pollution susceptibility area.

- h. If a local government requires a larger lot size than that required by (f) above for homes of by (g) above for mobile homes, the larger lot size shall be used.

- i. Local governments at their option may exempt from the requirements of (f) or (g) any lot of record on the date of their adoption of these lot size standards.

- j. No construction may proceed on a building or mobile home to be served by a septic tank unless the county health department first approves the proposed septic tank installation as meeting the requirement of the DHR Manual and (f), (g), (h), and (i) above.

- k. Each Regional Development Center is responsible for considering, in its regional plan, the cumulative environmental effects of a significant number of septic tank systems being used in close proximity to each other. In so considering the Regional Development Center shall not approve any local plans which would result in adverse environmental effects on another area. A Regional Development Center may consult with the Department of Human Resources and Department of Natural Resources for technical assistance as to appropriate densities of lots served by septic tanks in significant recharge areas.
 - l. New facilities which handle hazardous materials, of types and in amounts determined by the Department of Natural Resources, shall permit their operations on impermeable surfaces having spill and leak collection systems, as prescribed by the Department of Natural Resources.
 - m. The Department of Natural Resources shall require conservative design in any new permits for the spray irrigation of wastewater or the land spreading of wastewater sludges in areas having high pollution susceptibility. This shall be accomplished by comparing the Department's CRITERIA FOR SLOW RATE LAND TREATMENT (February, 1986 or latest edition) with amendments and other technical publications to site specific information submitted by a registered professional engineer for each project.
 - n. Permanent storm water infiltration basins shall not be constructed in areas having high pollution susceptibility.
 - o. Exclusive of mining settling basins, new wastewater treatment basins shall have an impermeable liner in areas having high pollution susceptibility.
2. Local governments having jurisdictional authority over all significant recharge areas shall adopt, implement, and enforce ordinances for recharge area protection at least as stringent as the standards developed by the Department of Natural Resources.

Wilcox County, Abbeville, Pineview, Pitts, and Rochelle have an excellent supply of good quality water available primarily from the Floridan/Jacksonian Aquifer System. It is recognized that the groundwater supply is a valuable resource which needs protection for current and future generations of Wilcox Countians. Wilcox County and all four of its cities adopted an

“Environmental Conservation, On-Site Sewage Management, and Permit Ordinance,” in 2001, which provides protection for significant groundwater recharge areas as required by DNR’s Part 5 Environmental Standards under the Georgia Planning Act of 1989 through minimum lot size requirements and land use controls.

While there are no known areas of groundwater contamination in Wilcox County, improperly sited septic tanks and/or those which do not operate properly are considered a principal pollution threat. There are septic tanks in Pineview and Rochelle which are known to be located underwater. The tremendous increase in mobile homes in recent years has made enforcement of current regulations even more difficult. Such problems are likely a large potential source of non-point source pollution, especially fecal coliform problems. There are also concerns about increasing numbers of poultry houses in Wilcox County and their potential for polluting groundwater. A number of chicken houses have been located near Pineview and Pitts in recent years, and further expansion is expected.

Water quality is already a concern in Wilcox County because of the presence of polluted waters on the state’s 303(d) list of impaired waters. Some pollutants are obvious as when local residents observe dead animal carcasses, likely left from hunting, in county waters. Others are not so obvious. EPD officially identified the Ocmulgee and Alapaha rivers and Folsom, House, Cedar, and Mill creeks in Wilcox County as “impaired waters” for exceeding the maximum amount of one or more pollutants that a body of water can contain and still be deemed safe (TMDLs). At the time of testing, the Alapaha and Mill Creek surpassed dissolved oxygen levels, while Cedar, Folsom, and House creeks were each cited for lacking sufficient biotic diversity. The presence of a fertilizer plant and beaver dams along Mill Creek may have contributed to the test results. House Creek also tested high for dissolved oxygen, ph levels, and fecal coliform. It was noted that a nearby school, church convention center, and buzzard roost, as well as lack of rain and soil types, may have contributed to these findings for House Creek. The Ocmulgee River tested high for mercury. Total Maximum Daily Load (TMDL) Plans have been completed for all six of Wilcox County’s currently listed impaired waters. Common observations made in these plans include the need for better data at each monitoring station and more stations for additional sampling; testing occurred during a drought which could account for more concentrated levels of pollutants; and dissolved oxygen occurs naturally. The culprits, if any, are likely non-point source pollutants, such as urban or agricultural runoff or leaking septic tanks. The plans generally recommend use of Best Management Practices to improve water quality and prevent further regulations from being imposed at the local, state, or federal level. Implementation of these TMDL Plans by property owners along the impaired waters should help

improve water quality. Wilcox County wants to be vigilant about land uses which could exacerbate the situation.

Continued enforcement of the “Environmental Conservation, On-Site Sewage Management, and Permit Ordinance” through the Wilcox County Health Department will help prevent groundwater contamination (primarily shallow) because once an aquifer is polluted, it is nearly impossible to clean. The section of the ordinance which addresses significant groundwater recharge areas is applicable in unincorporated Wilcox County and Pineview, where they exist, but would have no effect in Abbeville, Pitts, or Rochelle where no significant groundwater recharge areas are found. The ordinance as adopted provides protection against the likelihood of contamination from various kinds of water disposal sites, hazardous materials, water holding basins, wastewater disposal, and septic tank systems. Many of the current problems related to septic tanks are being addressed through required enforcement of larger lot size requirements for groundwater recharge areas, with particular emphasis on mobile homes, as required under the adopted “Environmental Conservation, On-Site Sewage Management, and Permit Ordinance.”

Wetlands

The Georgia Department of Natural Resources (DNR) stated in its Part 5 Environmental Standards that the importance of wetlands for the public good be acknowledged and their protection considered in the land use planning process according to minimum criteria set forth by DNR. DNR defines freshwater wetlands as “those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.” Wetlands generally include swamps, marshes, bogs, and similar areas.

Wetlands are important for a number of reasons, including their environmental, wildlife, recreational and aesthetic values. They play key roles in natural water filtration, flood control, water table maintenance, and local climate moderation. Wetlands provide habitat for fish and wildlife, as well as protective cover, nesting sites, food, and refuges. They are keys to basic food chain productivity both on land and in estuaries. Wetlands offer diverse recreation opportunities, including hunting, fishing, hiking, nature observation, and boating. Although the significance of wetlands is recognized, they continue to disappear primarily due to drainage, filling, vegetation removal, incompatible development, and other of man’s activities. However, with realistic planning, existing wetlands can be preserved and developed for the future benefit of nature and mankind.

Wetlands are important to the natural ecological functions of Wilcox County. The U.S. Fish and Wildlife Service has identified the county's wetlands on its National Wetlands Inventory (NWI) Maps. See Map NCR-4 for a general depiction. The highest concentration of wetlands is found near the Ocmulgee and Alapaha river basins, major creeks, and generally in the eastern and southwestern areas of the county, although wetlands are found county-wide. Approximately 13 percent of the county hosts hydric soils, which by definition underlie wetlands. According to the county soils map, these soils are also adjacent to the Ocmulgee and Alapaha rivers and House, Cedar, Mill, and other creeks, and comprise the Bibb-Osier, Pelham-Stilson-Fuquay, and Tawcaw-Meggett soil associations, which are typically associated with wetlands. (See Map NCR-7 for Wilcox County soil associations.) The wetlands areas along these rivers and creeks are largely undeveloped, while most support cypress, water oak, sweet gum, bay, poplar, pine, and blackgum trees.

The U.S. Army Corps of Engineers regulates activities in wetlands at the federal level under Section 404 of the Clean Water Act. The following minimum land use considerations are required for wetlands in Wilcox County:

- a. Land use plans should address at least the following considerations with regard to wetlands classes identified in the database:
 1. Whether impacts to an area would adversely affect the public health, safety, welfare, or the property of others.
 2. Whether the area is unique or significant in the conservation of flora and fauna, including threatened, rare or endangered species.
 3. Whether alteration or impacts to wetlands will adversely affect the function, including the flow or quality of water, cause erosion or shoaling, or impact navigation.
 4. Whether impacts or modification by a project would adversely affect fishing or recreational use of wetlands.
 5. Whether an alteration or impact would be temporary in nature.

6. Whether the project contains significant state historical and archaeological resources, defined as “Properties On or Eligible for the National Register of Historic Places.”
 7. Whether alteration of wetlands would have measurable adverse impacts on adjacent sensitive natural areas.
 8. Where wetlands have been created for mitigation purposes under Section 404 of the Clean Water Act, such wetlands shall be considered for protection.
- b. Uses of wetlands without long term impairment of function should be included in land use plans. Acceptable uses may include:
1. Timber production and harvesting
 2. Wildlife and fisheries management
 3. Wastewater treatment
 4. Recreation
 5. Natural water quality treatment and purification
 6. Other uses permitted under Section 404 of the Clean Water Act
- c. Unacceptable uses may include:
1. Receiving areas for toxic or hazardous waste or other contaminants
 2. Hazardous or sanitary waste landfill
 3. Other uses unapproved by local governments

Wilcox County’s wetlands are home to many species of flora and fauna which grow in saturated soils. It is not known whether any unique species are present; however, Georgia DNR identified 13 special concern animals and nine special concern plants in Wilcox County in October, 2004, some of which are known to inhabit wetlands. These include at least three Georgia protected species: hooded and parrot pitcherplants and the yellow flytrap. The yellow-crowned night-heron is a special concern animal known to inhabit some Wilcox County wetlands.

Fishing, hunting, and other recreational uses of wetlands are extremely popular in Wilcox County. The Ocmulgee and Alapaha rivers and various creeks’ wetlands provide habitat, food sources, and food chain support for a quality fish population. Wetlands areas bordering creeks,

branches, and rivers furnish excellent cover for deer, turkey, squirrel, and other game animals. Many of these areas are leased by hunting clubs, with deer hunting a favorite pastime during the fall and early winter. Most of these areas are not suited for cultivation or pasture due to periodic flooding.

In terms of cultural resources, there are a number of known archaeological sites near the Ocmulgee River. There may be additional sites located in or adjacent to wetlands which have not yet been identified. None of the known Wilcox County sites are currently listed in the National Register of Historic Places, nor has the potential eligibility of most been determined. (See Cultural Resources section of this element for more information on historic, archaeological, and cultural sites.)

Removal or alteration of a single wetland may not cause major environmental problems; however, the cumulative effect can be significant and should be considered. Since many of the areas adjacent to Wilcox County's wetlands are used for agricultural or silvicultural purposes, they may not be overly impacted by wetlands alteration. Overdevelopment of wetlands has the potential to increase damage during flood conditions due to the loss of wetlands' natural ability to hold flood waters. Property, human life, and general public health, safety, and welfare all may be threatened as a result.

While loss of wetlands is usually permanent, there are methods available, albeit currently unproven, to restore and/or create new ones. There are no known wetlands in Wilcox County which have been created for mitigation purposes.

Wilcox County's functional wetlands, and particularly those determined significant due to their wildlife, cultural resources, and the like, need protection from destruction by uncontrolled or inappropriate development. Their importance in terms of quality of life and subsequent need for conservation is recognized throughout this plan, especially with reference to land use.

Wetlands protection was strengthened county-wide through adoption of the "Environmental Conservation, On-Site Sewage Management, and Permit Ordinance" by Wilcox County and the cities of Abbeville, Pineview, Pitts, and Rochelle in 2001. Obtaining local permits was linked to the federal 404 permitting process in this ordinance.

Protected Mountains

These natural resources are not applicable to Wilcox County.

Protected River Corridors

Wilcox County has one river, the Ocmulgee, which is protected under the 1991 River Corridor Protection Act. The Ocmulgee forms the county's eastern boundary with Dodge and Telfair counties and its northeastern border with Pulaski County. A portion of the river passes through the City of Abbeville. It originates at the confluence of the Yellow and South rivers within the impoundment of Lake Jackson. The River Corridor Protection Act provides for the maintenance of a natural vegetative buffer of 100 feet on each side of the rivers and strict regulations of uses infringing upon the required buffer. These corridors are of vital importance to Wilcox County and Georgia in that they help preserve those qualities that make a river suitable as a habitat for wildlife, for recreation, and as a source of clear drinking water. They also allow the free movement of wildlife from one area to another, help control erosion and river sedimentation, and assist in absorbing flood waters. The Ocmulgee River is significant in terms of its history from prehistoric to modern times. It was an important transportation artery for Indians and early settlers to the region. A number of archaeological sites along the Ocmulgee in Wilcox County have been recorded in the State Archaeological Site File at the University of Georgia, and there are likely additional sites which have yet to be discovered.

Timber companies previously owned much of the land adjacent to the Ocmulgee River in Wilcox County, thus limiting development in this area. Today this land is owned by a combination of large timber concerns and private landowners. As timber companies sell more of this riverfront acreage, the threat of development increases, although major development is not expected anytime soon. Aside from a few river cabins along the bluffs, most of the land is located in flood plains not suitable for development.

The Ocmulgee River offers extensive recreational opportunities, including boating, fishing, rafting, canoeing, waterskiing, hunting, camping, and bird/wildlife watching. Two public boat landings are available along the Ocmulgee in Wilcox County. They are Statham Shoals Landing and Halfmoon Landing. The County maintains Statham Shoals, while the City of Abbeville maintains Halfmoon Landing. Paddlers on organized canoe trips out of Macon pass down the Ocmulgee through Wilcox County on a regular basis; however, there are currently no local canoe excursions.

Located in the southwestern part of Wilcox County, the Alapaha River is also an important resource worthy of conservation, but which does not meet the Georgia Department of

Natural Resources' flow definition for protection under the River Corridor Protection Act. The Alapaha River begins in the southeastern corner of Dooly County and flows southeastward through Wilcox County before continuing southward through seven more Georgia counties before joining the Suwanee River in north Florida. Within Wilcox County, the Alapaha is very narrow, more like a creek than a river and intermittent or prone to dry up during prolonged droughts. Land adjacent to the river is primarily privately owned woodland.

Conservation and protection of the Ocmulgee River Corridor, as well as the Alapaha River, is of major importance to Wilcox County residents. In 2001, Wilcox County and the City of Abbeville adopted the "Environmental Conservation, On-Site Sewage Management, and Permit Ordinance" which provides for protection of the Ocmulgee River Corridor as required by DNR's Part 5 Environmental Standards. The Wilcox County Health Department enforces the ordinance, which includes the following policies:

1. A minimum 100 foot natural vegetative buffer zone (corridor) adjacent to the river banks on the Wilcox County side shall be established in which no development shall occur except that specifically addressed in the ordinance.
2. All development within the corridors shall be subject to special review procedures prior to any land use or building being permitted by the County or City of Abbeville.
3. No hazardous waste or sanitary landfills may be developed within the river corridors.
4. All land disturbing activities within the corridors shall comply with the Georgia Erosion and Sedimentation Control Act unless specifically exempted by the act.
5. All single family dwellings within the corridors shall be constructed on lots meeting any requirements of any zoning ordinance established by the County or City of Abbeville, except that in no case shall lots contain less than two acres, and in all cases the septic tank must be located outside of any hydric soils.
6. All single family dwellings shall be constructed so that the finished habitable floor elevation shall comply with Federal Emergency Management regulations.
7. All multi-family dwellings shall be located outside of the flood plain area as defined by the Federal Emergency Management Agency.

8. No industrial or commercial use shall be constructed within the corridors nor any discharge points. Any existing use may not be expanded more than 49% of the existing floor area. Commercial uses which are directly associated with the recreational use of the river corridors are exempted from this requirement. Proposed land use changes shall comply with all permitting limitations.
9. Road and utility crossings of the river corridors shall be limited and existing crossings upgraded whenever possible rather than new sites developed. Use of chemicals to retard vegetative growth in these areas shall be prohibited. Construction of any new crossings shall meet all requirements of the Erosion and Sedimentation Control Act of 1975, and of any applicable local ordinances on soil erosion and sedimentation control.
10. Septic tanks and septic tank drainfields are not permitted in any hydric soil.
11. The following acceptable uses of the Ocmulgee River corridor shall be allowed, provided that such uses do not impair the long-term functions of the protected rivers or the river corridors:
 - A. Timber production and harvesting, subject to the following conditions:
 - a. Forestry activity shall be consistent with best management practices established by the Georgia Forestry Commission; and
 - b. Forestry activity shall not impair the drinking quality of the river water as defined by the federal Clean Water Act, as amended.
 - B. Wildlife and fisheries management activities consistent with the purposes of O.C.G.A. 12-2-8.
 - C. Wastewater treatment.
 - D. Recreational usage consistent either with the maintenance of a natural vegetative buffer or with river-dependent recreation. For example, a boat ramp would be consistent with this criterion, but a hard-surface tennis court would not. Parking lots are not consistent with this criterion. Paths and walkways within the river corridors are consistent with this criterion.

E. Natural water quality treatment or purification.

F. Agricultural production and management, subject to the following conditions:

- a. Agricultural activity shall be consistent with best management practices established by the Georgia Soil and Water Conservation Commission;
- b. Agricultural activity shall not impair the drinking quality of the river water as defined by the federal Clean Water Act, as amended; and
- c. Agricultural activity shall be consistent with all state and federal laws, and all regulations promulgated by the Georgia Department of Agriculture.

G. Other uses permitted by the Department of Natural Resources or under Section 404 of the Clean Water Act.

12. Other uses unapproved by the Wilcox County Commissioners or City of Abbeville shall not be acceptable within the river corridors.

13. The Wilcox County Commissioners or City of Abbeville shall exempt the following from the provisions of the Ocmulgee River Corridor Protection Plan:

A. Land uses existing prior to promulgation of the Ocmulgee River Corridor Protection Plan.

B. Utilities, (except as discussed above under 9) if such utilities cannot feasibly be located outside the buffer area (feasibility shall be decided conservatively by the Wilcox County Commissioners or City of Abbeville), provided that:

- a. The utilities shall be located as far from the river bank as reasonably possible;
- b. Installation and maintenance of the utilities shall be such as to protect the integrity of the buffer area as well as is reasonably possible; and
- c. Utilities shall not impair the drinking quality of the river water.

14. The natural vegetative buffer shall be restored as quickly as possible following any land-disturbing activity within the river corridors.

In developing the section of the Environmental Conservation ordinance for protection of the Ocmulgee protected corridor, Wilcox County and the City of Abbeville considered the effect of activities in the river corridor on public health, safety, welfare, and private property rights, as well as on the function of the river and its corridor (flow, water quality, erosion, and the like). The potential effect of activities on fishing or recreational use of the river corridor was also addressed. All effects were assessed as to whether they were permanent or temporary, and if temporary, the length of time of impact was considered. The ordinance further reflects Wilcox County and the City of Abbeville's policy of protecting sensitive flora and fauna, significant cultural resources, and sensitive natural areas as defined by DNR.

Map NCR-5 gives the general location of the Ocmulgee River Corridor; however, the 100 foot protected buffer is too narrow to appear on a map of this scale.

While the Alapaha River in Wilcox County does not meet the state of Georgia's flow requirements for protection under the 1991 River Corridor Protection Act, it is nevertheless an important resource which Wilcox County and its residents deem worthy of conservation and protection. The Alapaha is significant in terms of its environmental functions. The land limitations defined in *The Joint Wilcox County Solid Waste Plan*, such as restrictions on development within one-half mile of streams and flood plains, and other Wilcox County land use ordinances will aid in protecting the Alapaha River.

Continued enforcement of the Environmental Conservation ordinance through the Wilcox County Health Department is needed to help protect the Ocmulgee River. In addition, increasing access to the Ocmulgee River by developing and/or upgrading public boat landings as needed would enhance outdoor leisure opportunities for county residents and visitors. Organization of a short Ocmulgee River excursion or other special event(s) along the river in conjunction with Abbeville's annual Wild Hog Festival, would contribute to further recognition of the Ocmulgee's uniqueness and the need for ongoing conservation efforts.

Coastal Resources

These natural resources are not applicable to Wilcox County.

Flood Plains

Flood plains, or areas subject to flooding based on the 100-year (base) flood, are an important water resource area when left in their natural or relatively undisturbed state. They help control the rate of water flow and provide an area for temporary storage of floodwaters. Vegetative flood plains enhance water quality by collecting sediment which would otherwise contribute to damaging water temperature rises, increased pollution, and reduced levels of dissolved oxygen needed for desirable aquatic species. Natural flood plains also assist groundwater recharge through local ponding and flood detention, thus slowing runoff and allowing additional time for infiltration of groundwater aquifers. As noted earlier, many of Wilcox County's wetlands, wildlife habitats, and natural areas are located in flood plains.

Most of Wilcox County's flood plains are located along the Ocmulgee River and in the eastern section of Abbeville adjacent to the river, through which Town Creek flows. This area of Abbeville has been designated as a "100 Year Flood" area subject to flooding at least annually. The county's flood plains comprise more than 10 percent of the county's land area and are very flat with a slope of 0 to 5 percent. Some of these areas flood frequently for long periods during wet seasons, but because of their largely undeveloped state, this poses no serious threat to lives or property. Soils in the flood plains primarily range from the poorly to somewhat poorly drained soils of the Bibb-Osier, Pelham-Stilson-Fuquay, and Tawcaw-Meggett associations.

There are no significant flood plains in the cities of Pineview, Pitts, and Rochelle; however, Pineview and Rochelle both have flood prone areas. Pineview's flood prone area is primarily in the southern part of town around Church and O'Neal streets, although there are low areas in the Hill Street area northwest of downtown. Rochelle's flood prone area is northwest of town, particularly along U.S. 280 west of downtown.

Wilcox County and the City of Abbeville currently participate in the National Flood Insurance Program; therefore, they have Federal Emergency Management Agency (FEMA) Flood maps. Pitts, Pineview, and Rochelle had not been previously mapped; however, FEMA is currently in the process of digitally mapping the entire state of Georgia, so it is expected that these cities will have flood hazard maps available in the near future. The general location of Wilcox County's flood zones is shown on Map NCR-6.

There is a need throughout Wilcox County to prevent inappropriate development of flood plains which might lead to increased flooding, destruction of wetlands, or other adverse environmental effects. Enforcement of a county-wide flood plain management ordinance in accordance with FEMA requirements in all county jurisdictions would be an important first step toward accomplishing this goal, and is expected to help prevent flood damage in Pineview and Rochelle. Updated maps are also needed which show additional flood prone areas county-wide, as well as identified flood hazard areas. Wilcox County and the City of Abbeville also plan to continue participating in the National Flood Insurance Program to enable potentially affected landowners to purchase flood insurance. Continued enforcement of Wilcox County's Environmental Conservation ordinance, especially the provisions addressing wetlands and the Ocmulgee River protected corridor will further strengthen flood plain protection within these areas. The Land Use element of this plan generally recognizes the need for additional land use regulations to protect lives, property, and the environment.

Soil Types

The Natural Resources Conservation Service of the U.S. Department of Agriculture, in cooperation with the University of Georgia, College of Agriculture, surveyed, classified, and mapped the soils of Wilcox County and published the results in the *Soil Survey of Pulaski and Wilcox Counties, Georgia*. Issued in 2003, this survey is the primary source of information used to prepare this section and should be consulted for more detail.

During the past two million years the advance and retreat of the continental ice sheet caused sea levels to fluctuate several hundred feet. Thus, Wilcox County was alternately under the sea, sea coast, and dry land. Meanwhile erosion of the Appalachian Mountains resulted in sediments being deposited over the area. Today, the county lies in the Southern Coastal Plain Major Land Resource Area.

There are eight basic soil associations in Wilcox County, ranging from Class I agricultural soils to poorly drained flood plains. Each association, as a rule, contains a few major soils and several minor ones in a pattern that is characteristic though not strictly uniform. The soils within any one association are likely to differ from each other in some or in many properties, such as slope, depth, stoniness, or natural drainage. Soils comprising part of one association may occur in other associations, but in a different pattern. These general soil associations provide the basis for comparing the potential of large areas for general kinds of land use, and thus are important for general planning for areas suitable or unsuitable to certain land uses. However, they are not specific enough for site planning. Soil associations in Wilcox County are shown on Map NCR-7, and those areas of the county with major limitations for development because of soils are depicted on Map NCR-8. Wilcox County's groundwater recharge areas, wetlands, and flood plains are also areas with limitations for development. (Each is addressed separately under other parts of this "Natural and Cultural Resources" element.)

A brief description of each of Wilcox County's eight soil associations follows.

1. **Tifton-Dothan-Pelham**

Well-drained and poorly drained soils with a sandy surface layer and loamy subsoil; on ridges, hillslopes, upland flats, and in drainageways and depressions; 0 to 8 percent slopes.

These soils are found on nearly level to gently sloping well-drained ridges and hillslopes and nearly level, poorly drained soils on upland flats, along drainageways and in depressions. This is the predominant soil association in Wilcox County and is located in the central, southwest, and western part of the county. The cities of Pitts and Rochelle are both located within the Tifton-Dothan-Pelham association.

This Map unit encompasses 34 percent of Wilcox County. It is comprised of approximately 35 percent Tifton soils, 17 percent Dothan soils, 17 percent Pelham soils, and 31 percent minor soils. The well-drained Tifton and Dothan soils are on the ridges and hillslopes, while the poorly drained Pelham soils are on the low lying flats, and in the drainageways and depressions. Among the minor soils are the well-drained Cowarts, Fuquay, and Nankin soils; the moderately well drained Clarendon and Stilson soils; the somewhat excessively drained to moderately well drained Blanton soils; and the poorly drained Bibb and Osier soils.

The upland soils of this association are well suited to most uses, while those poorly drained soils are poorly suited for urban uses and most commonly are used to grow pine trees. Major management concerns include erosion control of upland soils and wetness/flooding of poorly drained soils.

2. Tifton-Fuquay-Dothan

Well-drained soils with a sandy surface layer and loamy subsoil, sometimes sandy subsurface layer; nearly level to gently sloping, broad ridges and hillslopes; 0 to 8 percent slopes.

This is the third most common soil association in Wilcox County, encompassing approximately 22 percent of the land area. It is found in the southeastern and southwestern portions of the county, as well as in the northern section. This association is comprised of 28 percent Tifton soils, 26 percent Fuquay soils, 16 percent Dothan soils, and 30 percent minor soils. The minor soils consist of the well-drained Ailey, Cowarts, and Nankin soils; the somewhat excessively to moderately well-drained Blanton soils; the somewhat poorly drained Susquehanna soils; and the poorly drained Bibb, Osier and Pelham soils.

The soils in the Tifton-Fuquay-Dothan association are well-suited for most uses. Major management concerns include the need for erosion control and general maintenance in areas with Tifton and Dothan soils and low available water capacity in areas of Fuquay soils.

3. Cowarts-Nankin Association

Well drained soils with sandy surface layer and loamy or clayey subsoil; on nearly level to moderately steep, well drained soils on broad ridges and hillslopes; 0 to 15 percent slopes.

This soil association is the second most common found in Wilcox County, encompassing approximately 23 percent of the county's area. It is found primarily in the southeast part of the county and running from the central area to the northwest corner.

Cowarts and Nankin soils each make up about 30 percent of this unit, with the remaining 40 percent in minor soils. These include the well drained Ailey and Fuquay soils; the somewhat excessively to moderately well-drained Blanton soils; the somewhat poorly drained Susquehanna soils; and the poorly drained Pelham, Bibb, and Osier soils. These soils are moderately or well suited to most uses, while erosion control is the major management concern.

4. Blanton-Lakeland

Moderately well-drained to somewhat excessively drained soils with a sandy surface and subsurface and loamy subsoil; also excessively drained soils sandy throughout; 0 to 17 percent slopes.

This Map unit makes up just three percent of Wilcox County, with most located near the Alapaha River in the southwestern section and near Cedar Creek in the north-central area. Blanton soils comprise about 50 percent, Lakeland soils 30 percent, and minor soils the remaining 20 percent. Minor soils include the well drained Fuquay soils and the poorly drained Pelham soils.

Most of this association is used for timber production. It is poorly suited for field crops due to its low nutrient holding capacity, but is moderately suited to most non-farm uses.

5. Pelham-Stilson-Fuquay

Poorly, moderately, and well drained soils that have a sandy surface and subsurface and loamy subsoil; mostly on low flats, in depressions, poorly defined drainageways, upland flats, slight ridges; 0 to 5 percent slopes.

This association comprises about six percent of Wilcox County, and is found primarily in the northeastern part of the county near the Ocmulgee River and Cedar Creek. About 45 percent of the unit is Pelham soils (low flats, depressions, drainageways), 23 percent is Stilson soils (slight depressions, flats), 10 percent is Fuquay soils (low ridges and hillslopes), and the remaining 22 percent are soils of minor extent. Minor soils include the well drained Dothan soils; the somewhat excessively to moderately well-drained Blanton soils; and the moderately well-drained Clarendon soils. The poorly drained Bibb and Osier soils are on flood plains along streams.

The Pelham-Stilson-Fuquay Association is used primarily in Wilcox County for growing pine timber and some hardwoods. Major concerns are wetness, flooding, and ponding, with much of the precipitation soaking into the ground and excess water draining into drainageways and small perennial streams.

6. Bibb-Osier

Poorly drained soils that are sandy or loamy throughout; nearly level 300 to 1,500 wide flood plains along branches and creeks; 0-2 percent slopes.

These nearly level soils are found on flood plains along Cedar, House, Bull, and Mill creeks and the Alapaha River. They are frequently flooded during wet seasons for long periods. This Map unit comprises only about two percent of the county. Approximately 50 percent of the unit is Bibb soils, 30 percent is Osier soils, and the remaining 20 percent are soils of minor extent. Most of this association is wooded, with hardwoods as the dominant trees along with some pines. These soils have severe limitations for usage due to wetness and flooding.

7. Tawcaw-Meggett

Somewhat poorly and poorly drained soils with a clayey surface layer and subsoil; flood plains along Ocmulgee River; 0 to 2 percent slopes.

This soil association comprises approximately five percent of Wilcox County's land area and is located exclusively in the flood plains adjacent to the Ocmulgee River. About one-half of the soils are Tawcaw, while 35 percent are Meggett, and the remaining 15 percent are minor soils. Due to the soils' wetness and high potential for flooding, this association is used mostly for pine trees and natural hardwoods.

8. Tifton-Dothan-Nankin

Well-drained soils with a sandy surface and loamy or clayey subsoil; 0 to 15 percent slopes.

This soil association consists of nearly level to moderately steep, well-drained soils on broad ridges and narrow hillslopes and comprises about four percent of Wilcox County's land area. Approximately 35 percent of soils are Tifton, 20 percent Dothan, 10 percent Nankin, and 35 percent minor soils. The minor soils consist of Pelham, Grady, Rains, Bibb, Osier, Cowarts, Fuquay, and Clarendon types. The Tifton and Dothan soils are well-suited to most uses, while Nankin soil is moderately suited to most uses. Erosion control and general maintenance are the major management concerns.

Land use is frequently determined to a significant extent by the distribution of these different soil associations. Generally-speaking, however, the location of various land uses in Wilcox County has not been hindered to any great extent by soil properties. Sandy soils in some areas may present a problem in terms of potential erosion and available water capacity, while saturated soils, regardless of their mineralogical composition, need to be considered when planning development.

Saturated soils may also be referred to as hydric soils. Approximately 13 percent of Wilcox County has been determined to host hydric soils. Hydric soils are identified as such due to the wetness of the environment during the growing season. Mineral soils that are always saturated are uniformly neutral gray or are occasionally greenish or bluish gray. These are also known as gleying soils, the term being derived from gley, a sticky layer of clay formed under the surface of some waterlogged areas. Sometimes soils which are only seasonally saturated will display mottling, with black or yellow and orange spots being scattered within the dominant grayish hues. However one chooses to identify hydric soils, they present true development problems. Their saturated condition and lack of porosity or permeability make them watertight. Travel over hydric soils is difficult or impossible, and building or road construction on them is ill advised because they lie in areas which are flood prone. Hydric soils by definition underlie wetlands, and any development of a wetland surface is likely to be prohibited by the federal Clean Water Act.

Wilcox County and the cities of Abbeville, Pineview, Pitts, and Rochelle need to utilize soils for appropriate uses and protect the land from excess erosion so as to conserve soils before increased development pressures pose a major threat. Only Wilcox County has adopted Georgia soil erosion and sedimentation control laws/regulations; therefore, the County issues its own land

disturbance permits. Georgia EPD currently issues land disturbance permits for all four municipalities in Wilcox County. Local governments need to consider adopting local regulations, which restrict development in areas with hydric soils so as to prevent loss of property during flood conditions. The Land Use element of this plan also generally recognizes the need to protect natural resources through additional specific land use regulations. Continued enforcement of Wilcox County's Environmental Conservation ordinance with respect to erosion prevention along the Ocmulgee River Protected Corridor will also assist with conserving county soils.

Steep Slopes

Several steep slopes have been identified in Wilcox County. They include several located along the Ocmulgee River at Statham Shoals, Rhodes Lake, and Half Moon Bluffs. Others are found nearby along U.S. Highway 129 where a five percent or greater slope exists toward the Ocmulgee River. Another steep slope area is found north of Pitts in the western part of the county along High Rocks Road. A Coastal Plain Sandstone Outcrop is located in this vicinity. The Georgia Department of Natural Resources' Georgia Natural Heritage Program recognizes this natural community to be of special concern. See Map NCR-9 for approximate locations. Based on soil types, slopes in the county range from 0 to 17 percent. Uplands and areas of high elevations may create problems for development in a few areas in the county. Generally, soil types were not found to have excessive slopes that might limit development. Erosion of farmland in the early 20th century led to use of terracing, planting of grass and trees, and other conservation measures to protect soils located on sloping terrain. The County's Environmental Conservation ordinance, as previously stated, provides some protection for Half Moon Bluffs, Statham Shoals, Rhodes Lake, and other steep slopes or bluffs and their significant archaeological resources located within the Protected Ocmulgee River Corridor.

Prime Agricultural and Forest Land

Agriculture and forestry are the predominant land uses in Wilcox County, with about 90 percent of the county's land area used for these purposes. According to the existing land use map prepared in conjunction with preparation of this plan, approximately 224,305 acres of Wilcox County are in agricultural or forest land use. The general location of these areas is shown on the existing land use map (Map LU-1).

Approximately 76,055 acres or 31 percent of Wilcox County's land area is identified as prime farmland, according to Soil Survey figures. This land is comprised primarily of the soils in the previously described Tifton-Fuquay-Dothan and Tifton-Dothan-Nankin soil associations. Map NCR-10 shows the general location of Wilcox County's prime farmland. The most prevalent soils in terms of acreage are Tifton followed by Dothan then Clarendon. Wilcox County has 9,290 acres of Class I soils (those with few limitations restricting their use) and 105,013 acres of Class II soils (those with moderate limitations that reduce choice of plants or which require special conservation practices, or both). According to the Natural Resources Conservation Service's figures for 2003, 4,268 acres of Wilcox County farmland had been converted to timberland under the Conservation Reserve Program.

Since about 1950, the number of farms nationwide has declined significantly. This is true of Wilcox County as well. In 1969 there were 421 farms in Wilcox County, about 35 percent more than the 274 in 1987. According to the 2002 U.S. Census of Agriculture, however, this number had increased by 13.5 percent to 311 in 2002. The total acreage being farmed shrank from 129,888 acres to 102,164 acres from 1997 to 2002, a decline of 21.3 percent. Meanwhile, the average farm in Wilcox County decreased in size 21 percent from 416 acres in 1997 to 329 acres according to the 2002 Agriculture Census. The 1997 average farm acreage for the county may have been inflated, however, due to differing definitions of what constitutes a farm. In any event, the average farm acreage in Wilcox County in 2002 was still nearly 34 percent higher than the average of 218 acres statewide. Farmland and agricultural buildings in Wilcox County had an average value of \$1,313 per acre in 2002. An estimated 43,853 acres of cropland was reported harvested in 2002 as compared to 62,188 acres in 1997. The acreage of irrigated cropland in Wilcox County also declined substantially from an estimated 26,980 acres of irrigation systems in 2000 to 15,264 acres in 2002. Nevertheless, the total value of agricultural commodities produced in Wilcox County in 2004 was reported to be nearly \$100,470,000, down from \$107.7 million the year before. In 2004, Wilcox County ranked 36th in Georgia in terms of value of agricultural production.

In 2002, poultry/egg comprised 34.3 percent of Wilcox County's agricultural production. Other commodities and their percentages were vegetables, 20.1 percent; row/forage crops, 14.4 percent; forestry and products, 3.6 percent; livestock/aquaculture, 3.2 percent; and ornamental horticulture, 0.4 percent. Poultry production has continued to increase in Wilcox County with the addition of a number of chicken houses, including 12 near Pineview and 12 to 15 recently erected near Pitts. In 1997, there were only six (6) poultry farms of any kind reported county-wide, but by 2002 there were 15, including ten (10) farms raising broilers and other meat-type chickens. Wilcox County ranked 28th in Georgia for poultry/egg production in 2004 with reported earnings of over \$44 million.

Row/forage crops placed second in agricultural earnings in 2004 in Wilcox County, moving up from third place just two years earlier. Cotton continued to be the top row crop with 25,116 acres planted (valued at \$10,850,112), followed by peanuts at 10,689 acres worth \$6,840,960. Wilcox County ranked 21st in cotton and 24th in peanuts statewide in 2004.

Vegetables dropped from second to third place between 2002 and 2004 in terms of agricultural earnings in the county. Wilcox County ranked 12th in Georgia for value of vegetable production in 2004 (\$16,900,398), most of which came from melons. The county was the number one cantaloupe producer in the state (\$6,800,000 value) and fifth in watermelons (\$7,437,500 value) for the year.

Livestock and aquaculture production continue to be important to Wilcox County farmers. Its reported value in 2004 was almost \$4.9 million. The number of beef cattle and calves reported in 2004 was 4,400, while there were 600 dairy cattle. Other livestock raised in Wilcox County includes hogs/pigs, quail, and horses. There were more than 2,000 hogs/pigs reported in 2002, but that number declined to less than 100 in 2004. Wilcox County has an Agri-Center located near Rochelle where livestock shows and related events are held.

Wilcox County ranked 53rd out of Georgia's 159 counties in timber production in 2004. Approximately 69 percent of the county's land area is in forest. Private individuals own most of the timber acreage, followed by the forest industry and then corporations. The most significant forest types in the county are longleaf-shortleaf pine, oak-pine, oak-hickory, and oak-gum-cypress. There are currently no major local wood users in Wilcox County. The county ranked 15th and 57th in the state, respectively, in softwood (pine) and hardwood timber products output in 2003. Forestry and related products had a reported value of over \$4.45 million in 2004 in Wilcox County. The county was also 17th in the state in pine straw production in 2004.

Agri-based tourism in Wilcox County generated a total reported value of \$80,480 in 2004. There is a need to promote increased agri-tourism activities in the county, such as farm tours and shows at the Agri-Center facility.

Wilcox County has some excellent land for growing timber and other crops. There is a need, however, to protect/promote agricultural and forest uses and encourage retention of existing prime farmland and timberland in agricultural production, as well as to promote increased agri-tourism development. In terms of regulation, adoption of basic land use controls which require residential development to be compatible with existing principal agricultural uses would also help promote conservation of prime agricultural soils.

Plant and Animal Habitats

Wilcox County is known to currently host a number of plant and animal habitats of rare, threatened, and endangered species. There are also nine (9) plants and 13 animal species native to the area and two natural communities which are currently listed as of special concern by the Georgia Department of Natural Resources. The following is a working list subject to constant revision. For more current information, visit <georgiawildlife.dnr.state.ga.us>. “US” indicates species with federal status (Protected, Candidate, or Partial Status), while “GA” means Georgia protected species. Species federally protected in Georgia are also state protected.

TABLE NCR-1
Special Concern Animals and Plants in Wilcox County

<u>Plants</u>	<u>Animals</u>
<i>Armoracia lacustris</i> (Lake-cress)	<i>Cyprinella callisema</i> (Ocmulgee Shiner)
<i>Marshallia ramosa</i> (Pineland Barbara Buttons) – GA	<i>Cyprinella leedsii</i> (Bannerfin Shiner)
<i>Oldenlandia boscii</i> (Bluets)	<i>Fundulus chrysotus</i> (Golden Topminnow)
<i>Sarracenia flava</i> (Yellow Flytrap) - GA	<i>Gopherus polyphemus</i> (Gopher Tortoise) - US
<i>Sarracenia minor</i> (Hooded Pitcherplant) – GA	<i>Heterodon simus</i> (Southern Hognose Snake)
<i>Sarracenia psittacina</i> (Parrot Pitcherplant) - GA	<i>Notophthalmus perstriatus</i> (Striped Newt) – GA
<i>Scutellaria ocmulgee</i> (Ocmulgee Skullcap) - GA	<i>Notropis harperi</i> (Redeye Chub) – GA
<i>Sideroxylon thornei</i> (Swamp Buckthorn) - GA	<i>Nyctanassa violacea</i> (Yellow-crowned Night-heron)

<i>Spermacoce glabra</i> (Smooth Buttonweed)	<i>Petromyzon marinus</i> (Sea Lamprey)
	<i>Picoides borealis</i> (Red-cockaded Woodpecker) – US
	<i>Pteronotropis hypselopterus</i> (Sailfin Shiner)
	<i>Pyrgulopsis agarhecta</i> (Ocmulgee Marstonia)
	<i>Rana capito</i> (Gopher Frog)

Source: Wildlife Resources Division, Georgia Department of Natural Resources, October 22, 2004.

Another interesting and unusual plant native to Wilcox County is the Georgia fever or yellow bark tree (*Pinckneya pubens*). The only known location of this showy ornamental in the county is on American Legion Road near Rochelle. It has pink magnolia-like blossoms from a distance, which look like poinsettia flowers at close range. The tree is only found from northwest Florida through southeast Georgia to South Carolina and grows in wet areas, including former pond or creek sites. Two unique, special natural communities in Wilcox County are the cave (flowing well) in the northwestern part of the county and the Coastal Plain Sandstone Outcrop along High Rock Road. Other areas likely to include sensitive plant and animal habitat are the Ocmulgee and Alapaha rivers and their flood plains, wetlands, and various creeks.

Sensitive plant and animal habitat areas of Wilcox County are increasingly threatened by the encroachment of people and development. Mature hardwood forest ecosystems are among those which are disappearing. Continued enforcement of Wilcox County's Environmental Conservation ordinance through the county health department will help protect plant and animal habitats located in wetlands and the Protected Ocmulgee River Corridor. Public education efforts are needed, in conjunction with ordinance enforcement, to protect environmentally sensitive habitats county-wide.

Major Park, Recreation and Conservation Areas

There are no major park, recreation, or conservation areas currently in Wilcox County. The closest state park is Georgia Veterans State Park in Cordele. Some local residents utilize Little Ocmulgee State Park near McRae, but to a lesser extent than Georgia Veterans because of its distance from Wilcox County. Wilcox County currently does have two public landings on the Ocmulgee located at Statham Shoals and at the end of Halfmoon Road. The County maintains Statham Shoals, while the City of Abbeville maintains Halfmoon. There is also a private 18-hole golf course, Mallard Pointe, located about four miles south of Rochelle on GA 215. It has been previously used for various tournaments, attracting golfers from near and far.

Nature-based tourism from camping, fishing, and hunting in Wilcox County generated a reported total of \$36,500 in 2004. The county ranked 41st in Georgia for the value of its deer hunting leases (\$240,000 for 30,000 acres) also in 2004. While some leases are held by local clubs or residents, others are known to be leased by residents from elsewhere in Georgia or even other states.

Wilcox County and its cities have expressed interest in pursuing development of a state park along the Ocmulgee River or at one of the county's natural springs sites. Having such an outdoor recreation area in Wilcox has tremendous potential to boost nature-based tourism and related revenues, as well as provide additional local recreation opportunities. Maintenance and promotion of the two existing public boat landings on the Ocmulgee in Wilcox County and Abbeville, along with facilities upgrades as needed, will further enhance available recreation options for local residents and visitors alike.

Scenic Views and Sites

Scenic views and sites located within Wilcox County are most associated with natural resources. The natural flora and fauna of the county, in its undeveloped and natural state, is attractive in and of itself. The Ocmulgee River, its bluffs, and corridor, and nearby natural springs sites, such as Poor Robin, Wolvins, and Oswichee Springs, and Brown's Lake, are focal points for a number of picturesque views. (See Map NCR-11). Improved access to the Ocmulgee River through maintaining and upgrading existing public boat landings, as needed, would likely

enable more people to enjoy the river's scenic beauty. High Rocks sandstone outcrop and caves between Pineview and Pitts are important, yet scenic natural communities, which Georgia DNR has identified as being of special ecological interest. Their conservation, possibly in conjunction with The Nature Conservancy, is encouraged. Portions of several state and federal highways in Wilcox County were also noted for their scenic qualities. These include GA 112 and U.S. 129.

A portion of GA 112 from Pineview in Wilcox County to Finleyson in Pulaski County to Hawkinsville via U.S. 129 (and possibly on to Cochran in Bleckley County) appears potentially eligible for Georgia Scenic Byway designation due to its rural character and pastoral landscape consisting of abundant natural resources, farm buildings and fields, pastures, orchards, harness-racing facilities, and historic houses and churches. Pursuit of this formal recognition through the Georgia Department of Transportation could aid local agri-tourism and heritage tourism efforts.

Promotion of heritage tourism in Wilcox County would also be enhanced through continued active participation in the regional Jefferson Davis Heritage Trail project through the non-profit Georgia's Civil War Heritage Trails, Inc. (GCWHT). The planned trail passes through 16 counties in East-Central, Middle, and South Georgia, including Wilcox, which follow Jefferson Davis' route as he fled Union forces at the end of the Civil War in 1865. An interpretive marker will be located in Abbeville to mark the site where Davis is believed to have spent his next-to-last night before being captured 26 miles away in Irwinville.

Local garden clubs in Pineview and Rochelle undertake beautification projects to enhance community appearance and provide a forum for public education. Organized tree planting efforts have resulted in the planting of Bradford pears in downtown Abbeville and at the public library. In Pineview, ornamental cherry trees have been distributed to individuals for planting. There is a need, however, to continue ongoing beautification efforts, including utilization of prison work details, the Adopt-A-Highway Program, and other means as appropriate to assist with litter removal and other projects to improve the community's appearance county-wide.

Cultural Resources

The Creek Indians were the first inhabitants of present-day Wilcox County. The explorer Hernando DeSoto is believed to have discovered the Ocmulgee River at or near present-day Abbeville in Wilcox County on April 3, 1540. Wilcox County was created by Legislative Act on December 22, 1857 from Dooly, Irwin and Pulaski counties. Georgia's 124th county was named for General Mark Wilcox (1799-1850) of Telfair County, who fought in the Indian Wars and served for many years in the Georgia State Legislature where he chaired the Legislative Militia Committee. Some people believe the county was actually named for his father, Captain John Wilcox, one of the founders of the Georgia Supreme Court. The county was settled in the late 1700s and early 1800s primarily by people of Scotch-Irish descent, who migrated southward from North and South Carolina. Its population in 1860 was 2,115.

The county seat of Abbeville was staked out in 1858 on a 60 acre site near the Ocmulgee River reportedly donated for this purpose by David Fitzgerald. The county's new Inferior Court justices accepted the land donation even though it meant that the seat of government would be on the county's eastern boundary rather than in a central location. The name Abbeville has been variously attributed to Abbie Fitzgerald, wife of the land donor, as well as to Abbie McNally and to the Abbeville District in South Carolina. Criticism of Abbeville's location prompted the General Assembly on September 27, 1879 to enact legislation allowing any taxpayer in Wilcox County to challenge in court whether Abbeville's location complied with the 1857 act requiring that the county seat be in a central and convenient place (Ga. Laws 1878-79, p. 409). There was some interest in relocating the county seat to a site 1.5 miles south of present-day Rochelle on the Irwinville Road. However, apparently, no serious challenge resulted, and Abbeville has remained the Wilcox County seat to the present. On September 15, 1883, the Legislature incorporated Abbeville as a town.

Former president of the Confederacy Jefferson Davis fled through Wilcox County at the close of the Civil War. On May 8, 1865, his party crossed the Ocmulgee River at Poor Robin Ferry, just north of Abbeville. He camped that night at Abbeville, which consisted of the courthouse, several stores, and at most a dozen houses. The next day he traveled 26 miles to Irwinville, where he spent his last night before Union troops captured him the morning of May 10, 1865.

Georgia Normal College and Business School, locally known as Little and Kuhl College, was organized in Abbeville in 1898. The school had about 400 students in 1899, with more than

100 boarders. Families moved to Abbeville to educate their children. Ten years after its creation, the school moved 40 miles southeast to Douglas where it became the nucleus for the present-day state supported South Georgia College.

The Savannah-Americus-Montgomery (SAM) Railroad, which later became the Seaboard Coast Line, was completed through Wilcox County in 1887-1888. At that time it was decided that a town located in the center of the county would be beneficial. The new town, initially called “Center,” was laid out in 1887. When it was incorporated in 1888, its name was changed to the current Rochelle, named after the city in France. Other nearby towns along the SAM Railroad also had European namesakes, including Seville, Rhine, and Milan.

Located in the northern part of Wilcox County, Pineview was incorporated by the Georgia State Legislature on December 10, 1902. The Hawkinsville and Florida Southern Railroad served the city in its early years.

Pitts is located in western Wilcox County. It was incorporated in the late 1880s. Like Pineview, Pitts was also served by the Hawkinsville and Florida Southern Railroad. Pitts’ population was 454 in 1900.

Other communities in Wilcox County in the early 1900s included Seville (west of Pitts), Cortez (eastern part of county), Double Run (southwest Wilcox County), Bowen’s Mill and Sibbie (southeast part of county), Owensboro (south of Rochelle), and Five Points (northwest corner of county). Seville was incorporated in 1891 and had a population of 1,277 in 1900. It ceased municipal operation in the 1970s.

Wilcox County continued to grow throughout the early 20th century. Two counties were formed from parts of Wilcox County: Turner County (1905) and Ben Hill County (1906). Despite the loss of some of its land area, Wilcox County had a peak population of 15,511 in 1920. By 1930, the county’s population declined to 13,439. Today its population is 55 percent of what it was in 1920.

In 1976 Thomas Butchko, a historic preservation consultant, conducted a survey of historic structures in Wilcox County and its cities under contract with the Heart of Georgia Area Planning and Development Commission. As a result of this survey, a total of 132 properties (33 in Abbeville, 11 in Pineview, 30 in Pitts, 43 in Rochelle, and 15 elsewhere in the county) were recorded and their locations marked on maps. Most of the architecture in Wilcox County and its cities is of rural, vernacular style. The arrival of the railroad in the late nineteenth century

heralded Victorian styles with their increased ornamentation. Classical Revival structures and Craftsman bungalows dating from the early 20th century are also found county-wide. The architecture also includes the Plantation Plain style in the rural parts of the county, as well as various farm outbuildings, such as barns, smokehouses, and the like. There are only two known extant antebellum structures in Wilcox County. The Chester Smith-Old Col. Lawson House in Abbeville was originally a livery stable prior to its extensive remodeling in the 1880s for a residence. The Doster House in Rochelle was moved from Pulaski County in the 1890s or early 1900s. The Greek Revival style residence dates from circa 1852. The circa 1840 Holt House located at Five Points in the northwest corner of Wilcox County was destroyed by fire in the late 1990s or early 2000s. At the time of the 1976 survey, it was the oldest existing house in the county.

The most architecturally significant building in Wilcox County is the Neoclassical Revival style courthouse in Abbeville, designed by noted architect Frank P. Milburn of Columbia, South Carolina. J.H. McKenzie and Sons was the general contractor for the courthouse, which was completed in 1904 at a cost of \$49,380. The Wilcox County Courthouse is an impressive three-story brick structure with a basement and measures 62 feet wide and 93 feet eight inches tall. It features elaborate Ionic tetrastyle porticoes, decorative ironwork, and an octagonal Baroque dome with lantern and hooded clocks facing in all four directions. In 1970, county residents successfully prevented the proposed removal of the dome, which can be seen from miles away, to solve a leaking problem. The courthouse was completely rehabilitated in 1981 at a cost of \$525,000. Work included roof, gutter, and downspout repairs; rewiring; new HVAC systems; new thermo-pane windows; and basement excavations for new offices. The building continues to serve its original County government and judicial functions, as well as houses the Wilcox County Board of Education in its basement offices.

The 1976 Wilcox County Historic Resources Survey provides a good representation of the county's architecture, but given its age and the relatively small number of properties recorded, it is not considered comprehensive or up to date. In the last 25 plus years, a number of additional properties have become historic, while others listed, such as the previously noted Holt House, no longer exist. At best, it does have value for general reference until such time as local funds are available to help sponsor a new survey. Funding is currently available through the Georgia Historic Preservation Division to assist with a limited number of surveys each year. Priority is generally given to those counties which have never been surveyed or those facing major threats to historic resources from development pressures.

The Wilcox County Courthouse is the only historic property in the county currently listed in the National Register of Historic Places, the federal government's listing of historic properties worthy of preservation. By virtue of its National Register listing, it is also listed in the parallel Georgia Register of Historic Places.

To determine National Register eligibility a property is thoroughly documented, and its value or significance is assessed along with its level of significance (local, state, national) and integrity (survival of historic physical characteristics). Each National Register property generally must be a minimum of 50 years old and must meet at least one of four specific criteria: A) history -- association with an important event or broad patterns of history; B) biography -- association with an important individual; C) architecture -- the work of a master and/or significant style or construction techniques; D) archaeology -- have yielded or with potential to yield important historic or prehistoric information. It is expected that a number of individual properties/sites and potential historic districts located throughout unincorporated Wilcox County and its cities may be eligible for the National Register. These include potential historic districts in Abbeville, Pineview, Pitts, and Rochelle.

Less is known concerning archaeological resources in Wilcox County, although at least 36 sites have been recorded to date in the State Archaeological Site File at the University of Georgia. See Map NCR-12 for the general areas where Wilcox County's recorded archaeological sites are located. All of the recorded resources are located along the Ocmulgee River and in a small area west of Pitts. The locations are not specifically mapped to protect the sites from vandalism. The earliest known human inhabitants of present-day Wilcox County came to the area approximately 11,500 years ago, toward the end of the last Ice Age. Archaeological sites in Wilcox County, therefore, range from pre-historic sites where hunters manufactured stone tools to historic Indian and settler sites to small late 19th/early 20th century farmsteads. There are a number of known Indian sites in the county, including campsites and mound sites. Further research is expected to yield additional Indian sites, particularly along the Ocmulgee River, as well as the remains of historic communities and farms. Development and vandalism continue to threaten significant archaeological sites in Wilcox County.

Some locally important resources have been identified by the Wilcox County Local Plan Coordination Committee which, although they may or may not be National Register eligible or even historic, are worthy of consideration. It is known that the list is far from exhaustive, and no significance should be presumed because a property is not listed. Those properties which appear eligible for National Register listing are indicated; however, there are likely additional eligible

properties about which a determination cannot be made without further study. All of the following are located in unincorporated areas of Wilcox County unless otherwise noted.

1. Residential Resources

Faircloth House

Chester Smith-Old Col. Lawson House, Abbeville

Abbeville Historic District (National Register-eligible)

Pineview Historic District (National Register-eligible)

Doster House, Rochelle

Rochelle Historic District (National Register-eligible)

2. Commercial Resources

Old Drugstore, Abbeville

Mitchell's Grocery and Market, Abbeville (moved)

Abbeville Historic District (National Register-eligible)

Pineview Historic District (National Register-eligible)

Old Bank of Pineview

Downtown Pitts Historic District (National Register-eligible)

Rochelle Historic District (National Register-eligible)

3. Industrial Resources

None identified.

4. Institutional Resources

Wilcox County Courthouse (National Register-listed), Abbeville

Abbeville School (National Register-eligible), Abbeville

New Hope Primitive Baptist Church

Old Abbeville City Hall

Old Masonic Building, Pineview

5. Transportation Resources

Jefferson Davis Heritage Trail (U.S. 129)

Abbeville Caboose
Pineview Caboose Park
Rochelle Depot (National Register-eligible)
Pitts Depot

6. Rural Resources (all historic resources listed in unincorporated Wilcox County could be considered rural resources)

Captain Hallow Place

7. Other Historic, Archaeological, and Cultural Sites

Double Run
Pope City
Breakfast Branch Battle Site
Seville
Sibbie
Owensboro
Bowens Mill
Indian Mounds
Indian Campsites
Altamaha Settlement Site
Five Points
Carnes-Johnson Cemetery, Abbeville
Riverside Cemetery, Abbeville
Stubbs Cemetery, Abbeville
Bowen Cemetery, Abbeville
Poor Robin Springs
Wolvins Springs
Brown's Lake
Oswichee Springs

Sites on File at the University of Georgia

The 36 sites on file at the University of Georgia consist of prehistoric Indian sites and historic Indian and settler sites from the 19th and early 20th centuries. It is unknown whether any of the sites have been determined National Register eligible.

The approximate locations of the above cited resources, with several exceptions, are shown on Maps NCR-11 and 13 through 17. As previously referenced, the archaeological sites on file at the University of Georgia are generally shown on Map NCR-12. To aid in their protection, their specific site locations are available upon request only to authorized individuals.

Historic preservation-related activity has increased overall in Wilcox County and its municipalities in recent years, with efforts ranging from ongoing preservation of the historic Wilcox County Courthouse in Abbeville to individual and community rehabilitation projects to downtown revitalization efforts. Wilcox County continues to demonstrate its support for historic preservation through its stewardship and use of the National Register-listed Wilcox County Courthouse. A Georgia Heritage Grant funded handicapped accessibility study several years ago made recommendations for additional ADA compliance, including installation of an elevator. The County has not yet had the funds to implement the major recommendations, but plans to continue to maintain the courthouse's architectural integrity and its National Register listing. The courthouse tower needs extensive restoration to prevent additional water damage to the structure and the building's interior, while maintaining the decorative metal cornices and preventing damage from bats remain ongoing concerns. The County was approved to receive FEMA funds in 2005 for repairs to the courthouse for damage caused during hurricanes in 2004. The planned work consists of plaster and ornamental plaster repairs in the courtroom and stairwell. The County has further expressed interest in and support for preservation of historic natural springs sites county-wide, including possible state park development.

Wilcox County's cities have become more interested and active in historic preservation related activities in recent years. The City of Abbeville plans to rehabilitate the historic former Abbeville City Hall for community use as funds permit. The City also desires to acquire additional historic downtown structures for compatible economic development. Private owners have stabilized a historic drugstore downtown for possible future rehabilitation. In the summer of 2005, Abbeville received notification of a \$300,000 federal transportation appropriation to

rehabilitate its historic caboose as a welcome center and develop a pedestrian walking trail. The caboose is currently the centerpiece of the annual Wild Hog Festival held each May and is located across U.S. 280 from the historic Abbeville School complex. The local Arts Council has been working for a number of years to rehabilitate the Abbeville School and its auditorium for multi-purpose use. The Joy Theatre (school auditorium) has undergone extensive work, but still needs additional repairs. Various former classrooms and the lunchroom have been renovated for meetings, reunions, classes, and other uses, while work continues on others as donated labor and materials and funds are available. Funds from the federal transportation appropriation will also be used for plumbing and wiring at the Abbeville School and to further repair the auditorium.

The City of Pineview received a Transportation Enhancement (TE) Grant to rehabilitate and landscape a historic caboose for its downtown park. This successful project, which will continue to be enhanced, complements the City's renovation of a historic downtown commercial building for its City Hall. The City has acquired and plans to rehabilitate the historic Pineview Masonic Hall as a community center. Pineview will seek various grant funding sources for assistance, as well as possible Special Purpose Local Option Sales Tax (SPLOST) funds. Preparation of a National Register historic district nomination encompassing the historic downtown/commercial and residential core of Pineview has been considered in conjunction with pursuit of recognition of US 129 and GA 112 between Pineview and Hawkinsville for possible Georgia Scenic Byway status.

Privately funded downtown revitalization efforts are presently underway in Pitts. These include renovation of a former service station into a flower shop and other historic commercial structures for use as a pottery shop, general store, antiques shop, art gallery, and garden shop. The goal is to preserve Pitts' two block downtown as a destination or "pit stop" for travelers, primarily those on Interstate 75, which runs 15 miles to the west through Cordele. There is also interest in returning the historic Pitts Depot from its current rural location back to downtown and restoring it. Pitts could potentially become a stop on an excursion train that occasionally runs from Cordele to Savannah.

Much of the city of Rochelle appears eligible for National Register listing, including its historic downtown commercial district and late nineteenth/early 20th century neighborhoods. Local volunteers supported by the City of Rochelle previously compiled considerable

documentation toward preparation of a historic district nomination. There is interest in completing this large project and submitting an application and supporting materials to the Historic Preservation Division of the Georgia Department of Natural Resources for official review. Possible public acquisition and rehabilitation of the historic Rochelle Depot for continued use is also being pursued.

Wilcox County does not presently have an active historical society, although there are active DAR and UDC organizations in the community. Local historian Mary Lou McDonald wrote a multi-volume history of Wilcox County some years ago, and Ruth Cantrell is currently working on an additional local history. There is interest in and a strong need to organize a Wilcox County Historical Society. An active historical society could be instrumental in preserving Wilcox County's rich agrarian and railroad cultural heritage. Potential projects could include documenting significant historic properties county-wide, particularly potential historic districts in Abbeville, Pineview, and Pitts and completing the Rochelle nomination, and rural structures, for listing in the National Register; encouraging downtown revitalization efforts in each of the cities; promoting usage of preservation tax incentives for historic rehabilitation projects, and supporting efforts to preserve historic natural springs sites county-wide. There is precedence for such a group in Wilcox County as the community came together successfully in 1970 to oppose removal of the courthouse's dome to solve a leaking problem. Community members went on to achieve recognition for their Bicentennial Celebration in 1976.

Wilcox County currently has two designated Centennial Farms, the Alfred Wilson Farm and the Lacey-Johnson Farm. The Centennial Farm Program, administered by the Historic Preservation Division of the Georgia Department of Natural Resources in conjunction with the Georgia Department of Agriculture and other partners, recognizes farms that have operated as working farms for at least 100 years. Given Wilcox County's agricultural heritage and large number of known historic farm structures, there are likely additional properties in the county eligible for Centennial Farm recognition. Promotion of this program would be another potential project for a Wilcox County Historical Society.

There are presently five (5) Georgia State Historic Markers in Wilcox County. They include three at the courthouse in Abbeville on the county's formation and history and two facing opposite directions on U.S. 129 commemorating Jefferson Davis' stop in Abbeville prior to his

capture. The others mark New Hope Primitive Baptist Church constituted in 1830 and the Indian Battle of Breakfast Branch, both of which are located in rural Wilcox County south of Abbeville. In addition, a WPA marker erected to mark the DeSoto Trail and Wilcox County Veterans memorial are also on the courthouse grounds. Plans are to erect a marker in Abbeville in conjunction with the Jefferson Davis Heritage Trail project.

While there have been some successful preservation projects in Wilcox County in recent years, there have also been preservation losses. These include, most notably, demolition of two historic schools in Rochelle. In each case, local citizen opposition was not successful in preventing removal of the landmark community structures.

Tremendous potential benefits exist in Wilcox County and its cities for the use of cultural resources, especially when linked to the county's natural resources. In terms of promoting tourism, cultural resources have been largely untapped county-wide. There is potential for driving tours and other events to showcase historic structures, natural springs sites and others. Designation of GA 112 and U.S. 129 between Pineview and Hawkinsville as a Georgia Scenic Byway could also generate increased heritage tourism in Wilcox County. Downtown revitalization efforts in Pitts, Abbeville, Pineview, and Rochelle could play an important role in heritage tourism by drawing and/or encouraging visitors to stop.

According to the Travel Association of America and *Smithsonian Magazine*, Georgia is one of the top ten states visited by historic/cultural travelers. Wilcox County and its municipalities have no major developed historic attractions for the many tourists who seek such travel destinations. There were few, if any, plantations which fit the stereotypical "moonlight and magnolias" image of the South that many visitors have. There are, however, numerous fine examples of late 19th/early 20th century vernacular architectural forms typical of rural Georgia's farms and small railroad towns. Since most historic properties are privately owned, they are not accessible to the public on a regular basis, but can be enjoyed as part of the historic landscape.

Wilcox County may not currently be a heritage tourism destination, but there is some potential. One of Georgia's Civil War Heritage Trails, the Jefferson Davis Heritage Trail (U.S. 129) passes through Abbeville/Wilcox County. The County participates in this regional project, which promotes heritage tourism along its route through 16 Georgia counties. Local historic

resources may also attract travelers driving through on U.S. 280, U.S. 129, and other non-interstate routes. These alternative routes are becoming increasingly popular to those who prefer a more leisurely pace of travel and are willing to make impulse stops. Development of specialty and retail businesses (antique stores, bed and breakfast inns, and the like) near major routes would provide uses for historic buildings and be a way to entice people to stop. Development of Wilcox County's unique natural resources, such as upgrading facilities along the Ocmulgee River and possible state park development along the river or at a natural springs site, would also enhance local heritage tourism efforts. If properly developed and promoted, the cultural resources of Wilcox County, Abbeville, Pineview, Pitts, and Rochelle could help generate more tourism dollars for the local economy. In addition, more historic properties would likely be preserved if economically viable uses were identified for them.

The overall visual appeal and traditional character of a community is often directly related to its cultural resources. In fact, they are frequently major factors in determining community identity and a sense of place. The presence of cultural resources throughout Wilcox County and its municipalities provides a visual, physical link with the community's past. These links are important psychologically in this rapidly changing world. Cultural resources make each community unique, whether it is Pitts' historic downtown, Rochelle's historic depot, Pineview's historic bank, historic rural churches in the county, or the Wilcox County Courthouse in Abbeville. Resources such as these help define their respective communities. They deserve recognition and preservation, for without them one community would resemble another. Heritage tourism celebrates and capitalizes on a community's unique character as reflected in its historic resources, thus providing potential tangible benefits.

Maintaining a healthy downtown economy can be assisted by the presence of cultural resources. Unique historic structures can provide distinctive retail, office, residential, or other space, which may be even more attractive to property owners because of available state and federal rehabilitation tax incentives. In Wilcox County, public and/or private downtown revitalization efforts are underway in all four cities.

Adaptive use of historic resources for local government and public use can provide cost effective space, while preserving community landmarks. Rehabilitation of historic structures, such as historic commercial buildings in downtown Pitts and Abbeville School, are prominent

local examples of adaptive use of historic structures. In addition to providing much needed local business space and community facilities, projects such as these become an important source of community pride.

Summary Findings

Several major findings result from inventorying and assessing natural and cultural resources in Wilcox County, Abbeville, Pineview, Pitts, and Rochelle. It is evident that local residents deem protection of these resources and the county's rural character as important to their overall quality of life. However, growth without controlled and planned development threatens these very resources. There is also potential for compatible, environmentally sound development of natural and cultural resources to attract nature-based and heritage tourism. Protection of the natural and cultural landscape will maintain the existing rural character and quality of life and become a magnet for desired additional residential and population growth.

Wilcox County envisions itself as a community with well-protected and sensitively developed natural and cultural resources. It will maintain and enhance its environmental quality so as to protect its water and other abundant natural resources, as well as its agricultural/timber base. Significant cultural resources will be preserved for future generations, through the leadership of a Wilcox County Historical Society. Revitalized historic downtowns in Abbeville, Pineview, Pitts, and Rochelle would be bustling commercial centers. Nature-based and heritage tourism opportunities will abound for residents and visitors alike, including upgraded facilities along the Ocmulgee River and possible state park development along the Ocmulgee or at one of the county's historic natural springs sites. The rural character will be retained as it is a major contributing factor in the community's quality of life.

To achieve this community vision with respect to natural and cultural resources, a number of general needs have been recognized. These include the need for controlled and planned development implemented through existing and additional specific ordinances necessary for conservation of significant resources and their sensitive development, as appropriate. Enforcement of the existing environmental conservation ordinance will help protect groundwater recharge areas, wetlands, and the Protected Ocmulgee River Corridor. Further measures, including utilization of land limitations as defined in the county's solid waste plan and other land

use ordinances to protect the Alapaha River and encouraged implementation of TMDL Plans for Wilcox County's impaired waters would help protect and improve water quality. Upgrades to existing Ocmulgee River landings and possible development of a state park along the river or at one of the county's natural springs sites would enhance outdoor recreation facilities and increase nature-based tourism options. Georgia Scenic Byway designation of GA 112 and U.S. 129 linking Pineview/Wilcox County to Hawkinsville would further enhance nature-based and cultural heritage tourism. There is also a need to organize a county historical society, which would be instrumental in advocating and coordinating local preservation and downtown revitalization efforts to help recognize and protect significant cultural resources. Such efforts will support and enhance goals, policies, and actions deemed important to the community in economic development, housing, and land use.

The specific goal/objectives and implementation policies/actions for natural and cultural resources chosen by the governments of Wilcox County, Abbeville, Pineview, Pitts, and Rochelle follow.

**NATURAL AND CULTURAL RESOURCES
GOAL, OBJECTIVES, AND IMPLEMENTATION
POLICIES/ACTIONS**

GOAL: **To conserve and protect Wilcox County, Abbeville, Pineview, Pitts, and Rochelle’s natural and cultural resources and its rural character through controlled and planned development.**

NATURAL RESOURCES:

OBJECTIVE 1: **To protect and conserve potable water sources and water quality in Wilcox County.**

POLICIES/ACTIONS:

Action 1.1: Enforce through the Wilcox County Health Department the county-wide “Environmental Conservation, On-Site Sewage Management, and Permit Ordinance” for the protection of groundwater recharge areas in accordance with DNR standards.

Action 1.2: Support and encourage the implementation of the TMDL Plans prepared for Wilcox County’s impaired waters.

Action 1.3: Seek to protect Wilcox County’s natural springs sites, including possible state park development.

OBJECTIVE 2: **To protect functional wetlands from destruction by uncontrolled or inappropriate development.**

POLICIES/ACTIONS:

Action 2.1: Enforce through the Wilcox County Health Department the county-wide “Environmental Conservation, On-Site Sewage Management, and Permit Ordinance” to protect wetlands by requiring a federal 404 Permit or clearance letter from the U.S. Army Corps of Engineers before issuing local permits.

OBJECTIVE 3: To conserve and protect the Ocmulgee River Corridor and the Alapaha River in Wilcox County, so as to maintain and enhance environmental quality and the quality of life for all citizens.

POLICIES/ACTIONS:

Action 3.1: Enforce through the Wilcox County Health Department the county-wide “Environmental Conservation, On-Site Sewage Management, and Permit Ordinance,” which provides for protection of the Ocmulgee River Corridor in compliance with the provisions of the 1991 River Corridors Protection Act.

Action 3.2: Utilize land limitations as defined in Wilcox County’s Solid Waste Plan and other land use ordinances to protect the Alapaha River.

Action 3.3: Investigate development of short Ocmulgee River excursion or other special event(s) along the river in conjunction with Abbeville’s annual Wild Hog Festival.

OBJECTIVE 4: To prevent inappropriate development in Wilcox County’s flood plains which might destroy wetlands or increase flooding.

POLICIES/ACTIONS:

Action 4.1: Continue Wilcox County and the City of Abbeville’s participation in the National Flood Insurance Program.

Action 4.2: Seek updated maps showing additional flood prone areas as well as identified flood hazard areas.

Action 4.3: Consider adoption of flood plain management ordinance to help prevent flood damage in Pineview and Rochelle.

OBJECTIVE 5: To utilize Wilcox County soils for appropriate uses, and protect the land from excess erosion.

POLICIES/ACTIONS:

Action 5.1: Enforce through the Wilcox County Health Department the county-wide “Environmental Conservation, On-Site Sewage Management, and Permit Ordinance,” which addresses erosion prevention in conjunction with protection of the Ocmulgee River Corridor.

Action 5.2: Consider adoption of local regulations restricting development in areas with hydric soils.

OBJECTIVE 6: **To encourage existing prime farmland and timberland to remain in agricultural production.**

POLICIES/ACTIONS:

Action 6.1: Promote preservation of prime agricultural soils while permitting appropriate development through adoption of basic land use and other regulations which would allow agricultural uses and residential development to both coexist, while mitigating adverse impacts.

Action 6.2: Promote and support agriculture in Wilcox County, and encourage continued agricultural production and agri-tourism.

Action 6.3: Promote establishment of agri-tourism activities in Wilcox County, increased usage of the Agri-Center facility in Rochelle, and seek development of local venues.

OBJECTIVE 7: **To encourage the protection of sensitive plant and animal habitats located in Wilcox County.**

POLICIES/ACTIONS:

Action 7.1: Enforce Wilcox County’s “Environmental Conservation, On-Site Sewage Management, and Permit Ordinance,” which provides some protection for plant and animal habitats located in wetlands and the Ocmulgee Protected River Corridor.

OBJECTIVE 8: To promote development of outdoor recreation areas in Wilcox County, and continue to maintain/promote existing outdoor recreation resources.

POLICIES/ACTIONS:

Action 8.1: Pursue development of a state park at one of the county's springs sites or on the Ocmulgee River.

Action 8.2: Continue to maintain and upgrade as needed the County's landings on the Ocmulgee River.

OBJECTIVE 9: To protect areas of scenic beauty in Wilcox County, while increasing controlled opportunities for public viewing and enjoyment.

POLICIES/ACTIONS:

Action 9.1: Pursue Georgia Scenic Byway status along US 129 and GA 112 from Pineview to Hawkinsville.

Action 9.2: Support community beautification efforts utilizing local garden clubs, civic clubs, prison details, Adopt-A-Highway program, and other means as appropriate.

Action 9.3: Participate in Jefferson Davis Heritage Trail project to promote heritage tourism along this historic route.

Action 9.4: Encourage conservation of important scenic, natural resources and communities in Wilcox County, such as High Rocks sandstone outcrop and caves, possibly in conjunction with the Nature Conservancy.

CULTURAL RESOURCES:

OBJECTIVE 10: To recognize, preserve, and protect Wilcox County, Abbeville, Pineview, Pitts, and Rochelle’s significant cultural resources.

POLICIES/ACTIONS:

- Action 10.1:** Nominate eligible properties, particularly historic districts in Wilcox County’s cities and rural structures in the county, to the National Register of Historic Places.
- Action 10.2:** Complete the Rochelle National Register Historic District nomination.
- Action 10.3:** Pursue public acquisition of the Rochelle Depot and rehabilitate for continued use.
- Action 10.4:** Organize a Wilcox County Historical Society.
- Action 10.5:** Renovate the historic Pineview Masonic Hall as a community center, possibly using SPLOST funds, and grant funding sources.
- Action 10.6:** Pursue public acquisition of additional historic properties in the county’s municipalities for rehabilitation and otherwise pursue downtown revitalization efforts, including beautification, landscaping, and streetscape improvements.
- Action 10.7:** Continue to improve/enhance Pineview’s Caboose Park.
- Action 10.8:** Pursue continued “Main Street” type improvements for downtown Pitts, such as building/facade rehabilitations, streetscape projects, special events, and the like.
- Action 10.9:** Relocate the Pitts Depot from its current rural location back to downtown, and work to restore it.
- Action 10.10:** Maintain the Wilcox County Courthouse’s architectural integrity and its listing in the National Register.

- Action 10.11:** Rehabilitate the historic former Abbeville City Hall for community use and the Abbeville caboose as a welcome center.
- Action 10.12:** Support the local Art Council's ongoing rehabilitation of the historic Abbeville School and its auditorium for multi-purpose public use and its listing in the National Register of Historic Places.
- Action 10.13:** Promote utilization of preservation tax incentives, grants, or other funding assistance, as appropriate, for rehabilitation of historic structures and downtown revitalization efforts in all four municipalities.
- Action 10.14:** Encourage preservation of historic natural springs sites county-wide.

COMMUNITY FACILITIES AND SERVICES

Introduction

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

The following contains a description, assesses the adequacy, and presents the community's recommendations for improving community facilities and services for existing and future residents in the cities of Abbeville, Pineview, Pitts, and Rochelle, and Wilcox County in accordance with the Minimum Planning Standards and Procedures. Future needs of economic growth are addressed as well as future needs required by population growth. The categories of community facilities and services considered are: transportation; water supply and treatment; sewerage system and wastewater treatment; solid waste; public safety; hospital and other public health facilities; recreation; general government; educational facilities; and library and other cultural facilities.

Transportation

Inventory. A total of approximately 618 miles of county roads, city streets, and state and federal highways serve Wilcox County. A total of 264 miles, or 42.8 percent of these, are paved. There are a total of 354 miles of unpaved roads throughout the county. The incorporated cities of Abbeville, Pineview, Pitts, and Rochelle have a combined total of approximately 51.2 miles of city streets. The City of Abbeville has approximately 18.2 miles of paved and 0.7 miles of unpaved streets. There are approximately 9.1 miles of paved and 1.0 miles of unpaved streets in

Pineview. The City of Pitts has approximately 2.2 miles of paved and 1.0 mile of unpaved streets. The City of Rochelle has 12 miles of paved and seven miles of unpaved streets. The county has 111 miles of roads on the State Highway System. Wilcox County has 21 miles (U.S. 280) on the Governor's Road Improvement Program (GRIP), but no improvements to U.S. 280 are currently listed in the State Transportation Improvement Program (STIP) Program for the next three fiscal years.

Local Government Activities.

Wilcox County annually budgets an average of \$100,000 for capital equipment outlays for transportation improvements. The County hopes to renew a five-year SPLOST to accumulate \$2.2 million to fund capital projects. Approximately 17 people are employed in the Road Department. Adequate equipment is purchased and maintained to grade, drain, and base county roads in preparation for paving contracts and for maintenance of existing county roads, both paved and unpaved. The County assists the municipalities by scraping their unpaved roads. The County currently has the following major road equipment: five motor graders; one tract hoe; three dump trucks; one front-end loader; one bulldozer; one dirt pan; six pull-type tractors; four grass cutting tractors; and one backhoe. An average of one to four miles of county roads are newly paved each year, and about one to two miles are resurfaced annually under the Local Assistance Road Program (LARP).

The City of Abbeville's annual road department budget averages approximately \$77,037.00 and employs one person. The department has the needed equipment and the capability to perform routine maintenance for the city's streets. The City currently has the following major road equipment: one pickup truck, one dump truck, and a tractor with a bush hog mower.

The cities of Pineview and Pitts rely on the County and the Georgia Department of Transportation (DOT) for assistance in this area. The City of Pineview does have some equipment for general maintenance. It includes a pickup truck, a backhoe, and tractor with a mower.

The City of Rochelle's annual road department budget averages approximately \$150,000 and employs four people. The department has the needed equipment and the capability to perform routine maintenance for the city's streets. The City currently has a backhoe for road maintenance.

Major Highways.

Wilcox County has two major federal highways. State Route 30/U.S. 280, which is an east/west route within Wilcox County, runs through three cities. Approximately 21 miles of State Route 30/U.S. 280 lies within the county. Approximately two miles lie within the city limits of Abbeville, approximately one mile is within the city limits of Pitts, and approximately two miles lie within the city limits of Rochelle. State Route 30/U.S. 280 is a two-laned east/west route that runs east to Bryan County near Savannah and west to Columbus. Currently, State Route 30/U.S. 280 is on the Governor's Road Improvement Program (GRIP). State Route 11/U.S. 129, which is a southeast/northwest route within Wilcox County, runs through one municipality. Approximately 21 miles of State Route 11/U.S. 129 lies within Wilcox County. Approximately two miles are located within the city limits of Abbeville. State Route 11/U.S. 129 is a two-laned north/south route that runs southeast to Florida and northwest through Macon and Athens to North Carolina.

Wilcox County also has six other State Routes. State Route 257 is a northeast/southwest highway that crosses the county just inside the county boundary in the northeast section of Wilcox County. It is approximately three miles in length in Wilcox County. State Route 90 is another state route that is located just inside the Wilcox County line. It is an east/west highway on the southwest border that is approximately three miles in length within Wilcox County. It does not pass through any municipalities. State Route 159 terminates in the City of Pitts in Wilcox County. The State Route runs in a north/south direction from the City of Pitts to the Wilcox County line for approximately 7 miles. Approximately 1.5 miles of State Route 159 are located in the city limits of Pitts. Where State Route 159 ends in Pitts, it meets State Route 215. State Route 215 is a southeast/northwest facility that runs for approximately 13 miles in a northeast direction where it intersects State Routes 233 and 112 and State Route 30/U.S. 280 in the City of Rochelle. Once State Route 215 intersects with these facilities, it runs in an east/west direction with State Route 30/U.S. 280 for approximately six miles. There is one mile of State Route 215 within the city limits of Rochelle. Once State Route 215 reaches Pitts and intersects with State Route 159, it continues in a northwest direction for eight miles to the Wilcox County line. State Route 112 is a north/south facility that is approximately 22 miles in length in Wilcox County. It intersects with State Route 233 just south of the City of Rochelle and crosses over State Route 215 and State Route 30/U.S. 280. It splits with State Route 233 north of the City of Rochelle and runs northward through the City of Pineview. Approximately two miles of State Route 112 lies within the city limits of Rochelle and approximately one mile of State Route 112 lies within the city limits of Pineview. State Route 233 is a south/northeast facility that traverses Wilcox County. Approximately 17 miles of State Route 233 lies within Wilcox County. It joins State Route 112 just south of the City of Rochelle and crosses over State Route 215 and State

Route 30/U.S. 280. It splits with State Route 215 north of the City of Rochelle and runs northeast until it terminates at State Route 11/U.S. 129. Approximately one mile of State Route 233 lies within the city limits of Rochelle.

Interstate 75 is located approximately 10 miles west of the Wilcox County line. People may travel westward on State Route 30/U.S. 280 for 14 miles from the City of Pitts and reach Interstate 75. Interstate 75 provides easy access to Atlanta, Macon and Valdosta.

The City of Abbeville has about 3.5 miles of sidewalks. The City of Pineview has 1.9 miles, the City of Pitts has 2.2 miles, and the City of Rochelle has approximately three miles of sidewalks.

For a listing of all roads in Wilcox County and the cities of Abbeville, Pineview, Pitts, and Rochelle, see Appendix A. See maps CFSM-1, CFSM-3, CFSM-7, CFSM-10, and CFSM-13 to examine the road network in Wilcox County and its municipalities.

Bridges/Overpasses.

There are 58 bridges located on county, state, and federal routes in Wilcox County. There are 25 bridges located on state/federal routes and 33 bridges located on county roads.

Rail.

There is one railroad located in Wilcox County, which is owned by GA DOT and leased to the Heart of Georgia Railroad. The Heart of Georgia Railroad operates 172 miles of mainline between Vidalia and the Alabama line, just south of Columbus (including Wilcox County and three of its municipalities). There are approximately 21 miles of mainline in Wilcox County. Approximately one mile of mainline is located in the City of Abbeville. The City of Rochelle has 1.5 miles of mainline, and the City of Pitts has one mile of mainline.

Airport.

Wilcox County currently does not have an airport. However, residents in Wilcox County may go to airports located approximately 22 miles away in Fitzgerald, 25 miles away in Cordele, 17 miles away in Hawkinsville, or 25 miles away in Eastman.

Freight/Bus.

The Wilcox County area is served by two freight or trucking companies. These freight lines are Southeastern Trucking and Georgia Express. Greyhound provides bus service in Abbeville each day. Other carrier type services available to the Wilcox County area include United Parcel Service, D.H.L., and Federal Express.

Public Transportation.

The County provides public transportation funded through federal 5311 funds from the Georgia Department of Transportation in Wilcox County. The Wilcox County Transit System transports citizens to local doctor's offices, schools, grocery stores, as well as other places as needed. The Wilcox County Transit office is located on Second Avenue in Rochelle. The service area of the transit system is Wilcox County.

Assessment. Wilcox County's economic future is tied to its transportation needs. Wilcox County ranks 76th out of 159 counties in the state in total road mileage. It ranks 155th in the state in percentage of roads paved. There is a need to continue and work to assure increased efforts to keep up with the expected rate of growth and development in the county and make progress toward reducing the unpaved mileage and otherwise improving roads. Wilcox County needs to increase the amount of roads that are paved and/or resurfaced annually. The County is trying to pave at least one road per year, but due to a low tax base and the increasing cuts from the state, it is becoming more and more difficult. All of the municipalities need to pursue Transportation Enhancement Grants through the GA Department of Transportation for streetscape projects. Sidewalk improvements and additions are needed in all four municipalities. This is especially true in Abbeville and Pineview. In Abbeville, there has been a need for sidewalk improvements for some time. In Pineview, numerous prior attempts to get assistance to add sidewalks have failed. Drainage improvements are still needed in all municipalities (except Pitts), especially Abbeville. The County and municipalities need to continue to work with the Georgia Department of Transportation (DOT) to identify bridges in need of repair and schedule such maintenance. Additional equipment and continued repairs to existing equipment will be needed by Wilcox County and the cities of Abbeville and Rochelle in the coming years to maintain and improve their roads and streets. The cities of Pineview and Pitts rely on DOT for street paving and will continue to do so.

The development and widening of State Route 30/U.S. 280 within Wilcox will help with the current traffic flow to make it more efficient. The highway can be used and promoted as one of the major routes that people traveling in Georgia can use for east/west travel. Major

transportation corridors through the county will provide the vital link needed to expand the county's potential for economic development via business and industry. Wilcox County could benefit tremendously from this transportation improvement by becoming an important point of business and commerce along the major east/west thoroughfare. This will provide access to the ports in Brunswick, Savannah, Kings Bay, and Jacksonville. Wilcox County will prosper with the development of interconnected business and industry related to the ports, military, and tourism, once this transportation network is completed.

Railways have played a major role in the development of Wilcox County. The freight rail service provided to Abbeville, Rochelle, and Pitts is adequate to meet the needs of Wilcox County now and into the future. These services are very important to the City of Abbeville as a new 40-acre industrial park is currently being developed. The City hopes to have a spur constructed to the industrial park in the near future. The County also hopes to have a spur constructed to its industrial park site in Rochelle in the near future. These services are very important to Wilcox County, and as the economy changes and different rail needs are required, the communities need to remain vigilant and supportive of keeping the current level of services, and expanding it if needed.

A county-wide transportation study to determine future needs, long-term objectives, and best locations for connector roads needs to be conducted. This would complement the ongoing efforts to attract new businesses and industries, and would help to make the area more attractive for growth and development.

Efforts have been successful in passing a SPLOST to fund local transportation projects as needed. SPLOST is up for renewal for another five to six year term in April, 2006. A referendum is planned for 2005. A portion of the County's appropriation will be used to improve roads and bridges. This should be a significant help given the small tax base of the area, and it should be continued as appropriate.

There are currently no bike paths in Wilcox County. The county is included as a part of a regional bicycle and pedestrian plan recently prepared by the Heart of Georgia Altamaha Regional Development Center, which includes a proposed state bike route along State Route 30/U.S. 280.

There are sufficient freight, bus, and other carriers to meet the current and future needs of businesses and individuals in Wilcox County. The resources are in place and could be expanded upon individual needs and requests.

The Wilcox County Transit System is important to the citizens of Wilcox County. The county has a significant elderly and low-income population; therefore, the continuation of the program is very important due to the lack of personal transportation for many low-income residents.

Water Supply and Treatment

Inventory. Wilcox County has four municipal water systems owned and operated by the cities of Abbeville, Pineview, Pitts, and Rochelle. The county government does not operate a water supply system; however, it received a CDBG grant to install a community water supply system in the Seville area just outside of Pitts. The water system is connected to the City of Pitts water supply system. Unincorporated residents rely mainly on individual wells for their water supply. All four municipal systems withdraw raw water from the Floridan (limestone) Aquifer. Due to the high quality of water from the Floridan Aquifer only the addition of chlorine and flouride is required before it is pumped into the distribution center.

The City of Abbeville provides water service to approximately 460 residential and business customers through an approximate 22 to 24 mile distribution system consisting of water mains ranging in size from two inches to eight inches. Ninety-five percent of the city's households are served. A small portion of the 460 water customers are located outside of the city limits as well. The City charges its residential customers and business customers \$6.00 for the first 2,000 gallons and \$1.00 per 1,000 gallons thereafter.

TABLE CF-1
Deep Wells
City of Abbeville

<u>WELL NO.</u>	<u>LOCATION</u>	<u>CAPACITY (GPM)</u>	<u>DATE DRILLED</u>
3	Bowen Street	475	1994
1	West Park Avenue	325	1961

One storage tank serves Abbeville. Table CF-2 contains information concerning the storage tank. See Map CFSM-5 for the location of water services throughout the City of Abbeville.

TABLE CF-2
Water Storage Tank
City of Abbeville

<u>TANK NO.</u>	<u>LOCATION</u>	<u>CAPACITY (Gallons)</u>	<u>DATE ERECTED</u>
1	Bowen Street	350,000	1994

The City of Pineview provides water service to approximately 210 residential and business customers through an approximate nine-mile distribution system, which consists of one-half mile of two-inch lines and eight and one-half miles of six-inch lines. Ninety-nine percent of the households within the city limits are served. The City of Pineview does not serve any households outside of the city limits. The City charges all residential and business customers \$12.00 for the first 6,000 gallons and \$1.00 per 1,000 gallons thereafter.

TABLE CF-3
Deep Wells
City of Pineview

<u>WELL NO.</u>	<u>LOCATION</u>	<u>CAPACITY (GPM)</u>	<u>DATE DRILLED</u>
1	Warren Street	465	1984
2	North Depot Street	125	1970

One elevated storage tank serves Pineview. Table CF-4 contains information concerning it. See Map CFSM-9 for the location of water services throughout the City of Pineview.

TABLE CF-4
Elevated Storage Tank
City of Pineview

<u>TANK NO.</u>	<u>LOCATION</u>	<u>CAPACITY (Gallons)</u>	<u>DATE ERECTED</u>
1	Warren Street	60,000	1955

The City of Pitts provides water service to approximately 200 customers through a water distribution system comprised of approximately ten miles of water mains. A community water

supply system in the Seville area exists just outside of Pitts. The water system is a part of the City of Pitts water supply system. The City of Pitts has 150 lines less than 6” and 30 lines that are 6” or more. One hundred percent of the city households are served. The City charges \$7.50 for the first 3,000 gallons of water and \$1.35 per 1,000 gallons thereafter.

TABLE CF-5
Deep Wells
City of Pitts

<u>WELL NO.</u>	<u>LOCATION</u>	<u>CAPACITY (GPM)</u>	<u>DATE DRILLED</u>
1	South 6 th Street	150	1963
2 (Backup)	North 8 th Street	50	1964

One elevated storage tank serves the City of Pitts. Table CF-6 contains information concerning it. See Map CFSM-12 for the location of water services throughout the City of Pitts.

TABLE CF-6
Elevated Storage Tank
City of Pitts

<u>TANK NO.</u>	<u>LOCATION</u>	<u>CAPACITY (Gallons)</u>	<u>DATE ERECTED</u>
1	North 8 th Street	60,000	1964

The City of Rochelle provides water service to approximately 700 customers through a water distribution system comprised of approximately 25 miles of water mains. The City of Rochelle has water lines that range from two to six inches in diameter. Approximately 100 percent of the city households are served. Small portions of the 700 water customers are located outside of the city limits as well. The City charges a \$4.00 base fee and \$1.00 per 1,000 gallons.

TABLE CF-7
Deep Wells
City of Rochelle

<u>WELL NO.</u>	<u>LOCATION</u>	<u>CAPACITY (GPM)</u>	<u>DATE DRILLED</u>
1	Mills and First Ave.	150	1941
2	Ginhouse Street and First Ave.	750	1965

One elevated storage tank serves Rochelle. Table CF-8 contains information concerning it. See Map CF8M-15 for the location of water services throughout the City of Rochelle.

TABLE CF-8
Elevated Storage Tank
City of Rochelle

<u>TANK NO.</u>	<u>LOCATION</u>	<u>CAPACITY (Gallons)</u>	<u>DATE ERECTED</u>
1	410 Stephens Street	250,000	1965

Assessment. There are areas in the cities of Abbeville, Pineview, and Rochelle, served by older 1/2" to 2" water lines, which are inadequate for daily needs as well as for fire protection. Three of the municipalities need to continue maintenance and upgrading of the water systems by replacing any inadequately sized lines and inadequate appurtenances. The City of Abbeville water system will need to be upgraded due to the need for extending water services to the new 40-acre industrial site. In addition, three municipalities need to explore the feasibility of replacing all of their water lines less than 6 inches in diameter. The City of Pitts had a new water system installed in 2001-2002, and all of the water lines were replaced. There is a need to maintain and upgrade the community water supply system in the Seville area just outside of Pitts as needed. The water system is connected to the City of Pitts water supply system, and was funded with CDBG funds. It is one of very few water systems that are operated in an unincorporated area. The City of Rochelle needs to work with the Wilcox County Commissioners and the Wilcox County Development Authority to upgrade and extend its water system to accommodate future economic development growth at the Wilcox County Industrial Park located near Rochelle. In the long term, feasibility studies should be conducted on options for upgrading and expanding the water systems to accommodate any future city limit expansion. CDBG grants need to be pursued to upgrade water facilities. Without city limit expansion, normal upgrading will meet the water supply needs for all four cities over the twenty-year planning period.

There is a need in Wilcox County to ensure that private wells are located, drilled and developed in such a manner to protect public health and the environment. Subdivision regulations detailing water system development standards for all county municipalities need to be developed and enforced.

Sewerage System and Wastewater Treatment

Inventory. The cities of Abbeville and Rochelle are the two municipalities in Wilcox County which own and operate their own municipal wastewater treatment and collection systems. Because Wilcox County and the cities of Pineview and Pitts have no public sanitary sewerage system, individuals continue to use septic tanks.

The City of Abbeville's oxidation ponds are located on State Route 30/U.S.280. The pond utilizes the traditional extended aeration activated sludge treatment process and has a treatment capacity in average daily flow (ADF) of 1,000,000 gallons per day. In 2004, the City of Abbeville had an average daily flow of 370,000 gallons per day. The City's sewer collection system consists of approximately 32 miles of sewer lines with six to ten inch pipes and two lift stations that lift wastewater from lower areas to gravity lines running to the oxidation pond on State Route 30/U.S.280. The oxidation ponds were upgraded in 1992 to accommodate the prison system. Information on the lift stations is included in Table CF-9.

TABLE CF-9
Pump Stations
City of Abbeville

<u>PUMP STATION NO.</u>	<u>LOCATION</u>	<u>YEAR INSTALLED</u>	<u>PUMP DATA</u>
1	North Broad Street	1989	450 GPM
2	South Broad Street	1989	450 GPM

The City of Abbeville's sewerage system serves approximately 2,000 customers or roughly 90 percent of households within the city limits. Sewer rates are \$5.50 for the first 2,000 gallons of water used and \$1.00 for each additional 1,000 gallons of water used. Residential customers cannot exceed a price of \$15.00, and there is no cap for business customers. See Map CFSM-6 for the location of sewer services throughout the City of Abbeville.

The City of Rochelle has two oxidation ponds. A 10-acre pond is located off of U.S. 280 on Industrial Drive, and another three-acre pond is located on Seventh Avenue. The ponds utilize the traditional extended sludge treatment process and have a treatment capacity in average daily flow (ADF) of 1,000,000 gallons per day. In 2004, the City of Rochelle had an average daily flow of 370,000 gallons per day. The City's sewer collection system consists of approximately 25 miles of sewer lines with six to 12 inch pipes and two lift stations that lift wastewater from lower

areas to gravity lines running to the oxidation ponds. Information on the lift stations is included in Table CF-10.

TABLE CF-10
Pump Stations
City of Rochelle

<u>PUMP STATION NO.</u>	<u>LOCATION</u>	<u>YEAR INSTALLED</u>	<u>PUMP DATA</u>
1	Ginhouse Street	1987	*** GPM
2	Dykes Avenue	1997	*** GPM

The City of Rochelle’s sewerage system serves approximately 265 customers or approximately 90 percent of households within the city limits. Sewer rates are a \$4.00 base fee and 50 cents per 1,000 gallons up to 10,000 gallons of usage with a \$10.00 cap on residential only. Business customers do not have a cap. See Map CFSM-16 for the location of sewer services throughout the City of Rochelle.

Assessment. The City of Abbeville is currently under a consent decree by GA EPD to upgrade its treatment facility due to high fecal coliform levels in the oxidation pond. A chlorination unit, which is currently being installed at the treatment facility, is expected to lower the high levels of fecal coliform upon completion. With the planned development of a new industrial park, it is imperative that the City completes improvements and has the consent decree lifted in order to extend needed sewerage service to the park. The City needs to continue regular maintenance and upgrading of its sewerage system.

The City of Rochelle needs a complete rehabilitation of part of its sewerage system. The lines that were installed in the 1940s and 1950s are hurting the rest of the system because of infiltration. The three-acre pond on Seventh Avenue needs an aerator added to it. The City of Rochelle needs to work with the Wilcox County Commissioners and the Wilcox County Development Authority to upgrade and extend its sewerage system to accommodate future economic development growth at the Wilcox County Industrial Park located near Rochelle. The City of Pineview currently utilizes individual septic tanks for its residents, but with financial assistance in the future, would like to install a public sewerage system. The City of Pitts currently utilizes individual septic tanks for its residents, and also long term would like to seek the establishment of a public sewerage system as warranted, provided funding is available.

Solid Waste

*See the Wilcox County Joint Solid Waste Management Plan for additional information.

Inventory. At the present time Wilcox County operates a collection system for rural residents of the county. The County utilizes dumpsters located throughout the county to collect household garbage. There are approximately 10 sites county-wide with a total of approximately 85 unstaffed green boxes. The County does not charge a fee to residents for solid waste collection. The County picks up the dumpsters once per week. The County also provides a commercial dumpster that is picked up twice a week for a fee of \$75.00 per month. The county has seven commercial customers. The County also provides household-rented dumpsters that are picked up twice per month for a fee of \$20.00 per month. The County has 20 household-rented customers. Once the garbage is collected, it is taken to the old Wilcox County Landfill, where a transfer station is located. Once it reaches the transfer station, Southern Refuse takes it to the Allied Services, LLC Landfill in Taylor County. The Allied Services, LLC Landfill has a capacity to operate for approximately 23 more years. Its remaining capacity is 38,524,149.00 cubic yards. There is a problem in Wilcox County with illegal dumping. The County utilizes the Georgia Department of Natural Resources to combat the problem of illegal dumping.

The City of Abbeville contracts with Transwaste to collect their household waste at a rate of \$11.83 per can. Transwaste utilizes curbside pickup once a week. Once the garbage is collected, Transwaste takes it directly to the Allied Services, LLC Landfill in Taylor County. While there are few instances of illegal dumping occurring in the City of Abbeville, if it should happen, the City utilizes the city police department to combat the problem(s). The City of Pineview uses curbside pickup in order to collect solid waste. The City is responsible for the pickup one time per week for a fee of \$12.00 per month. Once the garbage is collected, it is taken to the Wilcox County Transfer Station. Once it reaches the transfer station, Southern Refuse takes it to the Allied Services, LLC Landfill in Taylor County. While there are few instances of illegal dumping occurring in the City of Pineview, if it should happen, the City utilizes the city police department to combat the problem(s). The City of Pitts utilizes curbside pickup in order to collect solid waste. The City is responsible for the pickup one time per week and does not charge a fee for collection. Once the garbage is collected, it is taken to the Wilcox County Transfer Station. Once it reaches the transfer station, Southern Refuse takes it to the Allied Services, LLC Landfill in Taylor County. While there are few instances of illegal dumping occurring in the City of Pitts, if it should happen, the City utilizes the Georgia Department of Natural Resources to combat the problem(s). The City of Rochelle contracts with Transwaste to collect their household waste at a rate of \$12.40 per month. Transwaste utilizes curbside pickup once a week. Once the

garbage is collected, Transwaste takes it directly to the Allied Services, LLC Landfill in Taylor County. While there are few instances of illegal dumping occurring in the City of Rochelle, if it should happen, the City utilizes the city police department to combat the problem(s).

In case of a natural disaster or another event that may interrupt the flow of garbage pickup, Wilcox County has an agreement with Southern Refuse so that there is no interruption in solid waste pickup. The City of Abbeville has an agreement with Transwaste so that there is no interruption in solid waste pickup. The City of Pineview may utilize a private contractor, and they also have a backup truck in case of an emergency. The City of Pitts may utilize a private contractor in case of an emergency. The City of Rochelle has an agreement with Transwaste so that there is no interruption in solid waste pickup. The County and municipalities may also utilize nearby local governments to have access to solid waste collection equipment, if an excessive amount of waste is generated.

Wilcox County does have a composting/mulching program. The County's program allows citizens to pile their yard trimmings next to the curb so that the County can collect them and use its chipper to produce mulch. If the yard trimmings are collected in the unincorporated areas of the county, the mulch is then placed in a 1,000 square foot area at the old Wilcox County Landfill for citizens to get as needed. The chipper itself is portable and the municipalities are allowed to use it as well. The cities of Abbeville, Pineview, Pitts, and Rochelle may also utilize the holding area at the old Wilcox County Landfill where citizens may obtain mulch. The City of Abbeville also has a composting/mulching program. The City collects trimmings two times a month by utilizing curbside pickup without charging a fee. The City borrows the County's chipper to produce the mulch, which is then taken to its holding area where citizens can pick it up for usage. The City of Pineview does not have a composting/mulching program, nor does it have an everyday curbside pickup that collects yard trimmings. The City does recommend voluntarily taking the items to the compost/mulch site at the old landfill. The City of Pineview uses mulch from the holding area to place in its playground area. The City of Pitts also does not have a composting/mulching program, nor does it have an everyday curbside pickup that collects yard trimmings. The City does recommend voluntarily taking the items to the compost/mulch site at the old landfill. The City of Rochelle has a composting/mulching program. It collects trimmings everyday by utilizing curbside pickup without charging a fee. The City borrows and utilizes the County's chipper to produce the mulch. It is then taken to a 1,000 square foot area where citizens can pick it up for usage.

Wilcox County and its municipalities have a trailer to collect tires and an area designated for white goods located at the Wilcox County Transfer Station that citizens may utilize

voluntarily to drop off items. White goods are picked up by a private recycler, Cumbaa Enterprises located in Blountstown, Florida. The cities of Abbeville and Rochelle contract with Transwaste of the Crisp County Solid Waste Management Authority in Cordele for curbside pickup of white goods and batteries. The County, Pineview, and Pitts do not have a collection program for batteries. The cities of Pineview and Pitts utilize the County's collection program for white goods.

As a part of the State of Georgia's efforts to reduce the amount of waste disposed and landfilled, Wilcox County and its municipalities have a trailer to collect tires located at the Wilcox County Transfer Station that citizens may utilize voluntarily. Once the trailer has been filled to capacity, D & J Scrap Tire Company located in Rochelle collects the tires. Southern Refuse, a solid waste handling company in Rochelle, collects cardboard from commercial businesses and from a designated area at the Wilcox County Transfer Station.

Contributing to the overall waste stream in the unincorporated areas of Wilcox County are households along with minimal contributions from institutions and industry. These sectors contribute different items such as paper, plastic, brown goods, food, and industrial waste. It is estimated that approximately 85 percent of the materials is household garbage, 10 percent is institutional, and five percent is industrial. In the City of Abbeville, the Wilcox State Prison, households, industries, and commercial businesses contribute to the overall waste stream. Households contribute approximately 75 percent of the overall waste stream. The Wilcox State Prison contributes approximately 15 percent to the overall waste stream. Industries contribute roughly 5 percent. Commercial businesses throughout the city contribute approximately 5 percent as well, which consists primarily of food and paper. In the City of Pineview, households, commercial businesses, and a couple of institutional facilities contribute to the overall waste stream. These sectors contribute paper, plastics, food, and glass. Households contribute approximately 85 percent of the waste stream. A few commercial businesses in Pineview contribute approximately 10 percent along with a couple of institutions that contribute approximately five percent as well. In the City of Pitts, households and a few commercial businesses contribute to the overall waste stream. These sectors contribute paper, plastics, food, and glass. Households contribute approximately 95 percent of the waste stream, while a few commercial businesses contribute approximately five percent to the overall waste stream. In the City of Rochelle, households, institutions, and several industries and commercial establishments contribute to the overall waste stream. Households contribute approximately 65 percent of the overall waste stream. Institutions (primarily the Wilcox County School System) contribute roughly 15 percent. Industries throughout the city contribute approximately 10 percent as well. The remaining 10 percent comes from the City's commercial businesses.

There has been some initial discussion at the local level about possibly developing a local codes enforcement program through the Georgia Department of Natural Resources Scrap Tire Management Program, or its replacement, to combat the problems of littering and illegal dumping countywide and to promote increased recycling activities, if funding became available again. All of the county's municipalities would be covered by this program. In addition to enforcing the countywide codes ordinance, the local code enforcement officer would have the responsibility of educating the general public about proper solid waste management and source reduction.

The local governments in Wilcox County do not currently participate in many local or regional public involvement programs. The City of Pineview has one Garden Club, while the City of Rochelle has two such organizations. The City of Pitts has its own Beautification Committee. Wilcox County currently does not participate in any regional or state programs at this time, but there is a need to do so in the future.

Assessment. The collection of solid waste by the County and its municipalities is adequate. The County may wish to investigate the feasibility of privatizing its solid waste collection. Development of a codes enforcement program, when funding is available, would be expected to help decrease the amount of illegal dumping in Wilcox County.

The contingency plan(s) to continue solid waste pickup in Wilcox County and its municipalities is adequate.

The current composting/mulching programs in Wilcox County and the cities of Abbeville and Rochelle are effective and highly recommended to be continued. The cities of Pineview and Pitts have limited programs in place; they do need to continue use of the County's program, and to expand as needed and feasible.

Citizens of Wilcox County need to utilize the program for tires and white goods provided by the County. The County may need to investigate the possibility of establishing a program to collect batteries. Pineview and Pitts need to utilize the current collection program for batteries and white goods.

The cities of Wilcox need to utilize the County's recycling program. The program is somewhat effective, and needs to be continued and expanded to better facilitate achieving the State's waste disposal reduction goals. The implementation of a countywide codes enforcement

officer program to educate and enforce ordinances in Wilcox County is needed. The County and its municipalities also need to participate in regional and statewide programs to help to control litter problems.

Public Safety

Law Enforcement.

Inventory. There are four local law enforcement agencies in Wilcox County: the Wilcox County Sheriff's Department, the Abbeville Police Department, the Pineview Police Department, and the Rochelle Police Department. The Wilcox County Sheriff's office is located at 126 East Main Street in Abbeville. The Wilcox County Sheriff's Department and Jail's main functions are to serve the Courts of Wilcox County, to operate and maintain the jail, and to conduct patrols. The department also patrols the unincorporated areas of Wilcox County, and the cities of Pineview and Pitts. The Abbeville, Pineview, and Rochelle Police Departments use the jail, which is operated and maintained by the County. The Wilcox County Sheriff's Department has a staff of 15 employees. Its staff consists of seven deputies, a chief deputy, the sheriff, six dispatchers (two full-time and four part-time), a part-time D.A.R.E. officer, and four jailers. The County jail was built in 1975 to hold a maximum of 16 inmates, but often averages 28 inmates; therefore, it is inadequate to meet the needs of the county. It is also located at 126 East Main Street. The Wilcox County Sheriff's Department has 9 patrol cars, two trucks, seven portable radios, and one in-car camera.

The Abbeville Police Department has a total of seven employees, including two full-time certified police officers, four part-time certified police officers, and one chief. The Abbeville Police Department provides 24-hour preservation of peace and order, criminal apprehension and traffic enforcement along with crime prevention programs and other support services within the City of Abbeville. Each officer is issued a fully equipped patrol car while on duty, a duty weapon, portable radio, uniforms and complete set of leather gear. The department's equipment includes: two patrol cars; radio communications equipment consisting of mobile, portable and base stations equipment for two radio frequencies; and cameras in each patrol car. The police department uses the Georgia Crime Information Center computer system through the Wilcox County Sheriff's Office and E-911.

The Pineview Police Department has a total of three employees, including two full-time certified police officers and one chief. The Pineview Police Department does not provide 24-hour services. It is aided by the Wilcox County Sheriff's Department to assist in the preservation of

peace and order, criminal apprehension and traffic enforcement along with crime prevention programs and other support services. Each officer has access to a fully equipped patrol car while on duty, a duty weapon, portable radio, uniforms and complete set of leather gear. The department's equipment includes: two patrol cars; a camera in each car; and radio communications equipment consisting of mobile, portable and base station equipment compatible with the Dodge/Wilcox counties E-911. The police department uses the Georgia Crime Information Center computer system through the Wilcox County Sheriff's Office and E-911.

The Rochelle Police Department has a total of four employees, including four full-time certified police officers, and three part-time certified police officers, and one chief. The Rochelle Police Department provides 24-hour services. It is aided by the Wilcox County Sheriff's Department to assist in the preservation of peace and order, criminal apprehension and traffic enforcement along with crime prevention programs and other support services. Each officer has access to a fully equipped patrol car while on duty, a duty weapon, portable radio, uniforms and complete set of leather gear. The department's equipment includes: three patrol cars; a camera in each car; radio communications equipment consisting of mobile, portable and base station equipment compatible with the Dodge/Wilcox counties E-911. The police department uses the Georgia Crime Information Center computer system through the Wilcox County Sheriff's Office and E-911.

As stated above, the Wilcox County Sheriff's Department supplements the City of Pitts for law enforcement.

The Wilcox County Sheriff's Department and the Abbeville, Pineview, and Rochelle police departments may obtain assistance from the Georgia State Patrol, the Georgia Bureau of Investigation, and the Department of Natural Resources as needed.

See Maps CFSM-4, CFSM-8, and CFSM-14 for the locations of law enforcement facilities in Wilcox County.

Also located in Wilcox County is the Wilcox State Prison. The Wilcox State Prison is a state funded institution located on South Broad Street in Abbeville. The facility houses 1,402 inmates with 312 employees. It is the most significant facility for economic development which occurred in the county within the last decade, and has been responsible for much of the local population growth during the 1990s.

Fire Protection.

Inventory. Wilcox County has six organized fire departments located throughout the county. Five departments are fully volunteer departments and one (Wilcox State Prison) is a combination of paid and volunteer personnel. The county is not divided into fire districts, except for the Cedar Creek area. The four municipalities' fire departments provide fire protection to each municipality in addition to their respective area. The Pitts Volunteer Fire Department has an agreement to serve its fire district as well as a portion of Crisp County, due to its proximity to the Wilcox/Crisp County line. The Cedar Creek Volunteer Fire Department is in a special district of the county where it is funded by a special tax. The City of Abbeville's fire station is currently under construction. It is located on Bell Street. The City of Abbeville has an ISO rating of eight. The City of Pineview's fire station is a 20 x 30 square foot structure located on Warren Street that was completed in 1984. In 2004, 900 square feet was added to the fire station to store tanks and an emergency vehicle. The City of Pineview has an ISO rating of eight. The City of Pitts' fire station is adjacent to city hall located at 158 South Eighth Street and was completed in 2003. The City of Pitts has an ISO rating of eight. The City of Rochelle's fire station is a 25,000 square foot structure located at 410 Stephens Street. The City of Rochelle has an ISO rating of six. The Cedar Creek fire station is a 6,000 square foot structure located at 16539 Highway 233 that was completed in 2001. The unincorporated areas of Wilcox County have an ISO rating of 9 and 10. The Department of Corrections also has a fire brigade at the Wilcox State Prison. It has one paid personnel and prisoners engaged in a job training program. The Wilcox State Prison Fire Brigade goes throughout Wilcox County when needed.

See Maps CFSM-2, CFSM-4, CFSM-8, CFSM-11, and CFSM-14 for the locations of fire protection facilities in Wilcox County.

All of the fire trucks in the county are equipped with two-way radios and are able to communicate with the central dispatch. Firefighters are alerted by pager through the central dispatch. To provide for backup and to assure response at all times all departments will respond to any location in the county to assist other departments. The number of trucks and personnel each department has are listed below:

TABLE CF-11
Fire Equipment and Personnel
Wilcox County
2005

<u>Department</u>	<u>Description of Trucks</u>	<u>Number of Personnel</u>
Abbeville	1973 Chevrolet Pumper, 750 GPM, 500 Gallon Tank	15
	1976 Chevrolet Fire Knocker, 250 GPM, 1,000 Gallon Tank	
	1989 International Rescue Truck	
Cedar Creek	1973 Dodge Tanker, 600 GPM, 5,000 Gallon Tank	12
	1982 International Fire Knocker, 250 GPM, 2,500 Gallon Tank	
	2002 International Pumper, 1,000 GPM, 2,500 Gallon Tank	
	2003 Ford Brush Truck, 50 GPM, 150 Gallon Tank	
Pineview	1982 Dodge Tanker, 3,000 Gallon Tank	13
	1996 Ford Pumper, 1,250 GPM, 1,250 Gallon Tank	
Pitts	1993 GMC Pumper, 1,250 GPM, 1,000 Gallon Tank	14
Rochelle	1973 Ford Pumper, 750 GPM, 500 Gallon Tank	18
	1994 International Tanker, 5,000 Gallon Tank	
	2004 International Pumper, 750 GPM, 1,000 Gallon Tank	
WSP	1967 Seagraves Pumper, 1,000 GPM, 500 Gallon Tank	1 pd./7vol.
	1994 Chevrolet Pumper, 1000 GPM, 1,000 Gallon Tank	
	1992 Ford F-350 Rescue Truck	

Emergency Management Service.

Inventory. The Wilcox County Emergency Ambulance Service is located at the City of Rochelle City Hall. The ambulance service is owned and operated by Wilcox County. The area served is 380.4 square miles with a 2000 population of 8,577. The EMS operates three fully equipped full-time advanced life support ambulances with heart monitors and ALS providing

state of the art emergency medical care to the citizens of Wilcox County. The EMS also has a rescue truck that it uses when necessary. Its staff consists of eight personnel. Seven of the employees are certified paramedics and one is a basic EMT. The EMS also has a portable generator, a jaws of life device, advance life support supplies, non-reusable supplies, and ambulance equipment on hand in case extra supplies are needed at a moment's notice.

See Map CFSM-14 for the location of EMS services in Wilcox County.

Emergency Management Agency.

The Wilcox County Emergency Management Agency (EMA) personnel consists of one director and an assistant director. Its headquarters is located at the Abbeville Fire Department on Bell Street in Abbeville. The EMA is the county agency charged with responsibility for coordinating and managing disaster situations, whether manmade or natural. This is facilitated with the 911 Dispatch Center. The EMA relies on first responders from the volunteer fire stations and the Wilcox County Sheriff's Office to assist with various emergency situations. Funding is provided through county, federal, and private donations.

See Map CFSM-14 for the location of EMA services in Wilcox County.

E-911

Wilcox County has E-911 services through a regional arrangement with Dodge County. Wilcox County provides the communication equipment for the E-911 system, dispatching is handled from a central location in Eastman. E-911 is handled by Dodge County, and Wilcox County does its own addressing. The County charges a \$1.50 monthly surcharge for E-911 services.

Assessment. All three law enforcement departments have expressed a need for future law enforcement training. Increased attention to drug and alcohol offenders, stiffer fines, and treatment resources associated with these activities needs to be encouraged in all departments. The County and three municipalities that provide police protection need to investigate the possibility of consolidating. Along with normal law enforcement procedures training, there is a need for the officers to be trained to handle incidents of terrorism. Since terrorists hit the World Trade Towers on September 11, 2001, local law enforcement has been asked to increase their awareness of suspicious activities and continue to be on heightened alert at certain times. Also, there may be a need for additional training in the future to deal with Homeland Security issues

such as bio-terrorism with chemicals and various other methods terrorists use to carry out acts of terror.

The Wilcox County Jail facility was constructed in 1975, and is inadequate. A new jail/judicial center that will house 36-48 inmates would be ideal once funds are available. It will be an asset to help relieve the current problem of overcrowding. The County needs to possibly utilize their partnership with Pulaski County to assist them in building the new facility. The County continues to upgrade its law enforcement equipment each year, but there is a definite need to meet current technological standards. Law enforcement equipment varies from one agency to the other.

Wilcox County has a relatively good fire protection program for a rural county, but desires to upgrade it. Abbeville, Pineview, and Pitts have an ISO rating of eight. The City of Rochelle has an ISO rating of six. The unincorporated areas have an ISO rating of 9 and 10. Most of the residences are located within 5 miles of a fire station. Fire drills for each fire department are held monthly. Wilcox County has 13 dry hydrants throughout the county to improve rural fire protection. The hydrants need to be maintained and upgraded. The response times for the fire departments range from five to 10 minutes. Fire protection in Wilcox County appears to operate efficiently for the present time. However, Wilcox County needs a facility for training firefighters and newer fire fighting equipment, especially trucks, to meet the growing needs of the population. A joint facility could serve all departments. Each fire station in the county needs to be equipped with at least two modern trucks.

The EMS provides the best possible medical care per dollar spent. However, it still does not provide advanced Cardiac Life support to the outlying areas in a time frame necessary to sustain life. There is a need for automatic defibrillators to be strategically located in outlying communities and better use of the existing first responder program in those communities. Presently, it is not economically feasible to have substations in Wilcox County; however, this needs to be reevaluated periodically in order to accommodate future growth during the planning period.

Based on current and future levels of service, the Wilcox County EMA will need to expand. A new facility is needed to accommodate the EMA, and possibly the EMS. As the population in the county increases, the consequences of disasters will be greater, demanding a greater response on the part of the EMA. New communications equipment is needed for Wilcox County, including a repeater system to be located in the northwestern part of the County. Each of the municipalities need generators for emergency services to carry out day-to-day operation

during a catastrophe. The County also needs to construct an emergency shelter equipped with a generator for backup to keep the facility operable in case of an emergency.

The regional E-911 System is efficient for all of Wilcox County and normal upgrading (Phase II) of the system will allow it to be adequate for the twenty-year planning period.

Hospital and Other Public Health Facilities

Inventory. Currently, there is no hospital located in Wilcox County. Citizens of Wilcox County have four hospitals that are located in close proximity. Located in Hawkinsville, Taylor Regional Hospital is approximately 25 miles away. Dodge County Hospital is located 20 miles away in Eastman. Dorminey Medical Center is located in Fitzgerald approximately 25 miles away, and Crisp County Hospital in Cordele is located approximately 25 miles away.

The Wilcox County Health Department's main clinic is located at 1001 Second Avenue in Rochelle. This building, completed in 1990, is a 5,000 square foot facility. The building consists of a main lobby, a conference room, exam rooms, an education room, a child health waiting room, an adult health waiting room, a large lab, hearing and vision room, and restrooms, which are handicap accessible. The department has three full time employees. In the fiscal year 2004, the clinic served 2,840 clients and had 6,127 total visits. The clinic performed a total of 15,712 total services while serving approximately 33 percent of the population of Wilcox County. The clinic has several main programs. It provides family planning, physicals, cancer counseling, and child health services.

There is one public health home health agency located in Wilcox County. Three Rivers Home Healthcare is located on Broad Street in Abbeville.

Wilcox County has two private nursing homes: River Willows and Pineview Healthcare Center. River Willows is a private nursing home with 101 licensed beds located on U.S. 280 East in Abbeville. This facility provides services for acute need patients on a 24-hour basis. Pineview Healthcare is a private nursing home with 102 licensed beds. Pineview Healthcare is located at 402 Bay Street East in Pineview. This facility provides services for acute need patients on a 24-hour basis.

In addition to the two nursing homes, Wilcox County has one retirement home. Northside Villa is located on Ashley Street North in Rochelle and provides twenty-eight beds.

See Maps CFSM-4 and CFSM-8 for the location of health care facilities in Wilcox County.

Assessment. The new health department facility is adequate for some time to come. The health department is currently hiring one additional nurse to its staff. However, there is a continued need for additional staff at the clinic to better serve the increasing health care needs of the population. There also may be a need in the future for another personal care home, depending on how the new one operates, especially given the significant percentage of the County's population comprised of elderly citizens. Although it is often an asset in economic development, the County's population is not large enough at this time to sustain a hospital facility.

Recreation

Inventory. The Wilcox County Recreation Department operates and maintains over 15 acres of recreation area, which is located at 473 American Legion Road near Rochelle. The Wilcox County Recreation Park has two lighted ball fields. Football, baseball, and softball are played at the facility. Concessions are provided when games are being played. The County also has a Recreation Board, but no director.

The City of Abbeville has two recreation parks for citizens to use. The Lions Memorial Park is located just off of State Route 30/U.S.280. It has a tennis court, a baseball field, and a softball field. There is a picnic area with grills and a play area for small children. It includes a slide, swings, and spring animals. There are also two stages; one is covered and another has only stadium seating. The other park is located on Cherry Street. The Cherry Street Park has a basketball court with stadium type seating. There is also a covered picnic area adjacent to a play area with a slide, swings, a merry-go-round, and spring animals. In addition, the Cherry Street Park has a large open area, which has been used for ball games and other events. The City also owns a gymnasium, which is open to the public as well. A stage and side rooms are currently being built at the gym.

The City of Pineview has a recreation complex located at 802 South Depot Street. It includes a lighted baseball field with a concession stand, a playground area with spring animals, a walking track, and swings. There is also a covered pavilion with a grill and a basketball court. The walking track is 1,495 feet in length.

The City of Pitts does not have a recreation department; however, the Pitts Community Club provides recreation for the city. The Pitts Community Club has one lighted softball field, one lighted little league field, and concessions at each.

The City of Rochelle does not have a recreation department, but does have a recreation board. The county's facilities are located just outside of Rochelle's city limits and citizens are encouraged to use them. The City of Rochelle also assists the County on funding the recreation complex. The City of Rochelle did have a recreation facility, but it has been given to the Wilcox County School System for use.

Staffing is critical to the provision of quality parks and recreation services. The recreation programs in Wilcox County are not staffed at the present time. The facilities for recreation are present, however, the County and municipalities rely on the general public to make sure activities take place for their citizens. The County and the City Rochelle recreation boards need to coordinate efforts and organize a recreation staff as funding becomes available. This will enable the programs to be more organized and increase their efficiency. While a full or part-time staff would help and is important to the recreation activities, the instructors, and the volunteers more than often provide the difference between average and quality services.

There are also numerous fishing and hunting opportunities located throughout the county. The Ocmulgee River provides an abundance of freshwater fish and miles of winding waterways for those who prefer to boat ride and ski. Public fishing is available with public boat landings maintained by the County at Statham Shoals. Halfmoon Landing is located at the end of Halfmoon Road in Abbeville and is maintained by the City of Abbeville.

The Wilcox County area is also served by a number of private recreation sources. Mallard Point Golf Club is a private country club located on Highway 215, four miles south of Rochelle with an eighteen-hole golf course. Citizens may also travel to Veterans State Park in Cordele for recreation purposes.

See maps CFSM-2, CFSM-8, and CFSM-15 for the location of recreation facilities in Wilcox County.

Assessment. Wilcox County has been able to provide adequate recreation services to its citizens, but will need some financial resources, facility upgrades, and better coordination in order to continue to do so as services become increasingly popular. The County needs to study the feasibility of being able to hire a full-time recreation director. The Wilcox County Recreation

Board is providing the best possible service and programs to Wilcox County citizens that it can at this time given the limited amount of resources. More coordination is needed between the County's programs and the municipalities. The County needs to add a walking track, at least two more ball fields, and a football/soccer field at its recreation park in the planning period.

There are no federal or state parks located in Wilcox County. Public fishing is available in the Ocmulgee River with public boat landings maintained by the City of Abbeville at Halfmoon and the County at Statham Shoals. These landings need to continue to be upgraded. There is a desire to have a state park or other natural area along the Ocmulgee River.

In the planning period, the City of Pitts wants to add a walking track for their citizens, and the City of Pineview wants to add lighting for its walking track. The City of Abbeville plans to add a walking track and more playground equipment to Lions Memorial and Cherry Street parks, as well as make general upgrades to their parks. The City of Abbeville is also interested in investigating the feasibility of adding one more recreation area in the city.

General Government

Inventory - Services. There are five local governments: Abbeville, Pineview, Pitts, Rochelle, and Wilcox County. Each government offers services and maintains public facilities, which enhance the quality of life for their citizens.

Incorporated in 1897, a mayor and six-member council govern the City of Abbeville. Abbeville provides water and sewer service, street maintenance and repairs, police and fire protection, street lighting, solid waste collection, recreation, zoning, and beautification.

Incorporated in 1902, a mayor and five-member council govern the City of Pineview. Pineview provides water, police and fire protection, street lighting, solid waste collection, recreation, and beautification.

The City of Pitts was chartered in 1905 and is governed by a mayor and five member council elected by districts. The City of Pitts provides water and fire protection, solid waste collection, street lighting, and beautification. The Wilcox County Sheriff's Department provides police protection to the City of Pitts.

Incorporated in 1889, a mayor and five-member council govern the City of Rochelle. Rochelle provides water and sewer service, street maintenance and repairs, police and fire

protection, zoning, street lighting, solid waste collection, and beautification. Recreation is provided by Wilcox County.

Wilcox County was created in 1857 by legislative act. The County is governed by five county commissioners elected by district, while a county clerk manages the day-to-day operations of the county. The four constitutional officers are the Sheriff, Clerk of Court, Tax Commissioner, and the Probate Court Judge. Among the services Wilcox County offers are public safety, court services, jail operation, road and bridge maintenance, health and welfare services, solid waste collection, county extension, senior services, EMS, EMA, E-911, rural fire protection, recreation, and community development services. Public boards and authorities in Wilcox County include the Board of Assessors, Development Authority, Recreation Board, Board of Elections, Department of Family and Children's Services Board, Health Board, and the Library Board.

Inventory - Facilities.

The Abbeville City Hall is a 1,600 square foot building located at 215 South Depot Street and houses two employees. The City currently employs 12 people. The mayor's office, the council chambers, the city clerk, and the police department are located in the municipal building. The City of Abbeville Police Department employs a total of seven people. The City of Abbeville Fire Department is located on Bell Street and has 15 volunteer firemen. The Street, Sanitation, and Public Works Department is located on Reid Street and has three personnel. The Water Department is located on South Depot Street. The oxidation pond is located at State Route 30/U.S. 280 East. See Map CFSM-4 for the location of public facilities in the City of Abbeville.

The City of Pineview's administrative offices are located at 121 East Commerce Street. The mayor's office, city clerk, water, and solid waste operations are housed in the municipal building. The old city hall is located at 113 East Commerce, and it houses the police station. The Pineview Fire Department is located at 103 Warren Street. Maintenance is located at 344 Warren Street, and utilities operations (water) is located at 110 East Bay Street. The City Clerk is responsible for billing. The Pineview Community Center is located at 115 North Depot Street. The Caboose Park is located at 204 North Depot Street, and Dennard Park is located at 112 North Depot Street. See Map CFSM-8 for the location of public facilities in the City of Pineview.

The Pitts City Hall is a 100 square foot building located at 158 South Eighth Street and houses one employee. The mayor's office, the council chambers, and the city clerk, are located in the municipal building. The City of Pitts Fire Department adjoins city hall and has 14 volunteer

firemen. The Street, Public Works, and Water Department is located on South Eighth Street and has one employee. The Pitts Community Center is adjacent to city hall at 158 South Eighth Street. The Pitts Civic Center is located at 116 South Sixth Street. See Map CFSM-11 for the location of public facilities in the City of Pitts.

The Rochelle City Hall Complex is a 26,000 square foot building located at 410 Stephens Street and houses 21 employees. The mayor's office, the council chambers, the city clerk, fire station, city jail, the Wilcox County EMS, and the police department are located in the municipal building. The Street, Sanitation, and Public Works Department is located on Second Avenue. The 10-acre oxidation pond is located on State Route 30/U.S. 280. The three-acre oxidation pond is located on Seventh Avenue. See Map CFSM-14 for the location of public facilities in the City of Rochelle.

Wilcox County facilities are spread throughout the county, and the County employs 72 persons. The Courthouse is located at 103 North Broad Street in downtown Abbeville and was renovated in 1980. Located in the Courthouse are the Commissioners, Clerk of Court, Probate, Tax Commissioner, Tax Assessor, School Board, and Magistrate. The County Road Department and Equipment Maintenance Shop are located at 785 County Farm Road in Rochelle. The Cedar Creek Volunteer Fire Station is located at 16539 Highway 233 in the northeastern part of Wilcox County. Election precincts are located in each municipality. The Senior Center is located on Second Avenue in Rochelle. The EMS is located at 410 Stephens Street. The EMA is located in the City of Abbeville Fire Department at 190 Bell Street in Abbeville. The Wilcox County Health Department is located at 1001 Second Avenue. The Agri Center along with the recreation department and the landfill are located on County Farm Road just outside of Rochelle. See Maps CFSM-2, CFSM-4, and CFSM-14 for the location of public facilities in Wilcox County.

Assessment - Services. It appears that the services currently offered by local governments are adequate. However, it is anticipated that many services will need to be improved and expanded due, in part, to state and federal mandates, as well as to improve efficiency and control cost. Solid waste disposal is a service which has changed dramatically due to the requirements of the Georgia Solid Waste Management Act. Wilcox County and its municipalities have implemented their solid waste management plan.

Given the increasing complexities of local government services and the growing burden on local governments to deliver more with less, whenever possible local governments need to employ professional staff to help provide more efficient services. The County needs a full time County Administrator to manage day-to-day operations. There is also a need to hire a full-time

recreation director. There is a need for cooperative intergovernmental sharing of various services to ensure countywide enforcement and coordination, and to prevent duplication of efforts and unnecessary waste of resources. The County will also need to establish a Board of Elections in the planning period.

Assessment - Facilities.

The City of Abbeville's major public facility needs for the next twenty years are for upgrading equipment to maintain City records and day-to-day operations in the current city hall. City Hall needs to be enlarged, and an additional storage room needs to be built for records storage. The historic city hall needs renovations for continued use. The city maintenance barn needs a new roof and some major upgrading to help protect the City's equipment. The City also needs a new police department facility during the planning period.

The City of Pineview's Community Center needs major mortar work along with an expansion of the heating and air conditioning system. A new roof is needed as well along with expansion of the facility. These improvements will allow the City to continue to use the facility; otherwise it will not be useable.

The City of Pitts has a few needs over the 20 year planning period. The community center needs new doors and locks. The Pitts Civic Center needs air conditioning/heating installed as well as a generator.

The City of Rochelle's facility needs over the 20 year planning period deal with infrastructure. The City of Rochelle needs a complete rehabilitation of part of its sewerage system. The lines that were installed in the 1940s and 1950s are causing problems with the rest of the system because of infiltration. The three-acre pond on Seventh Avenue needs an aerator added to it. The City's water lines need to be upgraded as well. The City of Rochelle needs to expand its water and sewer lines to assist in the development of the County's industrial park.

Wilcox County has several facility needs. The courthouse needs some renovations. Space is needed for records storage, and an elevator needs to be installed. A new county jail needs to be built as soon as possible. A new courthouse annex is needed for the county commissioners staff, and there is a need to consolidate the Tax Commissioner and Board of Assessors facilities due to lack of space.

Although facilities, existing or proposed, appear to be adequate to accommodate expected population and economic growth in the county, planning for improvements should be ongoing. All governments in Wilcox County need to maintain and upgrade existing public facilities/infrastructure as growth indicates or is proposed so as to continue providing adequate services to current and future residents. Ongoing efforts need to be made to obtain funding from state and federal sources, when available, as well as to extend the special purpose local option sales tax and collect any back taxes.

Educational Facilities

Inventory. The Wilcox County School System operates a consolidated school system comprised of three schools, all located in Rochelle, with a total enrollment of 1,434 students. Wilcox County Elementary was built in 1992 and has 94 employees, 61 of whom are certified. Wilcox County Middle School was constructed in 1998. It has 39 employees, including 32 certified ones. Wilcox County High was built in 1965. It has 55 employees (38 of them are certified). The total budget of the system in 2004 was \$14,982,330. Wilcox County voters approved a SPLOST referendum in 2002 to improve the school facilities. Since the adoption of the SPLOST, the elementary school was able to add 10 new classrooms in 2003. The middle school added two new classrooms and two new offices in 2003. The high school underwent a massive renovation in 2004 through a federal renovation grant.

East Central Technical College has a satellite campus located in Rochelle. The facility offers adult education and GED classes.

There are three technical college main campuses located within commuting distance of Wilcox County. Georgia Aviation and Technical College is located in Eastman, while South Georgia Technical College is located in Cordele. East Central Technical College is located in Fitzgerald.

Several other post secondary schools are located in close proximity to Wilcox County. Middle Georgia College is located in Cochran. Mercer University has a satellite campus in Eastman. Georgia Southwestern is located in Americus, and Abraham Baldwin Agricultural College (ABAC) is located in Tifton.

See Map CFSM-14 for the location of schools in Wilcox County.

Assessment. There has been some growth in the Wilcox County School System over the past ten years involving facilities and students. In the twenty-year planning period, general

maintenance and general improvements need to be made to school facilities. A new high school is in the planning stages to be built during the 20 year planning period.

Wilcox County and its municipalities need to continue to support and work together with the East Central Technical College Center in Rochelle in its efforts to provide and expand its services as needed.

Library and Other Cultural Facilities

Inventory. The Wilcox County Library is located at 102 North Broad Street in Abbeville. The library is one of six libraries serviced by the Ocmulgee Regional Library. Built in 1958, the library contains 7,000 square feet. Approximately 15% of the local citizens are registered as patrons. The facility houses a collection of approximately 25,000 volumes, 24 periodicals, one newspaper and numerous videos, recordings, large print books, and books on tape. During FY 04, 3,677 items were checked out from the library. One meeting room is available to the public. The attendance is approximately 3,521 per year. Staff consists of one full-time librarian. Special programs and services constitute a large and important segment of the total library program. Those offered are summer reading, internet access, and genealogical information.

Funding for the library is provided locally by private donations, the City of Abbeville, the Wilcox County Board of Education, and Wilcox County. The County provides \$4,800 annually. The City of Abbeville provides \$1,200. This money goes directly to the county library. The County also pays \$6,845 to the Ocmulgee Regional Library.

Wilcox County has three facilities available for major cultural events. The old Abbeville Elementary and High School is owned by the Wilcox County Arts Council, and its auditorium seats 1,000 people. It has a schedule of ongoing events throughout the year. The Wilcox County Agri-Center is located on County Farm Road in Rochelle and it hosts a variety of events including 4-H Club, school, family reunions, and training events. The City of Pitts also has a Civic Center that hosts a variety of events and seats 1,000 people.

Three of the county's cities host at least one major outdoor event. The City of Abbeville hosts the Wild Hog Festival, which includes numerous activities on the second Saturday of May. The event attracts approximately 9,000 people from all across the country every year. The City of Abbeville also hosts an annual Relay For Life event for the American Cancer Society. The City of Pitts hosts an annual Pitts Reunion at the civic center. The City also hosts a Spring Fling

event. The event has crafts, entertainment, and food along with other activities. The City of Rochelle hosts a Christmas Parade every year.

The Wilcox County Courthouse located in Abbeville is on the National Register of Historic Places. It is the only property in the county currently listed in the National Register.

See Maps CFSM-4, CFSM-11 and CFSM-14 for the location of cultural facilities in Wilcox County.

Assessment. Wilcox County does not need another facility for hosting large-scale cultural events and activities. The historic Abbeville school (owned by the Arts Council) does need further renovations, however. The cities of Pitts and Rochelle also need to acquire and renovate their historic depots, both of which are presently privately owned.

One of the community's most obvious cultural needs is greater promotion of programs. Wilcox County and the cities of Abbeville, Pitts, and Rochelle need to promote current community activities and need to establish more in the future. The City of Pineview does not currently host an event, but may need to examine the feasibility of hosting one in the future.

SUMMARY OF NEEDS/ASSESSMENT

The provision of services, protection of its citizens, preservation of its resources, and enhancement of its quality of life are of foremost importance to all citizens of Wilcox County. To accommodate anticipated population and economic growth, community leaders must provide all citizens with desired community facilities to the best extent possible.

The general priority needs as determined by the subcommittee and local governments for all community facilities and services are as follows:

1. The transportation system in the county is an asset, however there is a need for four-laning of SR 30/U.S. 280, resurfacing and paving of the roads within the county, and promotion of SR 30/U.S. 280.
2. There is a need to maintain and upgrade the water systems, particularly in Abbeville, but also in Pineview, Pitts (Seville area), and Rochelle to adequately serve these cities as well as accommodate any future city limit or industrial park expansion, develop and enforce subdivision regulations detailing water system development standards, and enforce health department guidelines for well development.
3. There is a need to continue providing adequate sewerage and wastewater treatment facilities in Abbeville and Rochelle by upgrading the treatment facility, accommodate future industrial park expansion, and to ensure that septic tank development standards are strictly enforced in Pineview and Pitts and throughout the county.
4. There is a need to ensure the efficient and effective collection of solid waste and recyclable and compostable materials within the county.
5. There is a need to update equipment and manpower in public safety, encourage continued training, and upgrade the county jail and law enforcement facilities.
6. There is a need to enhance fire protection by improving pipe systems and tank capacity, maintain and upgrade both wet and dry fire hydrant locations throughout the county, updating of county-wide facilities and services, and continuing extensive training programs and coordination efforts for all county fire departments.

7. There is a need to upgrade equipment at the health department, recruit medical specialists, build a new EMA facility, and continue formal training for EMS personnel.
8. There is a need to improve and expand active and passive recreational facilities county-wide as well as maintain existing areas; to coordinate programs; and to work toward protection of open space/natural areas.
9. There is a need to maintain access and develop the recreational area along the Ocmulgee River at the Statham Shoals and Half Moon Landings to protect their unique and important natural resources, and to attract tourists.
10. There is a need to renovate Abbeville's old city hall and maintenance barn, Pineview's Community Center, Pitts' Community and Civic Centers, construct a new courthouse annex, and to improve and expand as necessary other governmental facilities county-wide.
11. There is a need to enhance the quality education efforts already ongoing in Wilcox County by implementing and carrying out the five-year facilities plan, by supporting community schools, and by supporting the continued development of East Central Technical College.
12. There is a need to enhance the materials and equipment at the public library.
13. There is a need to establish new and promote existing community festival(s) and heritage development projects designed to educate the public and promote tourism.

The chosen goals, objectives, and implementation actions by Wilcox County, Abbeville, Pineview, Pitts, and Rochelle to address identified needs are delineated on the following pages.

COMMUNITY FACILITIES AND SERVICES GOAL, OBJECTIVES, AND IMPLEMENTATION POLICIES/ACTIONS

GOAL: To provide all citizens of Wilcox County with adequate public facilities which are not only convenient for their use, but also will meet the existing and future needs of the community while providing a quality environment in which to live and work.

OBJECTIVE 1: To provide for the proper maintenance of existing transportation facilities, and to plan for future growth and improvements.

POLICIES/ACTIONS:

Action 1.1: Advocate the long-term four-laning of SR 30/U.S. 280 through the county.

Action 1.2: Upgrade railroad crossings throughout the county with adequate markings, cross arms, and lights where necessary.

Action 1.3: Utilize the special purpose local option sales tax for funding of capital transportation improvements.

Action 1.4: Improve the water drainage problem in Abbeville, Pineview, and Rochelle, and implement necessary measures to eliminate any identified problems.

Action 1.5: Work with the Georgia Department of Transportation and Wilcox County in improving and paving the county's streets and roads on an annual basis.

Action 1.6: Improve and expand curbs, gutters, and sidewalks in all four municipalities.

Action 1.7: Work with GA DOT to identify bridges in need of repair and schedule such maintenance.

Action 1.8: Upgrade existing road and street equipment for Wilcox County and the cities of Abbeville, Pineview, Pitts, and Rochelle.

Action 1.9: Construct a new railroad spur to the industrial park in Abbeville and to the county's industrial park in Rochelle.

Action 1.10: Continue to operate the Wilcox County Transit System as funding is available and seek additional funds as necessary.

Action 1.11: Seek TE funding for streetscape and other transportation improvements in all four municipalities.

Action 1.12: Seek state construction of regional bicycle facilities within the county.

OBJECTIVE 2: **To insure that the county's municipal water supplies provide adequate and safe amounts for drinking water, fire protection, and economic development and to seek safe and sanitary water supplies within the unincorporated area of Wilcox County.**

POLICIES/ACTIONS:

Action 2.1: Maintain and upgrade the water systems in Pineview, Pitts (including Seville area), Rochelle, and especially Abbeville, to accommodate existing and future residents.

Action 2.2: Apply for Community Development Block Grants to assist in upgrading water systems in all of the municipalities as needed.

Action 2.3: Enforce all health department and other guidelines for private wells.

Action 2.4: Maintain and upgrade wet and dry hydrants throughout the county as feasible and needed.

Action 2.5: Utilize the Wilcox County Development Authority and the County Commissioners to coordinate with the City of Rochelle to upgrade the water system to accommodate economic development growth at the Wilcox County Industrial Park.

Action 2.6: Coordinate with the municipalities of Wilcox County to establish/upgrade the water systems to accommodate economic development growth.

OBJECTIVE 3: **To provide adequate and safe wastewater disposition in all areas of Wilcox County.**

POLICIES/ACTIONS:

Action 3.1: Provide sewerage services to all unserved residents of Abbeville and Rochelle.

Action 3.2: Upgrade the wastewater system treatment facility in Abbeville by completing the chlorination unit and making further improvements as needed.

Action 3.3: Enforce all health department and other guidelines for septic systems including county restrictions on any impaired streams in Wilcox County.

Action 3.4: Upgrade or replace the wastewater system lines in areas served by older lines and install an aerator in the three-acre treatment pond on Seventh Avenue in Rochelle and make other wastewater treatment improvements as needed.

Action 3.5: Upgrade the sewer systems in the City of Rochelle through a coordinated effort between the Wilcox County Development Authority and the County Commissioners, to accommodate economic development growth at the Wilcox County Industrial Park.

Action 3.6: Establish/upgrade the sewer systems in the municipalities of Wilcox County through a coordinated effort between the Wilcox County Development Authority and the County Commissioners, to accommodate economic development growth.

Action 3.7: Long term, seek to establish sewerage systems in the cities of Pitts and Pineview as the need warrants.

OBJECTIVE 4: **To provide all citizens of Wilcox County with a convenient means of solid waste disposal which is safe and environmentally sound, and in compliance with all local, state, and federal regulations, including a feasible means of collecting and marketing of recyclables.**

POLICIES/ACTIONS:

- Action 4.1:** Encourage the development of a county-wide collection program for batteries.
- Action 4.2:** Pursue the expansion of the current recycling program and target the collection of additional items for recycling.
- Action 4.3:** Continue the current method of collection and voluntary drop-off of recyclables county-wide.
- Action 4.4:** Continue the current method of collection and voluntary drop-off of special management items county-wide.
- Action 4.5:** Investigate the feasibility of privatizing solid waste collection in the unincorporated area of Wilcox County.
- Action 4.6:** Continue to utilize the current method of solid waste disposal throughout the county.

OBJECTIVE 5: **To assure that Wilcox County maintains an adequate program in all emergency services, including fire, law enforcement, and EMA.**

POLICIES/ACTIONS:

- Action 5.1:** Seek to develop a new joint county-wide jail facility and continue to pursue funding options to finance it.
- Action 5.2:** Provide regular training for all public safety personnel.
- Action 5.3:** Improve the piping systems, tank capacity, and maintain/upgrade both wet and dry fire hydrant locations to a level that will satisfy the fire protection needs of Wilcox County as needed.
- Action 5.4:** Seek funding for the necessary firefighting equipment to maintain, and possibly lower ISO ratings, in both the incorporated and unincorporated areas.

- Action 5.5:** Provide extensive and regular training programs for all firefighters.
- Action 5.6:** Develop and fund capital improvements programs to upgrade emergency equipment as needed.
- Action 5.7:** Maintain cooperative agreements between the municipalities and the county for inter-agency emergency response in all jurisdictions.
- Action 5.8:** Periodically evaluate the need to upgrade all emergency equipment and county-wide facilities both for improved service and accommodation for future population growth.
- Action 5.9:** Pursue the construction of a new joint county-wide firefighter training facility.
- Action 5.10:** Review at least once a year and keep current the Wilcox County Emergency Operations Plan of the EMA, and develop more detailed plans as necessary.
- Action 5.11:** Pursue funding for communications equipment, including a repeater system for public safety uses to be located in northwest Wilcox County.
- Action 5.12:** Seek funding for generators for emergency uses throughout Wilcox County.
- Action 5.13:** Pursue funding for an emergency shelter equipped with generators and emergency supplies for all of Wilcox County.
- Action 5.14:** Upgrade E-911 services as feasible and appropriate to Phase II.

OBJECTIVE 6: **To assure that services are available to meet the health and emergency needs of all Wilcox County citizens in a timely manner, and to further improve health facilities and services.**

POLICIES/ACTIONS:

- Action 6.1:** Provide regular formal training for all EMS personnel.
- Action 6.2:** Maintain and upgrade EMS equipment and vehicles.

Action 6.3: Expand the Wilcox County Health Department for additional space as necessary.

Action 6.4: Locate offices of EMA in any new law enforcement facility, or otherwise provide adequate space.

OBJECTIVE 7: **To provide facilities and programs for recreational and leisure services which would afford opportunities to all citizens regardless of age.**

POLICIES/ACTIONS:

Action 7.1: Improve and upgrade existing parks throughout the county in order to provide for expansion of youth activities.

Action 7.2: Continue to maintain/upgrade and utilize the county's landings located on the Ocmulgee River and seek to develop additional tourism opportunities.

Action 7.3: Continue coordination efforts between Wilcox County and the municipalities to provide recreation.

Action 7.4: Acquire additional land and develop new facilities for recreation.

Action 7.5: Seek funding to hire a recreation director.

Action 7.6: Seek construction a walking track, two new ball fields, and a football/soccer field and make other facility improvements at the county's recreation complex.

Action 7.7: Seek construction of walking tracks in the cities of Abbeville and Pitts.

Action 7.8: Seek funds for the construction of lighting at the walking track in the City of Pineview.

OBJECTIVE 8: **To provide effective and efficient government services and facilities, which meet the existing and future needs of Wilcox County.**

POLICIES/ACTIONS:

- Action 8.1:** As new city and county buildings are constructed, adaptively reuse old facilities for other offices.
- Action 8.2:** Upgrade equipment and expand the City of Abbeville city hall for additional record storage.
- Action 8.3:** Renovate Abbeville's old city hall and construct a new roof on the city's maintenance barn.
- Action 8.4:** Revitalize the downtown areas of all four municipalities, including beautification, landscaping, and streetscape improvements.
- Action 8.5:** Seek construction of a new police department facility in the City of Abbeville.
- Action 8.6:** Seek construction of a new courthouse annex for additional space.
- Action 8.7:** Renovate the Pineview community center by adding heating/air conditioning, repointing the mortar, and constructing a new roof, and expanding for additional space.
- Action 8.8:** Renovate the Pitts community center by adding new doors and locks and install heating/air conditioning and a generator.
- Action 8.9:** Seek funds to hire a county administrator.
- Action 8.10:** Seek funding to upgrade and maintain the Wilcox County Courthouse and add an elevator for handicap access.
- Action 8.11:** Seek funding to construct a joint county-wide jail facility.
- Action 8.12:** Continue to investigate the possibilities for consolidation of services between the cities and counties.

OBJECTIVE 9: **To provide diverse, quality educational opportunities for Wilcox County citizens of all ages.**

POLICIES/ACTIONS:

Action 9.1: Maintain full accreditation for all public schools.

Action 9.2: Implement and carry out the five-year plan for quality education as previously approved by the Wilcox County Board of Education and the State Department of Education.

Action 9.3: Assist East Central Technical College in providing adequate facilities and expansion of services at its Wilcox campus.

Action 9.4: Expand programs to increase the literacy rate of Wilcox County citizens.

OBJECTIVE 10: **To enhance and improve library facilities and otherwise encourage expanded cultural opportunities for existing and future residents of Wilcox County.**

POLICIES/ACTIONS:

Action 10.1: Cooperative work with the Wilcox Arts Council to upgrade the Abbeville Auditorium Complex to host large-scale events.

Action 10.2: Promote increased utilization of the existing facilities available for use by the citizens of Wilcox County to host events and ensure their continued maintenance.

Action 10.3: Promote the community events hosted by Wilcox County's municipalities and expand as appropriate.

Action 10.4: Continue to upgrade equipment at the Wilcox County Public Library.

Action 10.5: Renovate the depots in Pitts and Rochelle.

Action 10.6: Seek to attract a provider of natural gas service and develop the appropriate infrastructure for the services throughout the county.

Action 10.7: Develop the technical capacity capacity/interconnectivity necessary to be able to offer broadband and other high-speed technology services.

HOUSING

Introduction

Housing is a key link in a comprehensive plan with important relationships to population, economic development, and land use. Growth of almost any sort usually means more people, and they need a place to live. Land must be available for development of a wide range of housing types; there needs to be choice in housing; and housing must be affordable and desirable. Improving the quality of life for people has to begin by ensuring decent, safe, and sanitary shelter. Availability and affordability of housing, and its quality and appearance have become issues important to continued economic development and social equity concerns in many communities. Some think the condition of a community's housing is indicative of the condition of the community itself.

While Wilcox County may not have critical housing issues, no community is without concerns that need to be addressed before they become problems. The age and condition of existing housing, the expanded use of manufactured housing, the aging of the population, and the lack of planning and growth controls all have implications for housing in Wilcox County. Wilcox County and its municipalities of Abbeville, Pineview, Pitts, and Rochelle have examined housing within the community, analyzed and assessed needs, made recommendations, set goals, and identified implementation steps to address their perceived concerns.

Types of Housing

Table H-1 provides an inventory of housing types in Wilcox County, Abbeville, Pineview, Pitts, and Rochelle according to the Census of 1980, 1990, and 2000, while Table H-2

shows the percentage of various housing types throughout the county and cities as compared to State Service Delivery Region 9 and the state for the same period. The percent change in

**TABLE H-1
WILCOX COUNTY
TYPES OF HOUSING UNITS, 1980-2000**

	Single Family			Multi-Family			Manufactured Housing			Others			Total		
	1980	1990	2000	1980	1990	2000	1980	1990	2000	1980	1990	2000	1980	1990	2000
Wilcox County	2,357	2,049	2,151	105	66	95	328 ^{1/}	750 ^{1/}	1,057	N/A	N/A	17	2,790	2,865	3,320
Abbeville	274	233	283	17	7	34	59 ^{1/}	97 ^{1/}	146	N/A	N/A	0	350	337	463
Pineview	168	162	147	7	1	2	15 ^{1/}	48 ^{1/}	71	N/A	N/A	0	190	211	220
Pitts	164	77	112	4	0	0	11 ^{1/}	19 ^{1/}	40	N/A	N/A	0	179	96	152
Rochelle	495	418	393	35	55	51	38 ^{1/}	140 ^{1/}	200	N/A	N/A	0	568	613	644

^{1/} Includes Other

Source: U.S. Census Bureau (1980, 1990, 2000), www.census.gov

**TABLE H-2
WILCOX COUNTY
PERCENTAGE OF TYPES OF HOUSING UNITS, 1980-2000**

	Single Family			Multi-Family			Manufactured Housing			Others		
	1980	1990	2000	1980	1990	2000	1980	1990	2000	1980	1990	2000
Wilcox County	84.5	71.5	64.8	3.8	2.3	2.9	11.8	26.2	31.8	N/A	N/A	0.5
Abbeville	78.3	69.1	61.1	4.9	2.1	7.3	16.9	28.8	31.5	N/A	N/A	0
Pineview	88.4	76.8	66.8	3.7	.47	0.9	7.9	22.7	32.3	N/A	N/A	0
Pitts	91.6	80.2	73.7	2.2	0	0	6.1	19.8	26.3	N/A	N/A	0
Rochelle	87.1	68.2	61.0	6.2	9.0	7.9	6.7	22.8	31.1	N/A	N/A	0
Region	78.2	67.6	61.5	N/A	N/A	7.6	14.7	23.3	30.6	N/A	N/A	0.3
Georgia	75.8	64.9	67.1	16.6	22.7	20.7	7.6	12.4	12.0	N/A	N/A	0.1

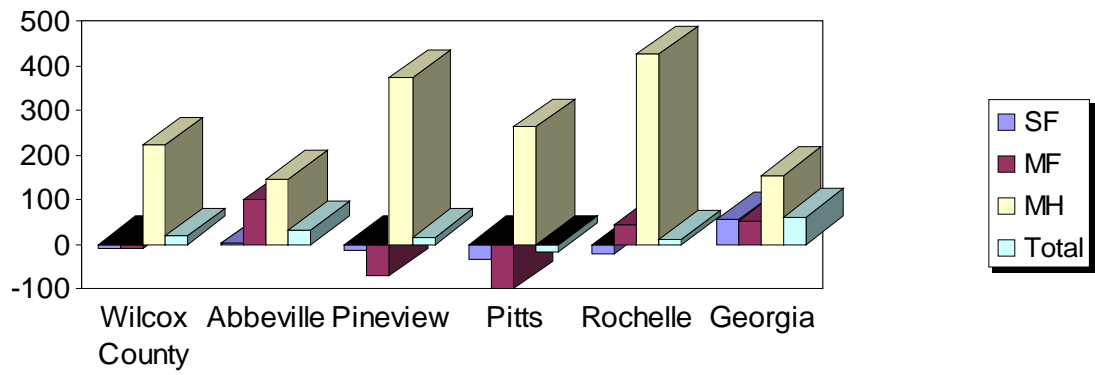
^{1/}Includes Other

Source: U.S. Census Bureau (1980, 1990, 2000), www.census.gov; Heart of Georgia Altamaha RDC staff, 2004.

housing types by local jurisdiction and for Georgia from 1980 to 2000 is graphically depicted on Figure H-1.

In the last 20 years, Wilcox County's total housing units increased from 2,790 to 3,320, a 19 percent increase, and nearly one-third of Georgia's increase of more than 60 percent. This is indicative of the county's relatively modest growth rate. The population of Wilcox County grew about 11.7 percent (vs. Georgia's 50.6 percent) during the same period. About 86 percent (455 units) of Wilcox County's growth in total housing units took place in the 1990s. This result was likely influenced by the opening of the Wilcox State Prison, but shows the attractiveness of the county's location. All of the county's cities experienced growth between 1980 and 2000, except for Pitts, which lost 15 percent of its housing stock. Rochelle and Pineview gained over 13 percent and nearly 16 percent, respectively, while Abbeville's housing stock grew at more than 32 percent, the most in the county. All of Abbeville's growth occurred between 1990 and 2000, as the city actually lost 13 total housing units (nearly 4 percent) from 1980 to 1990. As with Wilcox County's growth during the decade, Abbeville's growth can be largely attributed to the opening of Wilcox State Prison. During the same 20 year period, Wilcox County lost 206 of its single-family homes (the least in the county at about 1 in 12 or 8.7 percent) as compared to a 44 percent gain in the state. During the same period, only Abbeville gained single-family homes (3.3 percent). Pineview lost 12.5 percent of its single-family homes, while Rochelle lost more than 20 percent. Pitts lost the most such units from 1980 to 2000 at nearly 32 percent. Multi-family housing units within the county lost 10 units from 1980 to 2000, with losses predominantly in Pineview and Pitts. Wilcox County's percentage loss in multi-family units (-9.5 percent) compares to Georgia's gain of almost 56 percent in such units during the period. Abbeville's multi-family housing units increased the most at 100 percent (doubled from 17 to 34 units), while Rochelle gained nearly 46 percent (35 to 51 units). Pineview lost more than 71 percent of such units (declined from 7 to 2 units). Pitts lost all 4 of its multi-family housing units (100 percent) during the period. All Wilcox County jurisdictions experienced triple digit growth in manufactured housing over the 20 years. Manufactured housing unit growth in Wilcox County more than tripled (over 222 percent increase), which was considerably more than the state's overall two and one-half times increase. These units grew the most in Rochelle (more than 426 percent), followed by Pineview (more than 370 percent gain), and Pitts (over 260 percent). Abbeville's increase of close to 150 percent in manufactured housing units was the smallest county-wide, but near that of the state. Abbeville was the only city to gain

**Figure H-1
Percent Change in Housing
Types 1980-2000**



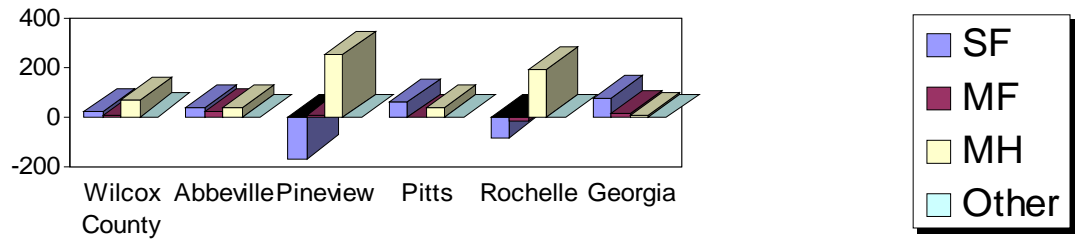
Source: Table H-1.

manufactured housing units at a slower pace than the county. Overall, the total housing increase for the county during the 20 year period was 530 units, while the total manufactured home increase was about 729 units. The single-family unit loss was 206 units, while multi-family housing lost 10 units. The dramatic increase in manufactured housing units reflects the popularity of this lower cost housing option, which allows home ownership for more residents. It also reflects the availability of land on which to locate mobile homes.

Between 1990 and 2000, Wilcox County gained 455 total housing units, including 102 single-family units. See Figure H-2 for Percent of Net Change in Housing Units by Type, 1990-2000. Over two-thirds of net new housing units were manufactured homes, as compared to 10 of 100 in Georgia. Georgia had a net increase during the decade of 76 of 100 new housing units as single-family, while Wilcox County had an increase of only slightly greater than 22 of 100. All of Wilcox's municipalities gained housing units during the 1990s. Abbeville increased all types of housing units (net total gain of 126 units), with nearly 80 percent single-family and manufactured home units (almost equally split, remainder multi-family). Pitts' gain of 56 units consisted of more than 60 percent single-family with the remainder in manufactured homes. There were no multi-family units. Rochelle gained 31 total units, all of which were manufactured housing. It lost 25 single-family units (nearly 6 percent) and 4 multi-family units. Pineview only gained 9 total units in the decade, increasing its manufactured housing by nearly 48 percent from 48 to 71 units. It also gained 1 multi-family unit, but lost 15 single-family units (over 9 percent). The county gained an average of just over 10 site-built houses a year from 1990-2000.

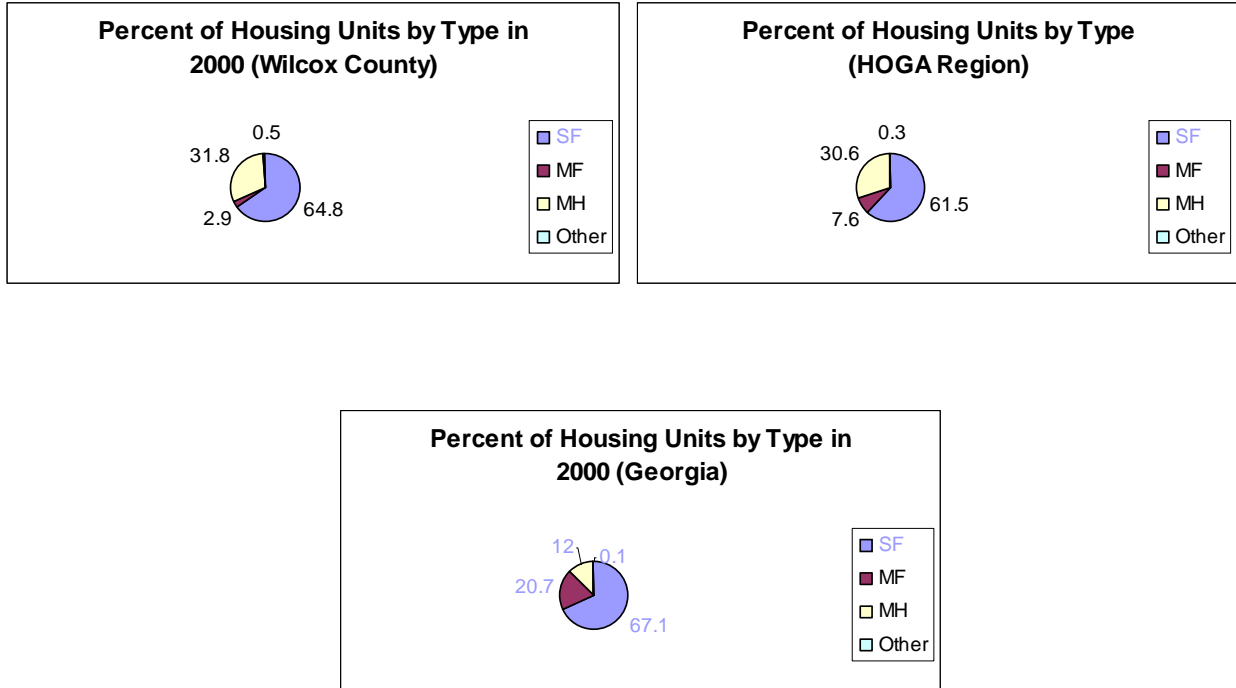
Figure H-3 graphically illustrates the Percent of Housing Units by Type for Wilcox County, the Heart of Georgia Altamaha Region (Region 9), and Georgia in 2000. Region 9 has the most manufactured housing of any region in the state, comprising more than 3 in 10 housing units, while Wilcox County has slightly more than the region as a whole. Only about 3 percent of the county's housing stock is multi-family housing, about 38 percent less than the region's 7.6 percent, which has only about one-third as much as Georgia's 20.7 percent. The state has nearly 7 times the percentage of multi-family housing as the county.

Figure H-2
Percent of Net Change in Housing Units by Type 1990-
2000 (WC-455, A-126, Pine-9,
Pit-56, R-31, GA-643,319)



Source: Table H-1.

Figure H-3
Percent of Housing Units by Type,
Wilcox County, Region, and Georgia, 2000



Source: Table H-2.

Table H-3 contains the current and projected number of occupied housing units by type from 2000 to 2025 for Wilcox County, Abbeville, Pineview, Pitts, and Rochelle. Unexpected population increases would require additional housing. Based on these projections, Wilcox County is expected to gain a total of about 660 occupied housing units by 2025 (24 percent) for an average increase of between 26 and 27 units per year. Abbeville is projected to have a gain of 195 units (53.6 percent), the largest number of units of any county municipality and the highest percentage gain county-wide. Rochelle's increase is projected at 157 units (28.4 percent). Pineview is expected to gain 32 units (17.3 percent), with Pitts having the smallest increase at 12 units (9.8 percent).

Occupied single-family housing units are predicted to increase only slightly during the period. Abbeville is projected to have a gain of about 9.1 percent (19 units), compared to Pitts' 6.7 percent (6 units) and the county's 4.5 percent (82 unit) growth. Conversely, the cities of Rochelle and Pineview are expected to lose single-family housing units. Rochelle is projected to lose 7 such units (2.1 percent), with Pineview losing 11 units or 8.9 percent of its single-family housing. The most occupied multi-family unit growth is, not surprisingly, expected to occur in Wilcox County's county seat, Abbeville, at 85.2 percent (23 units), while Rochelle, its largest city, will gain an estimated 10 units (24.4 percent). Pineview's 2 multi-family units are expected to remain constant, while Pitts will continue to have no multi-family units. Abbeville and Rochelle will account for all of the county's total expected increase in multi-family housing. This is because of their sewer systems.

As expected based on recent trends, the most significant growth is projected to be in the number of occupied manufactured housing units. Of the total county increase of 660 housing units projected as needed, 546 or 82.7 percent are expected to be manufactured homes. The number of such units in Abbeville is projected to increase by 120 percent from the present 128 to 281 by 2025. Rochelle will increase its manufactured housing units by 88.5 percent going from 174 to 328. Pineview is expected to have the next largest increase at 71.7 percent, adding 43 such units to its current 60. Pitts is anticipated to have the least growth at 18.2 percent, an increase of only 6 manufactured housing units over its present 33. More manufactured homes (190) will locate in unincorporated Wilcox County than in any municipality, but will account for only about 35 percent of the total county increase, because of the expected continuing loss of single-family homes in the municipalities, and their replacement with manufactured homes.

TABLE H-3
CURRENT AND PROJECTED OCCUPIED HOUSING UNITS BY TYPE
WILCOX COUNTY, ABBEVILLE, PINEVIEW, PITTS, AND ROCHELLE
2000-2025

	2000	2005	2010	2015	2020	2025
Wilcox County						
SF	1,814	1,844	1,857	1,874	1,886	1,896
MF	78	86	96	102	106	110
MH	893	1,032	1,151	1,264	1,363	1,439
O	0	0	0	0	0	0
Totals	2,785	2,962	3,104	3,240	3,355	3,445
Abbeville						
SF	209	219	222	224	226	228
MF	27	36	42	46	48	50
MH	128	177	202	228	256	281
O	0	0	0	0	0	0
Totals	364	432	466	498	530	559
Pineview						
SF	123	118	114	110	110	112
MF	2	2	2	2	2	2
MH	60	72	85	96	101	103
O	0	0	0	0	0	0
Totals	185	192	201	208	213	217
Pitts						
SF	89	91	93	94	95	95
MF	0	0	0	0	0	0
MH	33	34	35	37	38	39
O	0	0	0	0	0	0
Totals	122	125	128	131	133	134
Rochelle						
SF	338	318	320	323	327	331
MF	41	41	45	47	49	51
MH	174	223	252	282	307	328
O	0	0	0	0	0	0
Totals	553	582	617	652	683	710

Note: SF means Single-Family; MF means Multi-Family; MH means Manufactured Housing; and O means Other.

Source: U.S. Bureau of Census, www.census.gov; Projections made by Heart of Georgia
Altamaha RDC Staff, 2005.

Age and Condition of Housing

Table H-4 provides information on the age of Wilcox County, Abbeville, Pineview, Pitts, and Rochelle's housing as compared to that of Region 9 and the state. The housing stock's age by percentage in 2000 is shown graphically in Figure H-4. A large percentage of Wilcox County's housing, over 37 percent, has been built in the last 25 years, with manufactured housing accounting for most of the units. However, the county has not kept pace with the state. Georgia had about half (49.9 percent) of its units dating from this same period. Nearly 35 percent of Abbeville's, almost 31 percent of Rochelle's, 28 percent of Pineview's and 27 percent of Pitts' housing stock was added during the last 25 years.

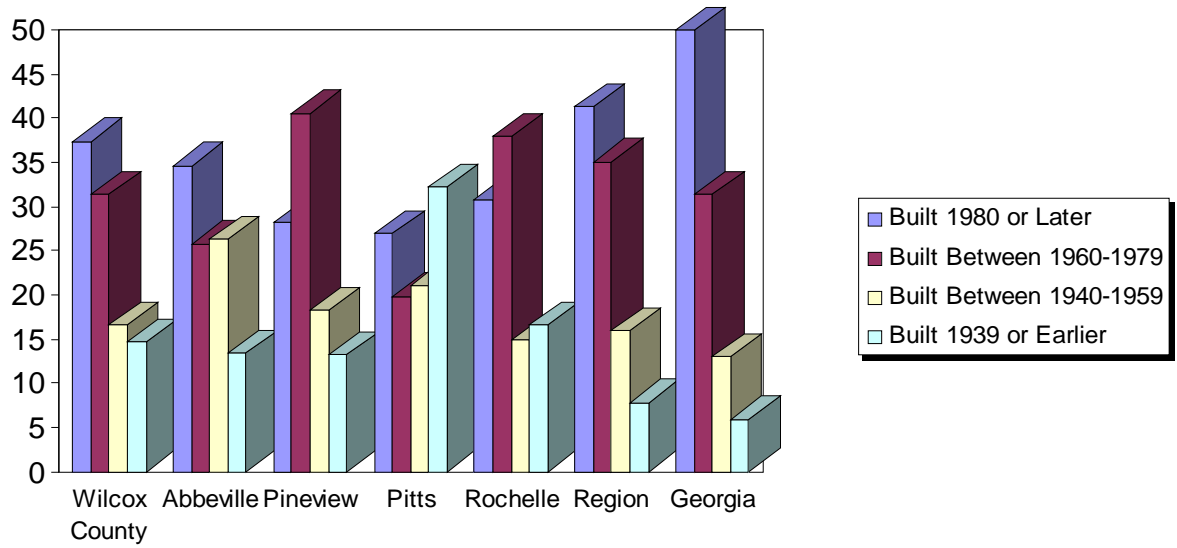
Generally, the housing stock is older in Wilcox County and its cities than the region or state. Within Wilcox County, the housing stock is older in the cities than in the county as a whole, with Pitts having the oldest housing stock. More than 50 percent of Pitts' housing stock exceeds 40 years in age, as compared to nearly 40 percent for Abbeville; around 31 percent each for the county, Pineview, and Rochelle; 24 percent for the region; and 19 percent for the state. At more than 30 percent, Wilcox and Johnson counties have the highest proportion of housing more than 40 years old in Region 9. Nearly one-third of Pitts' housing units are 60 years old or older compared to about 13 percent of Abbeville's and Pineview's, almost 15 percent of Wilcox County's, 16.5 percent in Rochelle, about 8 percent for the region, and 6 percent of Georgia's. This is likely the reason the county is losing its site-built housing. The aging housing stock becomes dilapidated and no longer useable if not maintained, and is lost through fire or removal.

**TABLE H-4
WILCOX COUNTY
AGE OF HOUSING BY PERCENTAGE**

	Built 1990 or later			Built 1980-89			Built 1960-79			Built 1940-59			Built 1939 or earlier		
	1980	1990	2000	1980	1990	2000	1980	1990	2000	1980	1990	2000	1980	1990	2000
Wilcox County	N/A	N/A	20.4	N/A	20.1	17.0	46.6	40.0	31.3	25.9	21.3	16.6	27.5	18.6	14.6
Abbeville	N/A	N/A	18.8	N/A	12.5	15.8	N/A	43.3	25.7	N/A	26.1	26.3	24.3	18.1	13.4
Pineview	N/A	N/A	11.4	N/A	6.6	16.8	N/A	50.7	40.5	N/A	17.5	18.2	37.9	25.1	13.2
Pitts	N/A	N/A	15.1	N/A	12.7	11.8	N/A	24.5	19.8	N/A	27.5	21.1	31.3	35.3	32.2
Rochelle	N/A	N/A	15.7	N/A	18.6	15.1	N/A	38.5	37.9	N/A	20.7	14.9	29.2	22.2	16.5
Region	N/A	N/A	22.6	N/A	N/A	18.7	N/A	N/A	35.0	N/A	N/A	15.9	N/A	N/A	7.8
Georgia	N/A	N/A	27.9	N/A	32.1	22.0	N/A	41.7	31.3	N/A	18.1	13.0	14.7	8.1	5.9

Source: U.S. Census Bureau (1980, 1990, 2000), www.census.gov; Heart of Georgia Altamaha RDC staff, 2004.

**Figure H-4
Age of Housing by Percentage in 2000**



Source: Table H-4.

Table H-5 depicts the condition of housing in Wilcox County and its cities as well as the region and state. There has been a dramatic decline in housing units lacking complete plumbing facilities in the county since 1980, but there is still a greater percentage than the state's 0.9 percent and the region's 2.5 percent, except in Rochelle (lower than region for total units, same for occupied). Complete plumbing is defined according to the U.S. Census Bureau as having hot and cold piped water, a flush toilet, and tub or shower within the dwelling. There is still a much greater percentage in Wilcox County and its other three cities, ranging from 4.1 (Pineview), 3.6 (County); and 3.3 (Pitts), to 3.0 (Abbeville) percent, than Georgia's 0.9 percent. The percentage of occupied units lacking complete plumbing is significantly higher in Pineview at 3.2 percent. This may again be a function, at least in part, of the age of the housing stock.

In terms of lacking complete kitchen facilities, defined as having a sink with piped water, stove, and refrigerator inside the housing unit by the U.S. Census Bureau, units within Wilcox County, and especially in Pitts, are much more likely to lack such facilities as those in the region or state. In 2000, 4.1 percent of the county's and 4.6 percent of Pitts' housing units lacked complete kitchen facilities, as compared to Abbeville's 3.5 percent, Rochelle's 2.6 percent, and Pineview's 2.3 percent. This is significantly higher than the state's rate of 1 percent in 2000. The percentage of total housing units in the region with incomplete kitchens is not available; however, the rate for occupied units was 0.7 percent. This compares to 1.6 percent of occupied units in Wilcox County, 1.1 percent in Pineview, and 3.3 percent in Pitts. Abbeville's and Rochelle's occupied housing units lacking complete kitchen facilities are the same as the state (0.5 percent) and slightly less than the region. This again confirms housing within Wilcox County to be in generally poorer condition than in the region and state.

As to be expected, vacant units within the county are very much more likely to lack complete plumbing or kitchen facilities than the state as a whole. See Figure H-5. More than 1 in 6 units lack such facilities in Wilcox County and Rochelle as compared to 1 in 7 in Abbeville, 1 in 12 in Pineview, 1 in 10 in Pitts, and about 1 in 17 for the state. Pineview and Pitts each had 3 vacant units lacking complete plumbing or kitchen facilities.

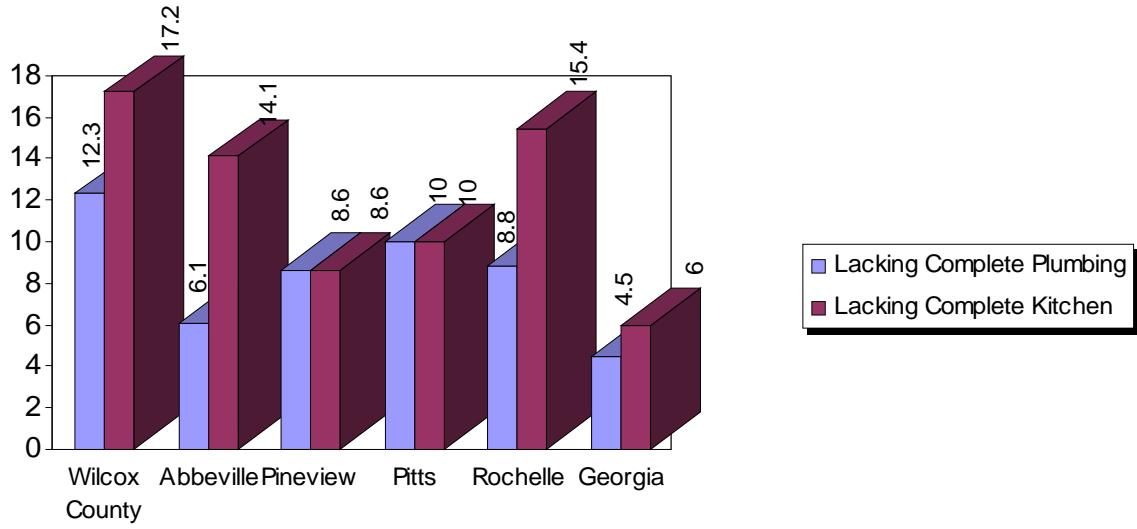
The U.S. Census Bureau defines overcrowding as more than one person per room. Overcrowding is somewhat of a problem in Wilcox County. Pineview (8.1 percent), Abbeville (6.8 percent), and Rochelle (6.4 percent) all are higher than the state's percentage of 4.8 percent

**TABLE H-5
WILCOX COUNTY
CONDITION OF HOUSING, 1980-2000**

	Lacking Complete Plumbing Facilities						Lacking Complete Kitchen Facilities						Overcrowded Units						
	1980		1990		2000		1980		1990		2000		1980		1990		2000		
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	
Wilcox County																			
Total Units	224	8.1	57	2.0	118	3.6	158	5.7	71	2.5	137	4.1							
Occupied Units	180	6.9	57	2.3	52	1.9	N/A	N/A	N/A	N/A	45	1.6	241	9.3	152	6.1	106	3.8	
Vacant Units	44	22.1	N/A	N/A	66	12.3	N/A	N/A	N/A	N/A	92	17.2							
Abbeville																			
Total Units	33	9.4	3	.89	14	3.0	N/A	N/A	4	1.2	16	3.5							
Occupied Units	N/A	N/A	N/A	N/A	8	2.2	N/A	N/A	N/A	N/A	2	0.5	N/A	N/A	20	5.9	25	6.8	
Vacant Units	N/A	N/A	N/A	N/A	6	6.1	N/A	N/A	N/A	N/A	14	14.1							
Pineview																			
Total Units	27	14.2	6	2.8	9	4.1	N/A	N/A	4	1.9	5	2.3							
Occupied Units	N/A	N/A	N/A	N/A	6	3.2	N/A	N/A	N/A	N/A	2	1.1	N/A	N/A	23	12.6	15	8.1	
Vacant Units	N/A	N/A	N/A	N/A	3	8.6	N/A	N/A	N/A	N/A	3	8.6							
Pitts																			
Total Units	7	3.9	1	.98	5	3.3	N/A	N/A	1	.98	7	4.6							
Occupied Units	N/A	N/A	N/A	N/A	2	1.6	N/A	N/A	N/A	N/A	4	3.3	N/A	N/A	0	0	4	3.3	
Vacant Units	N/A	N/A	N/A	N/A	3	10.0	N/A	N/A	N/A	N/A	3	10.0							
Rochelle																			
Total Units	53	9.3	9	1.5	13	2.0	N/A	N/A	35	5.7	17	2.6							
Occupied Units	49	9.0	N/A	N/A	5	0.9	N/A	N/A	N/A	N/A	3	0.5	N/A	N/A	42	7.7	35	6.4	
Vacant Units	4	19.0	N/A	N/A	8	8.8	N/A	N/A	N/A	N/A	14	15.4							
Region																			
Total Units		7.5		1.7		2.5		N/A		N/A		N/A		N/A		N/A		N/A	
Occupied Units						0.9						0.7							4.7
Vacant Units																			
Georgia																			
Total Units	75,618	3.8	28,462	1.1	29,540	0.9	71,793	3.6	24,014	0.9	31,717	1.0							
Occupied Units	59,491	3.2	22,921	1.0	17,117	0.6			16,794	0.7	15,161	0.5		5.3		4.0			4.8
Vacant Units	16,127	11.4	5,541	2.0	12,423	4.5			7,220	2.7	16,556	6.0							

Source: U.S. Census Bureau (1980, 1990, 2000), www.census.gov; Heart of Georgia Altamaha RDC staff, 2004.

Figure H-5
Condition of Vacant Units in 2000
(Percentage)



Source: Table H-7.

and that of the region (4.7 percent). The county's 3.8 percent and Pitts' 3.3 percent are less than the region or state.

There are no known concentrated areas of dilapidated housing in unincorporated Wilcox County, Pineview, and Pitts. There is only scattered blight. Because of the age of housing, there is substantial need for housing rehabilitation, but the need is scattered rather than concentrated. Within Abbeville and Rochelle there is also scattered blight, as well as several neighborhoods with a rather concentrated need for housing rehabilitation. The Easy/Isabella/Peachtree streets neighborhood in northeast Abbeville is one such area. The Lambtown Subdivision in northwest Rochelle around Sook Road is another neighborhood needing housing rehabilitation. Reynolds Creek runs behind this area, causing flooding problems due to beaver dams. A related issue may also be emerging of abandoned, deteriorated mobile homes which have exceeded their useful life and are expensive and hard to properly dispose. This means that needed housing improvement programs would likely have to utilize a widespread geographic focus (such as the CHIP program), as well as concentrated target areas (often required by the CDBG program), with CDBG funds utilized primarily in the cities. There further seems to be a need for greater restriction on the relocation of older manufactured housing to the county.

Ownership and Vacancy Patterns

Table H-6 provides information on ownership and vacancy patterns for Wilcox County, Abbeville, Pineview, Pitts, Rochelle, the region, and Georgia in 1980, 1990, and 2000 as available.

Ownership and Occupancy

From 1980 to 2000 the number of owner occupied housing units increased within Wilcox County from 1,972 to 2,225, an increase of 12.8 percent. This compares to a decrease in renter occupied units during the same period from 624 in 1980 to 560 in 2000, a loss of 64 units or 10.3 percent. In 2000, owner occupied units comprised 79.9 percent of the county's occupied housing units, while renters occupied the remaining 20.1 percent. This compared to 76 percent owner occupied and 24 percent renter occupied in 1980.

**TABLE H-6
WILCOX COUNTY
OCCUPANCY STATUS OF HOUSING UNITS, 1980-2000**

	Wilcox County						Abbeville						Pineview						Pitts					
	1980		1990		2000		1980		1990		2000		1980		1990		2000		1980		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Total Housing Units	2,795	100	2,865	100	3,320	100	350	100	337	100	467	100	190	100	211	100	218	100	179	100	96	100		
Occupied Housing Units	2,596	92.9	2,511	87.6	2,785	83.9	326	93.1	303	89.9	373	79.9	171	90.0	182	86.3	185	84.9	152	84.9	86	89.6		
Vacant Housing Units	199	7.1	354	12.4	535	16.1	24	6.9	34	10.1	94	20.1	19	10.0	29	13.7	33	15.1	27	15.1	10	10.4		
Owner Occupied Units	1,972	76.0	1,915	76.3	2,225	79.9	260	79.8	229	75.6	264	70.8	130	76.0	148	81.3	148	80.0	125	82.2	67	77.9		
Renter Occupied Units	624	24.0	596	23.7	560	20.1	66	20.2	74	24.4	109	29.2	41	24.0	34	18.7	37	20.0	27	17.8	19	22.1		
Owner Vacancy Rate		0.55		1.4		1.9		N/A		0.0		3.3		N/A		2.6		2.6		N/A		1.5		
Renter Vacancy Rate		4.59		9.8		12.6		N/A		16.9		19.9		N/A		12.8		2.6		N/A		5.0		
Owner to Renter Ratio of Vacancy	0.37		0.42		0.52		N/A		0		0.33		N/A		0.80		4.0		N/A		1.0			
White Householder	1,946	75.0	1,831	72.9	1,984	71.2	N/A		209	69.0	217	58.2	N/A		79	43.4	65	35.1	N/A		79	91.9		
Black Householder	647	24.9	674	26.8	775	27.8	N/A		93	30.7	153	41.0	N/A		103	56.6	116	62.7	N/A		7	8.1		
Other Race Householder	3	0.1	6	0.2	26	0.9	N/A		1	0.3	3	0.8	N/A		0	0	4	2.2	N/A		0	0		
Hispanic Householder	4	0.2	7	0.3	30	1.1	N/A		2	0.7	1	0.3	N/A		0	0	1	0.5	N/A		0	0		
Householder Age 65 or Over	728	28.0	772	30.7	752	27.0	N/A		112	37.0	110	29.5	N/A		60	33.0	52	28.1	N/A		24	27.9		

	Rochelle						Region						Georgia		
	1980		1990		2000		1980		1990		2000		1980	1990	2000
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	%	%	%
Total Housing Units	568	100	613	100	642	100	86,488	100	98,346	100	115,484	100	100	100	100
Occupied Housing Units	547	96.3	549	89.6	552	86.0	N/A		N/A		98,923	85.7	92.3	89.7	91.6
Vacant Housing Units	21	3.7	64	10.4	90	14.0	N/A		N/A		16,561	14.3	7.7	10.3	8.4
Owner Occupied Units	364	66.5	350	63.8	373	67.6	N/A		N/A		72,840	73.6	65.0	64.9	67.5
Renter Occupied Units	183	33.5	199	36.2	179	32.4	N/A		N/A		26,083	26.4	35.0	35.1	32.5
Owner Vacancy Rate		N/A		2.5		2.9	N/A		N/A		2.1		1.7		1.9
Renter Vacancy Rate		N/A		8.3		10.1	N/A		N/A		14.1		7.9		8.2
Owner to Renter Ratio of Vacancy	N/A		0.50		0.55		N/A		N/A		0.36		0.37		.44
White Householder	N/A		302	55.0	288	52.2	N/A		N/A		73.0		75.8		68.9
Black Householder	N/A		244	44.4	260	47.1	N/A		N/A		24.6		23.5		26.7
Other Race Householder	N/A		3	0.5	4	0.7	N/A		N/A		2.4		0.7		4.4
Hispanic Householder	N/A		1	0.2	8	1.4	N/A		N/A		4.8		1.0		3.4
Householder Age 65 or Over	N/A		171	31.1	143	25.9	N/A		N/A		22.9		18.6		16.5

Source: U.S. Census Bureau (1980, 1990, 2000), www.census.gov; Georgia State of the State's Housing: Service Delivery Region 9, UGA, 2003.

The actual number of owner occupied housing units in Abbeville was up slightly to 264 in 2000 from 260 in 1980, after a loss of 31 such units during the 1980s (229 in 1990). The percentage of owner-occupied units declined from 79.8 percent in 1980 to 70.8 percent in 2000. Renter occupied units in Abbeville increased accordingly from 20.2 percent in 1980 to 29.2 percent of the city's occupied housing units in 2000, thus reflecting the availability of more rental housing units in Abbeville (increased from 66 to 109 units). Pineview's percentage of owner occupied housing increased by 5.3 percentage points from 1980 to 1990 (18 units), but the actual number of units (148) remained constant from 1990 to 2000, while the percentage declined 1.3 point. Conversely, the number and percentage of occupied rental units in Pineview decreased from 1980 to 2000, despite a small increase in the 1990s. Pitts and Rochelle both experienced losses in owner occupied housing units from 1980 to 1990, while renter occupied units increased as expected. Pitts actually lost nearly one-half of its owner occupied units during the 1980s (down from 125 to 67 or 46.4 percent), but gained back 48.3 percent of its loss by 2000. (This is likely only a Census anomaly, and not a true picture. The 1990 numbers are likely wrong.) In terms of renter occupied units, Pitts lost one net unit from 1980 to 2000, but its overall percentage of such units increased from 17.8 to 21.5 percent during the period. Rochelle had 364 owner occupied units comprising 66.5 percent of the city's occupied housing in 1980. During the next decade, owner occupied housing units in Rochelle decreased by 14 units to 350 units or 63.8 percent of the city occupied housing, while occupied rental units grew from 183 to 199 units, an increase of 2.7 percentage points. By 2000, owner occupied units in Rochelle increased to 373 units (67.6 percent of city's occupied units), an increase of 23 such units in the 1990s and a net increase of 9 since 1980. Rochelle lost 20 renter occupied units from 1990 to 2000 for a net loss of 4 such units since 1980.

The percentage of owner occupied units in Wilcox County, Pineview, and Pitts exceeded that of the region (73.6 percent) and Georgia (67.5 percent) in 2000, while renter occupied units were less (26.4 percent--region and 32.5 percent--state). Rochelle's 32.4 percent of renter occupied units was 6 percentage points greater than the region and only 0.1 percentage point less than the state. Conversely, Rochelle's percentage of owner occupied units lagged behind the region, but was 0.1 percentage point higher than the state. Like Rochelle, Abbeville's 29.2 percent renter-occupied units was also higher than that of the region, but its 70.8 percent owner-occupied units was lower than the region, yet higher than the state. These statistics suggest that home ownership of site-built or manufactured housing is an option available to a majority of

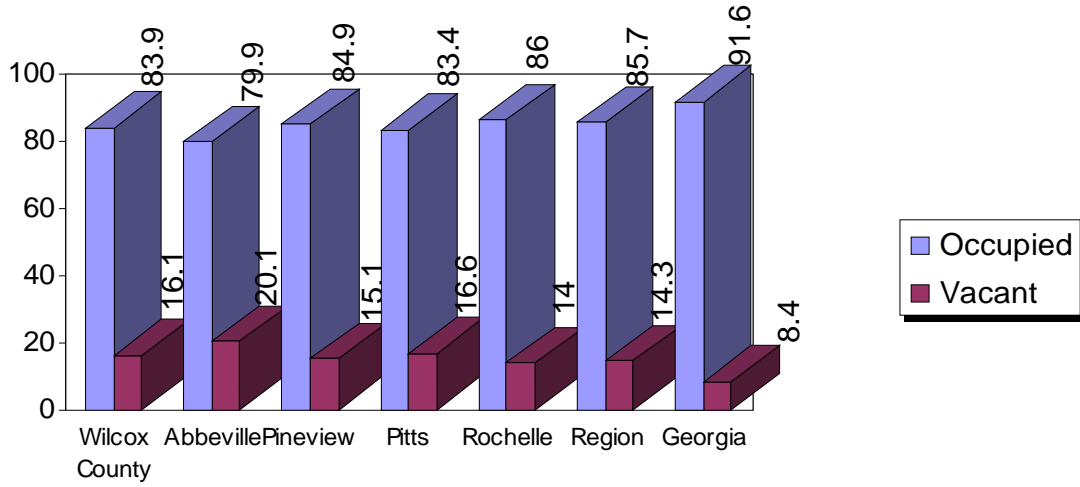
residents county-wide, but that the larger cities of Abbeville and Rochelle are increasingly the domain of renters.

Vacancy Rates by Owner/Renter

The bar chart in Figure H-6 shows the percentage of occupied and vacant housing units for the county, its cities, the region, and state for 2000. Housing units are vacant at a greater rate in Wilcox County (16.1 percent) and all of its cities, except Rochelle, than those in the region (14.3 percent), and at nearly twice the rate of Georgia (8.4 percent). The county's other cities range from about 1 to 6 percentage points higher than the region and nearly double or more than that of the state. Rochelle's 14 percent of vacant housing units is less than the county and about the same as the region, but still more than the state. Abbeville (20.1 percent) and Pitts (16.6 percent) have the highest vacancy rates within Wilcox County. Pineview (15.1 percent) is 1 percentage point less than the county (16.1 percent). More than 1 in 6 of Wilcox County's housing units were reported as vacant in 2000. Wilcox County has nearly double the percentage of vacant units as the state, and about 7.7 percent less occupied units as a result. The age of the housing stock, the aging population, and the loss of jobs are all contributing factors.

Wilcox County had an owner vacancy rate of 1.9 percent in 2000, the lowest rate countywide. This was significantly lower than that of Abbeville (the highest at 3.3 percent) and Pitts (3.1 percent). Rochelle was the third highest at 2.9 percent, while Pineview followed with 2.6 percent. The county owner vacancy rate was lower than the region's 2.1 percent, but the same as the state's rate of 1.9 percent. Forty-two vacant units were listed as available for sale in 2000. See Table H-7. In comparison, Abbeville had the highest renter vacancy rate county-wide with 19.9 percent, which was considerably higher than the region at 14.1 percent. Wilcox County's renter vacancy rate was the next highest at 12.6 percent, followed by Pitts (10.3 percent) and Rochelle (10.1 percent). Pineview's rate of 2.6 percent was the only Wilcox jurisdiction with a renter vacancy rate lower than Georgia's 8.2 percent. About 81 vacant units were available for rent county-wide in 2000. This included 27 units in Abbeville, 20 units in Rochelle, 3 units in Pitts, and only 1 unit in Pineview. Together this means there were almost twice as many housing units available to rent as for sale in the county in 2000. Abbeville had about 21 percent of units available for sale and one-third of the units for rent. Rochelle had 11 units for sale (26 percent of the county total) in addition to the 20 for rent (24.7 percent of

**Figure H-6
Occupancy Status of Housing Units in 2000
(Percentage)**



Source: Table H-6.

county total). In Pineview, 4 units were for sale (9.5 percent of the county total), and only 1 unit was available for rent (1.2 percent of the county total). Pitts had 3 units each for sale and rent, which comprised 7.1 and 3.7 percent, respectively, for sale and rent of the county totals. The limited availability of properties for sale suggests a rather tight housing market for those wishing to purchase, but this is somewhat offset by the limited population growth, resulting light demand, and the use of manufactured homes. The rental vacancy rate suggests a more accommodating market for renters, except in Pineview and Pitts, but even it is limited and could be affected by condition of housing.

In terms of owner to renter ratios of vacancies for 2000, Abbeville had the lowest local ratio (.33), while Rochelle was .55, Pitts and 1.0, Pineview had 4.0, and the county was at .52. Only Abbeville was lower than the region's .36 and .44 for the state. The owner to renter ratio is a measure of the properties available for sale as a percentage of those available for rent. Thus the county had about half as many units for sale as for rent, while Pineview had more units for sale (4) than for rent (1), and Pitts had the same for sale and rent at 3 each. Abbeville had only a quarter as many for sale (9 units) as those for rent (27 units). Rochelle had slightly more at about one-third as many for sale (11 units) as compared to 20 units for rent.

A more easily understood measure, perhaps, than owner to renter ratios is the direct percentage of vacant units for sale as a percent of the total vacant units for sale or for rent. This is shown on Table H-7. Wilcox County and Rochelle had a little more than one-third of their total units for sale or rent available for purchase in 2000, while Abbeville had 25 percent. Pineview had the most at 80 percent, followed by Pitts at 50 percent. As noted earlier, there are more properties for rent than for sale in the county with more than half of those available for rent located in Abbeville and Rochelle.

Table H-7 contains data describing the vacancy status of various housing units for Wilcox County, Abbeville, Pineview, Pitts, Rochelle, the region, and Georgia. Vacant units for sale or rent as a percentage of the total vacant housing units in 2000 are compared in Figure H-7. Vacant housing units in Wilcox County are less likely to be for sale and much less likely for rent than those in the region or the state. Vacant units are more likely for sale in the cities than the county as a whole. In 2000, Rochelle had the highest percentage of vacant units for sale at over

**TABLE H-7
WILCOX COUNTY
VACANCY STATUS OF HOUSING UNITS, 1980-2000**

	Wilcox County						Abbeville						Pitts		
	1980		1990		2000		1980		1990		2000		1980		No.
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.
Total Vacant Housing Units	199	100	354	100	535	100	24	100	34	100	94	100	19	100	29
For Sale Only	6	3.0	27	7.6	42	7.9	N/A		0	0	9	9.6	N/A		4
For Rent	35	17.6	65	18.4	81	15.1	N/A		15	44.1	27	28.7	N/A		5
Owned or Sold, Not Occupied			16	4.5	10	1.9			0	0	0	0			2
For Seasonal, Rec., or Occasional Use	5	2.5	83	23.4	135	25.2	N/A		6	17.6	21	22.3	N/A		4
For Migratory Workers			1	0.3	6	1.1			0	0	0	0			0
Other Vacant	153	76.9	162	45.8	261	48.8	N/A		13	38.2	37	39.4	N/A		14
Vacant Units for Sale Only as % of Units for Rent or Sale		14.6		41.5		34.1		N/A		0		25.0		N/A	
Owned, built 1950-59	N/A		N/A		91	17.0	N/A		N/A		28	28.3	N/A		N/A
Owned, built 1940-49	N/A		N/A		53	9.9	N/A		N/A		11	11.1	N/A		N/A
Owned, built 1939 or Earlier	N/A		N/A		76	14.2	N/A		N/A		9	9.1	N/A		N/A
Owned Lacking Compl. Plumbing	44	22.1	N/A		66	12.3	N/A		N/A		6	6.1	N/A		N/A
Owned Lacking Compl. Kitchen	N/A		N/A		92	17.2	N/A		N/A		14	14.1	N/A		N/A

	Pitts						Rochelle					
	1980		1990		2000		1980		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Total Vacant Housing Units	27	100	10	100	24	100	21	100	64	100	90	100
For Sale Only	N/A		1	10.0	3	12.5	N/A		9	14.1	11	22.2
For Rent	N/A		1	10.0	3	12.5	N/A		18	28.1	20	12.2
Owned or Sold, Not Occupied			1	10.0	0	0			4	6.3	0	0
For Seasonal, Rec., or Occasional Use	N/A		1	10.0	3	12.5	N/A		9	14.1	6	6.7
For Migratory Workers			0	0	2	8.3			0	0	1	1.1
Other Vacant	N/A		6	60.0	13	54.2	N/A		24	37.5	52	57.8
Vacant Units for Sale Only as % of Units for Rent or Sale		N/A		50.0		50.0		N/A		33.3		35.5
Owned, built 1950-59	N/A		N/A		7	23.3	N/A		N/A		12	13.2
Owned, built 1940-49	N/A		N/A		6	20.0	N/A		N/A		3	3.3
Owned, built 1939 or Earlier	N/A		N/A		10	33.3	N/A		N/A		20	22.0
Owned Lacking Compl. Plumbing	N/A		N/A		3	10.0		4	19.0		8	8.8

ant Lacking Compl. Kitchen	N/A		N/A		3	10.0	N/A		N/A		14	15.4
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**TABLE H-7
WILCOX COUNTY
VACANCY STATUS OF HOUSING UNITS, 1980-2000
(continued)**

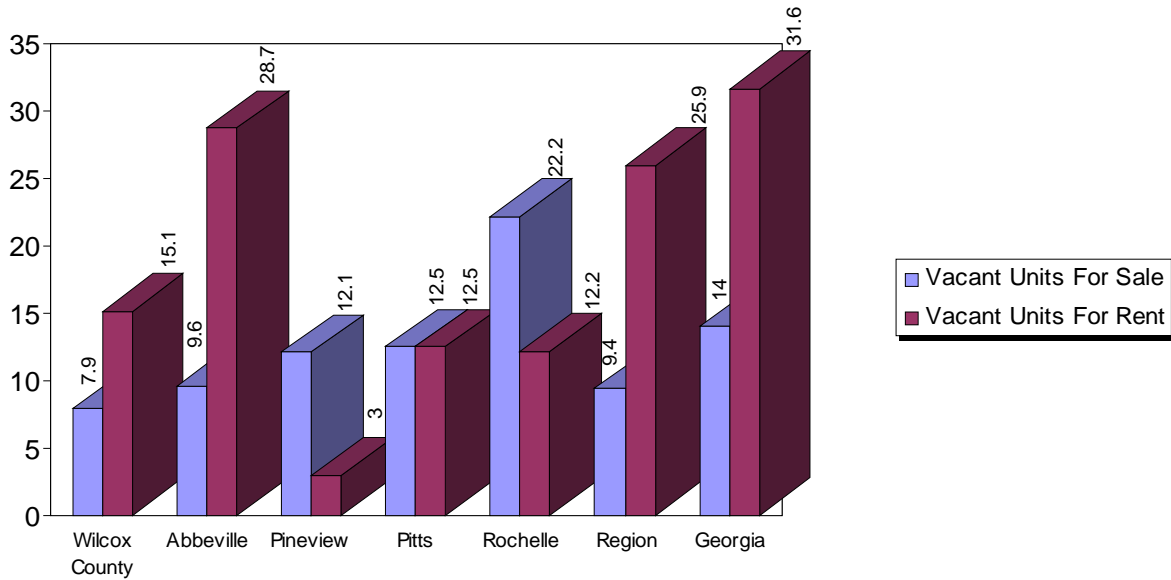
	Region						Georgia					
	1980		1990		2000		1980		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Total Vacant Housing Units	N/A	N/A	N/A	N/A	16,561	100	156,698	100	271,803	100	275,368	100
For Sale Only					1,549	9.4	20,915	13.3	38,816	14.3	38,440	14.0
For Rent					4,292	25.9	55,897	35.7	115,115	42.4	86,905	31.6
Rented or Sold, Not Occupied					1,359	8.2	16,598	10.6	20,006	7.4	20,353	7.4
For Seasonal, Rec., or Occasional Use					2,052	15.1	30,485 ^{1/}	19.5 ^{1/}	33,637	12.4	50,064	18.2
For Migratory Workers					207	1.2			617	0.2	969	0.4
Other Vacant					6,652	40.2	32,263	20.6	63,612	23.4	78,637	28.6
Vacant Units for Sale Only as % of Units for Rent or Sale	N/A	N/A	N/A	N/A		26.5		27.2		25.2		30.7
Vacant, built 1950-59	N/A	N/A	N/A	N/A	N/A	N/A	N/A		N/A		26,859	9.8
Vacant, built 1940-49	N/A	N/A	N/A	N/A	N/A	N/A	N/A		N/A		16,238	5.9
Vacant, built 1939 or Earlier	N/A	N/A	N/A	N/A	N/A	N/A	N/A		N/A		20,958	7.6
Vacant Lacking Compl. Plumbing	N/A	N/A	N/A	N/A	N/A	N/A	3,762 ^{2/}	4.9	N/A		12,423	4.5
Vacant Lacking Compl. Kitchen	N/A	N/A	N/A	N/A	N/A	N/A	N/A		N/A		16,556	6.0

^{1/} Includes migratory.

^{2/} Includes only vacant for sale or rent, lacking complete plumbing.

Source: U.S. Census Bureau (1980, 1990, 2000), www.census.gov; *Georgia State of the State's Housing: Service Delivery Region 9*, UGA, 2003.

Figure H-7
Vacant Units For Sale or Rent as Percent of Total Vacant in 2000



Source: Table H-7.

22 percent. Pineview and Pitts each had over 12 percent, compared to Abbeville's 9.6 percent and the county's 7.9 percent. All Wilcox municipalities exceeded the region's 9.4 percent of vacant units for sale, but only Rochelle surpassed the state's 14 percent. Abbeville's percentage of vacant housing units available for rent in 2000 was 28.7 percent, less than that of Georgia (31.6 percent), but almost 3 percentage points higher than the region (25.9 percent). Pitts and Rochelle each had more than 12 percent of vacant units for rent, while Pineview had the least at only 3 percent.

Over one-fifth (22.9 percent) of Wilcox County's vacant housing units were on the market in 2000. This compared to Abbeville's 38 percent, Rochelle's 34 percent, Pitts' 25 percent, and Pineview's 15 percent. In comparison, across the region more than 35 percent of vacant properties were on the market. Almost 46 percent of Georgia's vacant units were on the market available for sale or rent. There are not many homes on the market in unincorporated Wilcox. This is likely due to the age and condition of the housing stock and to families retaining control over an old homeplace, even if vacant. While this ordinarily would make for a rather tight housing market, it is ameliorated by the lack of strong population growth. It also increases the need for new manufactured housing units to satisfy the demand.

Seasonal Units

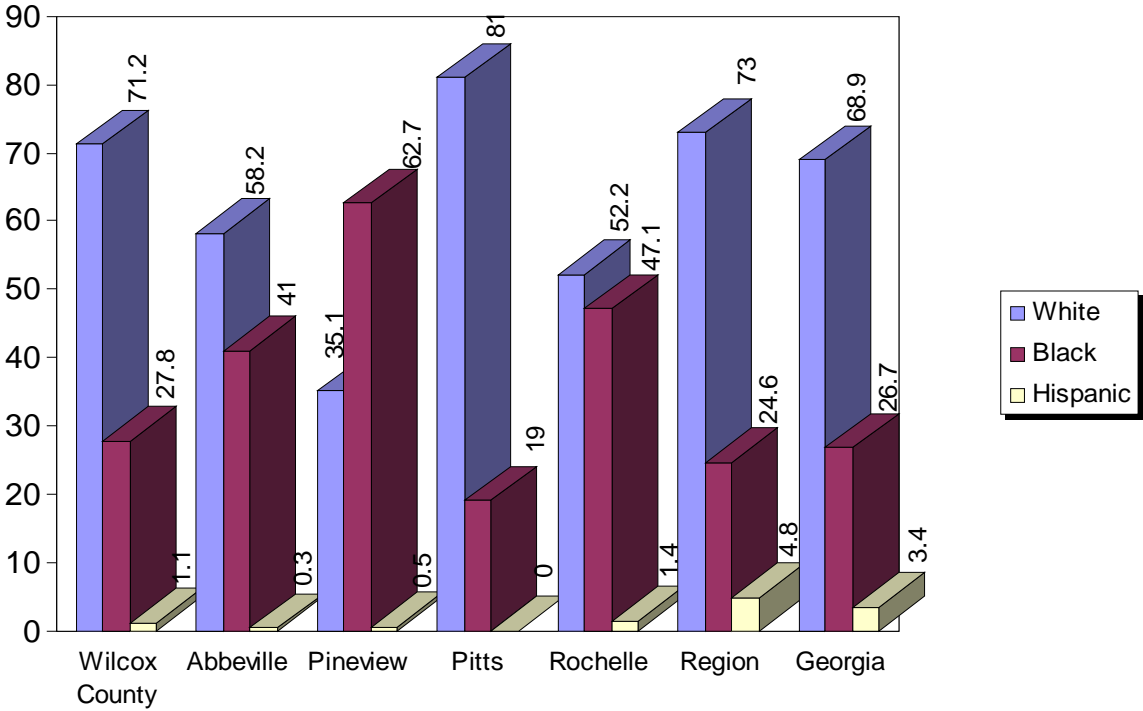
Seasonal units are defined by the U.S Census Bureau as those occupied for seasonal, recreation, or occasional use, such as vacation homes or hunting cabins. They are not a major factor within Wilcox County due to their relatively small numbers and percentages. See Table H-7. In 2000, the county's 135 seasonal housing units were about a quarter (25.2 percent) of its total vacant housing units. Abbeville had 21 such units in 2000 (22.3 percent), while Rochelle had only 6 seasonal units in 2000 (6.7 percent), Pineview had 4 seasonal units (12.1 percent), and Pitts had only 3 such units (12.5 percent). The county figures are much higher than the region (15.1 percent) and the state (18.2 percent), but less in the cities, except Abbeville. This suggests that many of these units are old family homes or hunting and fishing cabins of Wilcox County or other nearby counties' residents. They are not a major factor in the housing market.

Householder Characteristics

Table H-6 provides information concerning the race/origin of householders, as well as householders age 65 and older. Figure H-8 illustrates the race/origin of householders in Wilcox County, Abbeville, Pineview, Pitts, and Rochelle by percentage in 2000 as compared to the region and Georgia. At 71.2 percent, the percentage of white householders in the county is only 2.3 percentage points higher than that of the state (68.9 percent), and is slightly below that of the region (73 percent). The percentage of black householders within Wilcox County (27.8 percent) is about 1 percentage point higher than Georgia's 26.7 percent and is more than 3 percentage points higher than that of the region (24.6 percent). Other race householders in the county (1.1 percent) are less than one-half of the region percentage (2.4), which is more than one-half the state percentage of 4.4 percent. No other race householders were reported in Pitts. Householders in Pitts are predominantly white at about 81 percent, as are those in Abbeville (58 percent) and Rochelle (about 52 percent). Pineview has the county's highest percentage of black householders (about 63 percent), followed by more than 47 percent in Rochelle and Abbeville's 41 percent. All cities in Wilcox County, with the exception of Pitts, have significantly larger percentages of black householders than the county, region, or state. Although there are more Hispanic householders in the region (4.8 percent) than the state (3.4 percent), there are many less in Wilcox County than either. Rochelle has the highest percentage of Hispanic householders at 1.4 percent. Pitts had none reported, while Abbeville and Pineview had only one Hispanic householder each in 2000. Still, Hispanic households are thought to be increasing.

The percentage of householders age 65 and older in Wilcox County, its four cities, the region, and Georgia in 2000 is depicted in Figure H-9. While the overall population is aging, householders within the county (27.0 percent) are much more likely to be 65 or over than those in the region (22.9 percent), which itself has many more such householders than the state (16.5 percent). The percentage of elderly householders is about the same in the municipalities as in the county, ranging from a high of 29.5 percent in Abbeville to Rochelle with the least at 25.9 percent. The high percentage of elderly householders has potential implications in terms of housing condition, such as the inability financially and physically to make repairs. Other issues include the need for accessibility adaptations and elderly support services if they remain in their homes. It also means there will be more occupied houses becoming vacant in Wilcox County,

Figure H-8
Race/Origin of Householder in 2000
 (Percentage)



Source: Table H-6.

and an opportunity to utilize them in marketing for potential new residents and is consistent with resident attraction and bedroom community promotion.

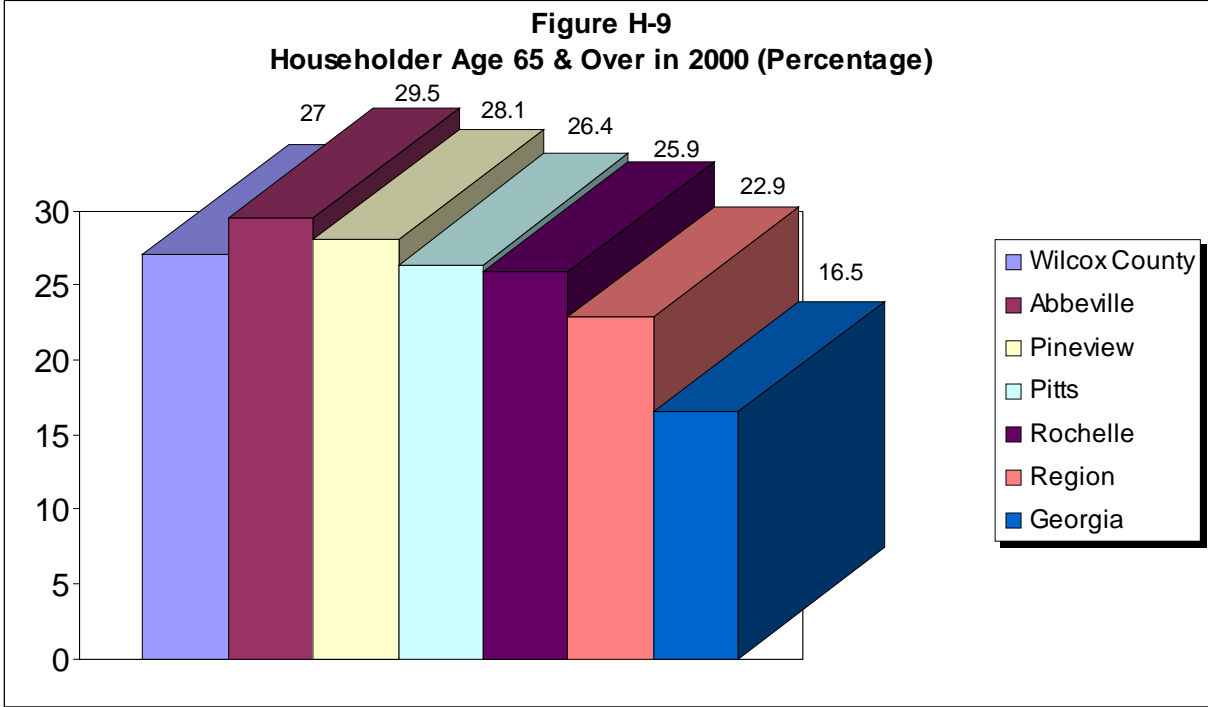
Cost of Housing

Median Values

Table H-8 provides information on the cost of housing in Wilcox County, its cities, the region, and the state for 1980 to 2000, while Figure H-10 shows the median owner specified value in 2000. The median owner specified value of housing within the county (\$51,400) is less than half of the state's \$111,200. The median value was least in Pineview at \$25,300, compared to \$50,900 for Rochelle, the highest municipal value in Wilcox County. Median owner specified value in Wilcox County is also significantly lower than most of its surrounding counties (a region value was not available). Wilcox County's \$51,400 median specified value in 2000 was from \$2,800 to \$24,000 less than the median specified value in surrounding counties, except for Telfair County which had a lesser value (\$47,600). Wilcox's median value was \$24,000, or almost a third less than that of the highest surrounding county median value, Pulaski (\$75,400). Other surrounding county values were: Dodge (\$54,200); Ben Hill (\$60,700); Turner (\$57,600); Crisp (\$74,400), and Dooly (\$62,300).

According to UGA's Regional Housing Study (2003), existing homes sold in Wilcox County for the lowest average price (less than \$55,000) in Region 9, along with Tattnall, Treutlen, Johnson, and Wheeler counties. The median purchase price for a single-family home in Wilcox County was \$53,098 in 2000. This was substantially less than the median for the region (\$71,937) in 2000. The median purchase price for the state (\$150,625) was nearly three times that of Wilcox County and more than double the region in 2000.

Figure H-11 illustrates the median monthly owner cost with and without a mortgage in 2000. The median monthly owner cost of housing is, as expected, much less within Wilcox County as compared to Georgia. In the county, the median monthly cost for those with a mortgage is \$643 or approximately 41 to 65 percent of that in the state (\$1,039). It is even less in Pineview at \$430, in Pitts at \$585, and in Abbeville at \$609. Rochelle homeowners have the



Source: Table H-6.

**TABLE H-8
WILCOX COUNTY
OWNER COST OF HOUSING, 1980-2000**

	Wilcox County						Abbeville							
	1980		1990		2000		1980		1990		2000		1980	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Owner Specified Value														
Less than \$50,000	1,027	93.2	787	76.5	554	48.0	N/A	N/A	122	80.8	81	53.3	N/A	N/A
\$50,000 - \$99,999	75	6.8	219	21.3	475	41.2			26	17.2	62	40.8		
\$100,000 or more	0	0	23	2.2	124	10.7			3	2.0	9	5.9		
Median	\$17,300		\$32,000		\$51,400				\$28,800		\$48,200			
Median Purchase Price of Single Family Units														
Monthly Owner Costs Not Mortgaged	664	60.3	594	58.0	542	47.0	N/A	N/A	85	59.9	72	47.4	N/A	N/A
Less than \$300	298	27.0	107	10.4	34	2.9			4	2.8	0	0		
\$300-\$499	107 ^{1/}	9.7	165	16.1	120	10.4			27	19.0	29	19.1		
\$500-\$699	33 ^{2/}	3.0	89	8.7	192	16.7			14	9.9	21	13.8		
\$700-\$999			60	5.9	172	14.9			10	7.0	17	11.2		
\$1,000 or More			9	0.9	9.3	8.1			2	1.4	13	8.6		
Median with Mortgage	\$236		\$428		\$643		N/A		\$472		\$609		N/A	
Median without Mortgage	\$91		\$145		\$217		N/A		\$141		\$231		N/A	
Owner Housing Costs as %	N/A	N/A					N/A	N/A					N/A	N/A
Less than 20%			641	62.6	725	62.9			72	50.7	102	67.1		
20-29%			203	19.8	208	18.1			39	27.5	21	13.8		
30% or More			171	16.7	216	18.7 ^{3/}			31	21.8	29	19.0		
Owner Occupied Households Below Poverty Level	489	24.8	423	22.1	369	16.6	N/A	N/A	N/A	N/A	51	19.0	N/A	N/A
Owner Occupied Householder 65 Years or Over Below Poverty Level	N/A		207	32.5	137	18.2	N/A	N/A	N/A	N/A	17	15.5	N/A	N/A

**TABLE H-8
WILCOX COUNTY
OWNER COST OF HOUSING, 1980-2000
(continued)**

	Pitts						Rochelle					
	1980		1990		2000		1980		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Owner Specified Value												
Less than \$50,000	N/A	N/A	42	82.4	44	66.7	N/A	N/A	187	76.0	116	48.9
\$50,000 - \$99,999			9	17.6	19	28.8			51	20.7	101	42.6
\$100,000 or more			0	0	3	4.5			8	3.3	20	8.4
Median			\$28,900		\$40,800		\$17,100		\$32,400		\$50,900	
Median Purchase price of Single Family Units												
Monthly Owner Costs Not Mortgaged	N/A	N/A	29	58.0	41	62.1	N/A	N/A	158	65.3	127	53.6
Less than \$300			8	16.0	2	3.0			26	10.7	4	1.7
\$300-\$499			11	22.0	2	3.0			26	10.7	11	4.6
\$500-\$699			2	4.0	18	27.3			19	7.9	46	19.4
\$700-\$999			0	0	3	4.5			11	4.5	23	9.7
\$1,000 or More			0	0	0	0			2	0.8	26	11.0
Median with Mortgage	N/A		\$336		\$585		N/A		\$423		\$674	
Median without Mortgage	N/A		\$154		\$177		N/A		\$164		\$240	
Owner Housing Costs as % of income	N/A	N/A					N/A	N/A				
Less than 20%			34	68.0	43	65.1			145	59.9	147	62.0
20-29%			11	22.0	12	18.2			35	14.5	33	13.9
30% or More			5	10.0	9	13.6 ^{3/}			62	25.6	57	24.0
Owner Occupied Households Below Poverty Level	N/A	N/A	N/A	N/A	27	27.0	N/A	N/A	N/A	N/A	107	28.8
Owner Occupied Householder 65 Years or Over Below Poverty Level	N/A	N/A	N/A	N/A	10	31.3	N/A	N/A	N/A	N/A	27	18.9

**TABLE H-8
WILCOX COUNTY
OWNER COST OF HOUSING, 1980-2000
(continued)**

	Region						Georgia					
	1980		1990		2000		1980		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Owner Specified Value												
Less than \$50,000								69.2		27.6		
\$50,000 - \$99,999								26.3		46.6		
\$100,000 or more								4.5		25.7		
Median						N/A	\$36,900	N/A	\$71,300	N/A	\$111,200	
Median Purchase price of Single Family Units					\$71,937							
Monthly Owner Costs												
Not Mortgaged	N/A		N/A		18,722	46.2		32.0		29.7		
Less than \$300					798	2.0		27.4		4.1		
\$300-\$499					3,332	8.2		27.6		12.8		
\$500-\$699					6,099	15.1				15.4		
\$700-\$999					6,685	16.5				20.5		
\$1,000 or More					4,847	12.0		13.0 ^{4/}		17.6		
Median with Mortgage							\$340		\$737		\$1,039	
Median without Mortgage							\$107		\$182		\$259	
Owner Housing Costs as % of income	N/A		N/A									
Less than 20%						63.4				55.5		
20-29%						17.8				24.6		
30% or More						18.8				19.3		
Owner Occupied Households Below Poverty Level	N/A		N/A					11.1	139,479	9.1	146,893	
Owner Occupied Householder 65 Years or Over Below Poverty Level	N/A		N/A						64,320	19.2	49,363	

^{1/} Includes \$300 to \$399

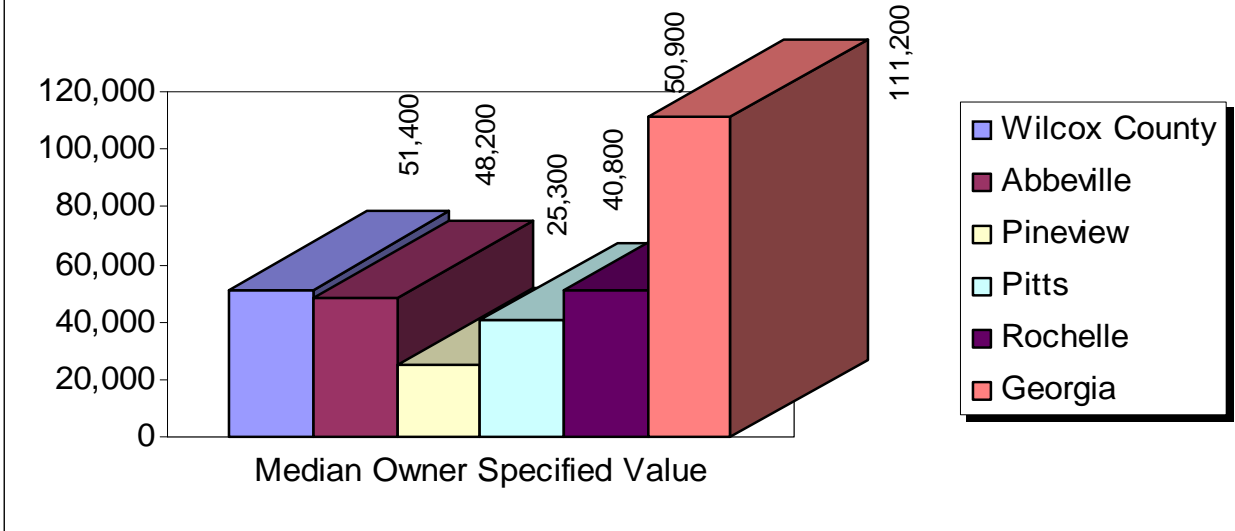
^{2/} Includes \$400 or more

^{3/} May not add to 100% because does not include households "not computed."

^{4/} Includes \$300 or more

Source: U.S. Census Bureau (1980, 1990, 2000), www.census.gov; *Georgia State of the State's Housing: Service Delivery Region 9*, UGA, 2003.

Figure H-10
Owner Cost of Housing in 2000 (Dollars)



Source: Table H-8.

highest median monthly cost in Wilcox County for those with a mortgage at \$674. For those without a mortgage, the cost difference (or cost of living) with the state (\$259) is 17 to 32 percent less within Wilcox County (\$217). The monthly owner cost without a mortgage is even lower than the county in Pitts (\$177) and Pineview (\$184). It is the highest in Rochelle at \$240. The large number of less costly manufactured housing units and the older housing stock within the county help account for the lower housing costs. The lower values and costs could be utilized in resident attraction and bedroom community marketing.

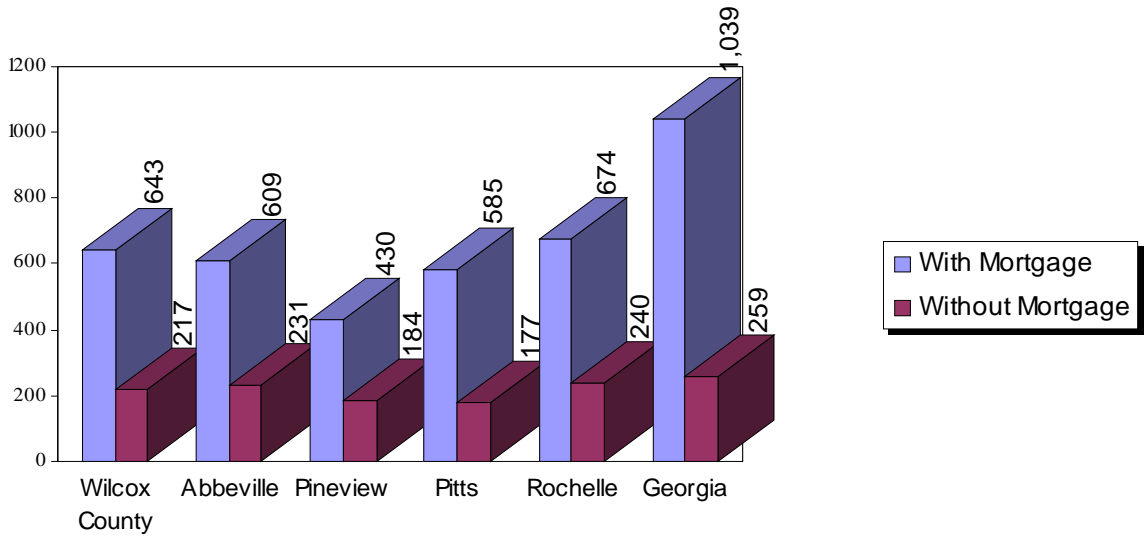
Owner Cost Burden

The U.S. Census Bureau defines cost burdened as paying more than 30 percent of one's gross income for housing costs. Householders in Wilcox County are about as likely or slightly more so to be cost burdened than those in the region, but less than those in Georgia, except in Pitts and Rochelle. Nearly one in four of Rochelle's homeowners is cost burdened as compared to the state's more than one in five homeowners. Pitts' homeowners are much less cost burdened (13.6 percent) than either the region (18.8 percent) or Georgia (21 percent).

Homeowners within the county (47 percent) are almost twice as likely to not have a mortgage than those in Georgia (24.7 percent). See Figure H-12. The percentage is about the same in Abbeville (47.4 percent) as Wilcox County, but is even higher in the county's other cities. More than 53 percent of Rochelle's and about 55 percent of Pineview's owners do not have a mortgage, while over 62 percent in Pitts do not. This can be attributed to more elderly householders who have paid off their homes, as well as to the older housing stock. This is a saving grace because of low incomes in the county.

In terms of poverty, homeowners within Wilcox County are two to four plus times more likely to be below the poverty level than those in Georgia as a whole (7.2 percent). See Figure H-13. The range for all homeowners is 16.6 percent for the county, 19 percent for Abbeville, 27 percent for Pitts, and about 29 percent in both Pineview and Rochelle. The poverty statistics for elderly homeowners are even higher with more than 1 in 5 of Wilcox County's homeowners aged 65 and older living below the poverty level. The county's cities all have high rates of elderly homeowners living in poverty. They are 15.5 percent in Abbeville, 18.9 percent in

Figure H-11
Median Monthly Owner Cost in 2000
(Dollars)



Source: Table H-8.

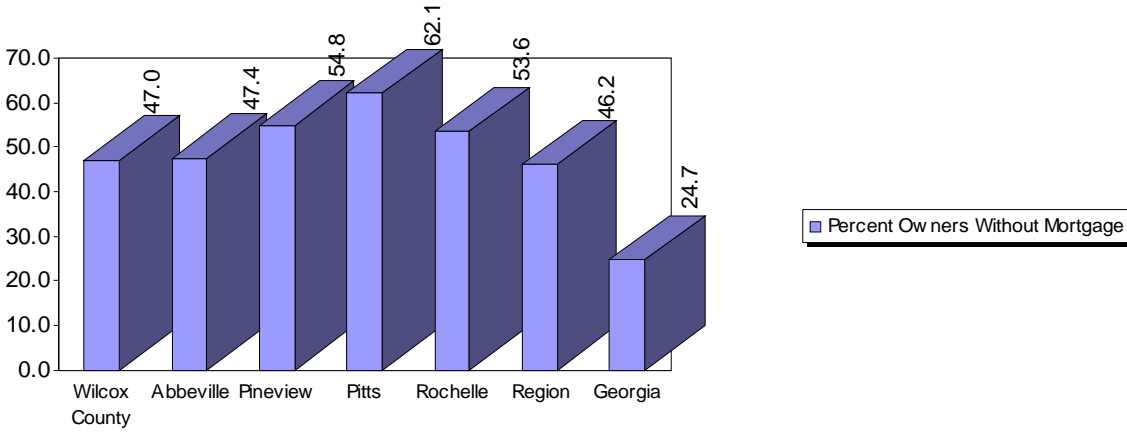
Rochelle, 25 percent in Pineview, and 31.3 percent in Rochelle. These percentages range from more than 25 percent to over 150 percent higher than that of the state (12 percent). These statistics confirm low incomes in the county, but also have implications for housing condition. Many of these homeowners will not be able to afford housing improvements without financial assistance. Since July, 2003, seven houses in Wilcox County have received energy-related repairs through the Weatherization Program of the Georgia Environmental Facilities Authority. The program assists eligible homeowners, most of whom are elderly, with insulation, weather-stripping, caulking windows and doors, replacing hot water heaters and unvented heaters, and/or other similar work. There were 13 Wilcox County homeowners on the waiting list for weatherization assistance in May, 2005.

Median Monthly Rent

Table H-9 details information about the cost of living for renters in the county, its cities, the region, and Georgia as available from 1980 to 2000. Figure H-14 graphically illustrates the difference in median monthly gross rent in 2000 for Wilcox County and its cities as compared to the state. As expected, rent within Wilcox County is only about 44 to 55 percent of the state's median of \$613. Rochelle's is the least expensive at \$268 followed by \$283 in Pineview, \$298 in the county, and \$317 in Pitts. Rent is the highest in Abbeville at \$335. Although a region median gross rent figure is not available, Wilcox County's median rent of \$298 was \$13 cheaper than the median rent in the next closest county of its surrounding counties, and was \$70 or more less than three of the surrounding counties. Surrounding counties' median gross rents in 2000 were: Dodge (\$321); Crisp (\$368); Ben Hill (\$371); Dooly (\$313); Pulaski (\$369); Turner (\$347) and Telfair (\$311). Wilcox County rents are from 4 to 19.7 percent less than surrounding counties, and 51 percent less than the state.

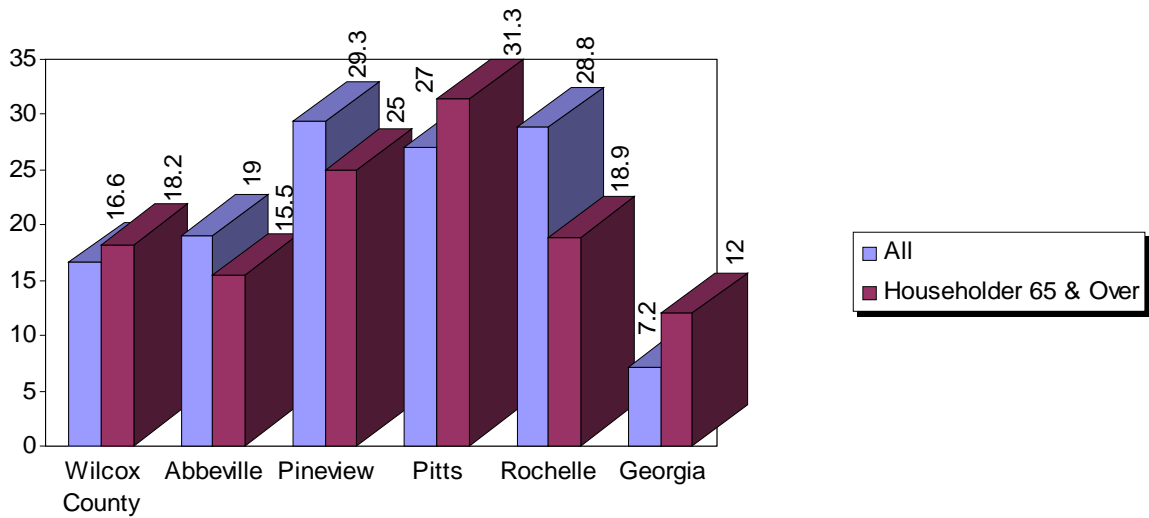
Figure H-15 shows that renters county-wide are nearly 4 times more likely than those in the state as a whole to not pay any cash rent. The percentages are 23.8 for Wilcox County as compared to 6.1 for Georgia. Within the municipalities, renters are more likely to pay rent in Abbeville (15.6 percent with no cash rent) and Rochelle (9.4 percent with no cash rent), than in the county as a whole, while Rochelle residents are even moreso than those renters in the region (13.9 percent with no cash rent), but are still more likely to not have to pay cash rent than others

Figure H-12
Percentage of Owners Without a Mortgage, 2000



Source: Table H-8.

Figure H-13
Percent Owners Below Poverty Level in 2000



Source: Table H-8.

in the state. Renters in Pineview are the least likely county-wide to pay cash rent (37.8 percent with no cash rent), a rate more than six times that of Georgia. Pitts renters (27.3 percent) are also less likely to pay cash rent than in the county as a whole (23.8 percent), even moreso than the region.

Renter Cost Burden

Renters who do have to pay cash rent within Wilcox County are less likely to be cost burdened (28.8 percent) than the region (31.6 percent) and even moreso than the state (35.4 percent). Renters within all county municipalities, however, except those in Pitts, are more likely than those elsewhere in the county or region to spend in excess of 30 percent of their gross income on housing. Renters in Pineview (35.6 percent) and Rochelle (35.3 percent) were the most likely to be cost burdened (about the same as Georgia's), followed by Abbeville renters at 32.3 percent. Just over 18 percent of Pitts renters were reported as cost burdened in 2000. According to UGA's Regional Housing Study (2003), 14.8 percent of Wilcox County renters were severely cost burdened in 1999. This is defined as paying in excess of 50 percent of one's gross income for rent and related expenses. Wilcox County renters were less likely to be severely cost burdened than those in the region (15.8 percent) and in Georgia (16.5 percent).

Renters within Wilcox County are more likely than those in the state as a whole to be below the poverty level, except in Pitts (1.4 percentage points less than Georgia's 24.1 percent). Figure H-16 shows that 40.5 percent of all renters within the county are below the poverty level, 68 percent higher than the state rate. More than 53 percent of Pineview's renters and about 51 percent of Rochelle's live below the poverty line. Abbeville has the next highest rate at about 48 percent, while Pitts has the least at 22.7 percent. Wilcox County has far fewer householders age 65 or over who rent living below the poverty level at 8.1 percent compared to slightly less than one-third (31.6 percent) for Georgia. Rochelle has the highest percentage (nearly 15 percent), while Pitts has the smallest at 3.1 percent. Just under 11 percent of Abbeville's elderly renters live in poverty, compared to 11.5 percent in Pineview. These statistics are somewhat counter-intuitive to the lower cost burden for Wilcox County renters, but do again confirm the low incomes of the county. It does help explain the low monthly rents in the county; the county's

**TABLE H-9
WILCOX COUNTY
RENTER COST OF HOUSING, 1980-2000**

	Wilcox County						Abbeville						1980	
	1980		1990		2000		1980		1990		2000			
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%		
Monthly Gross Rent														
No Cash Rent	123	28.7	101	19.8	124	23.8	N/A	N/A	12	15.8	15	15.6	N/A	N/A
Less than \$200	254	59.2	180	35.3	103	19.8	N/A	N/A	30	39.5	26	27.1	N/A	N/A
\$200-\$299	42	9.8	151	29.6	98	18.8	N/A	N/A	22	28.9	6	6.3	N/A	N/A
\$300-\$499	10	2.3	78	15.3	139	26.7	N/A	N/A	12	15.8	38	39.6	N/A	N/A
\$500 or More	0	0	0	0	57	11.0	N/A	N/A	0	0	11	11.4	N/A	N/A
Median	\$137		\$220		\$298				\$213		\$335			
Gross Rent as % of Income ^{1/}	N/A	N/A					N/A	N/A					N/A	N/A
Less than 20%			139	27.3	161	30.9			26	34.2	31	32.3		
20-29%			109	21.4	68	13.0			15	19.7	16	16.7		
30% or More			157	30.8 ^{1/}	150	28.8 ^{1/}			23	30.3 ^{1/}	31	32.3 ^{1/}		
Renter Occupied Households Below Poverty Level	321	51.4	295	49.5	227	40.5	N/A	N/A	N/A	N/A	46	47.9	N/A	N/A
Renter Occupied Householder 65 Years or Over Below Poverty Level	N/A	N/A	76	11.9	61	8.1	N/A	N/A	N/A	N/A	12	10.9	N/A	N/A

	Pitts						Rochelle					
	1980		1990		2000		1980		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Monthly Gross Rent												
No Cash Rent	N/A	N/A	9	45.0	6	27.3	N/A	N/A	17	8.5	17	9.4
Less than \$200	N/A	N/A	3	15.0	3	13.6	N/A	N/A	73	36.7	45	24.9
\$200-\$299	N/A	N/A	5	25.0	3	13.6	N/A	N/A	69	34.7	59	32.6
\$300-\$499	N/A	N/A	3	15.0	8	36.4	N/A	N/A	40	20.1	43	23.8
\$500 or More	N/A	N/A	0	0	2	9.1	N/A	N/A	0	0	17	9.4
Median			\$242		\$317				\$229		\$268	
Gross Rent as % of Income ^{1/}	N/A	N/A					N/A	N/A				
Less than 20%			6	30.0	11	50.0			49	24.6	66	36.5
20-29%			4	20.0	1	4.5			50	25.1	17	14.9
30% or More			1	5.0 ^{1/}	4	18.2			80	40.2 ^{1/}	64	35.3
Renter Occupied Households Below Poverty Level	N/A	N/A	N/A	N/A	5	22.7	N/A	N/A	N/A	N/A	92	50.8

Renter Occupied Householder 65 Years or Over Below Poverty Level	N/A	N/A	N/A	N/A	1	3.1	N/A	N/A	N/A	N/A	21	14.7
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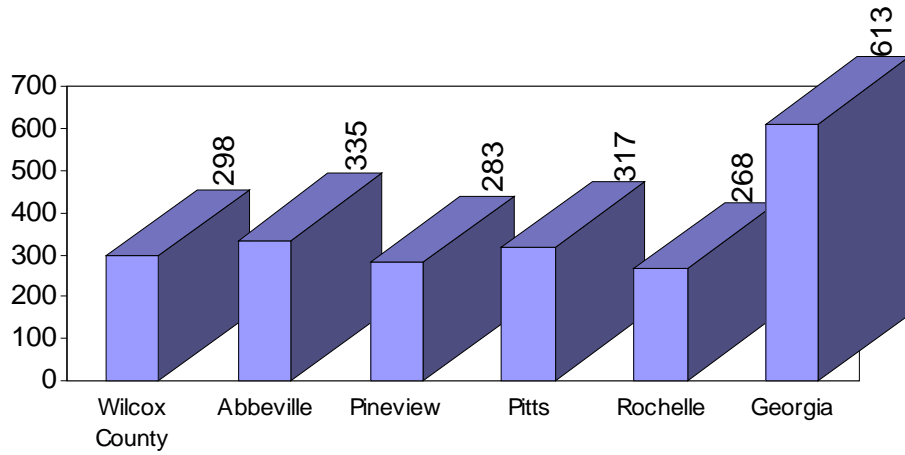
**TABLE H-9
WILCOX COUNTY
RENTER COST OF HOUSING, 1980-2000
(continued)**

	Region						Georgia					
	1980		1990		2000		1980		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Monthly Gross Rent												
No Cash Rent	N/A	N/A	N/A	N/A	3,493	13.9		6.1		5.1		6.1
Less than \$200	N/A	N/A	N/A	N/A	3,448	13.7		42.9		12.1		6.0
\$200-\$299	N/A	N/A	N/A	N/A	4,293	17.1		32.2		12.3		5.8
\$300-\$499	N/A	N/A	N/A	N/A	9,860	39.2		17.5		35.9		20.9
\$500 or More	N/A	N/A	N/A	N/A	4,062	16.1		1.2		34.6		61.2
Median	N/A	N/A	N/A	N/A			\$211		\$433	N/A	\$613	N/A
Gross Rent as % of Income ^{1/}	N/A	N/A	N/A	N/A								
Less than 20%	N/A	N/A	N/A	N/A	8,333	33.1				30.4		33.0
20-29%	N/A	N/A	N/A	N/A	4,485	17.8				25.8		23.0
30% or More	N/A	N/A	N/A	N/A	7,949	31.6 ^{1/}				37.0 ^{1/}		35.4
Renter Occupied Households Below Poverty Level	N/A		N/A		N/A		N/A	29.0	218,716	26.4	235,800	24.1
Renter Occupied Householder 65 Years or Over Below Poverty Level	N/A		N/A		N/A		N/A		43,886	43.6	32,366	31.6

^{1/} Does not add to 100% because does not include households "not computed."

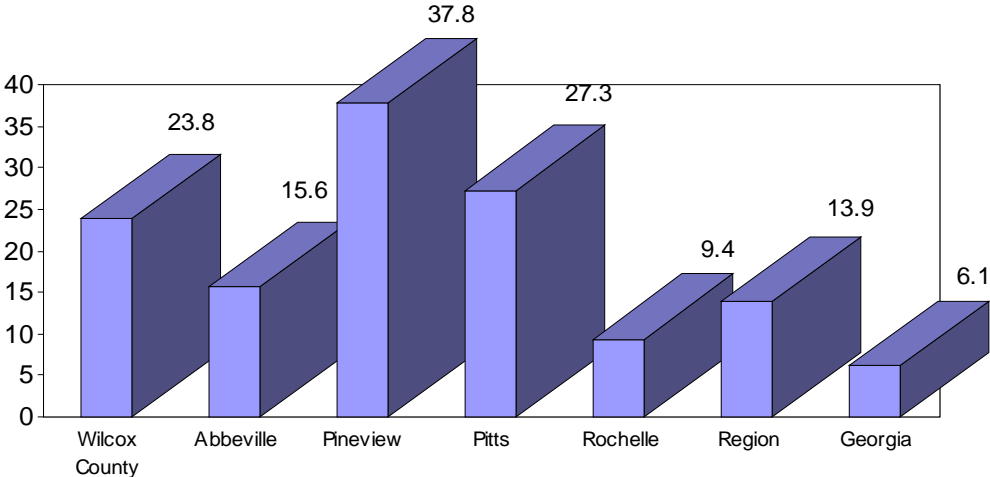
Source: U.S. Census Bureau (1980, 1990, 2000), www.census.gov

Figure H-14
Median Monthly Gross Rent in 2000
(Dollars)



Source: Table H-9.

Figure H-15
Percent of Renters with No Cash Rent in 2000



Source: Table H-9.

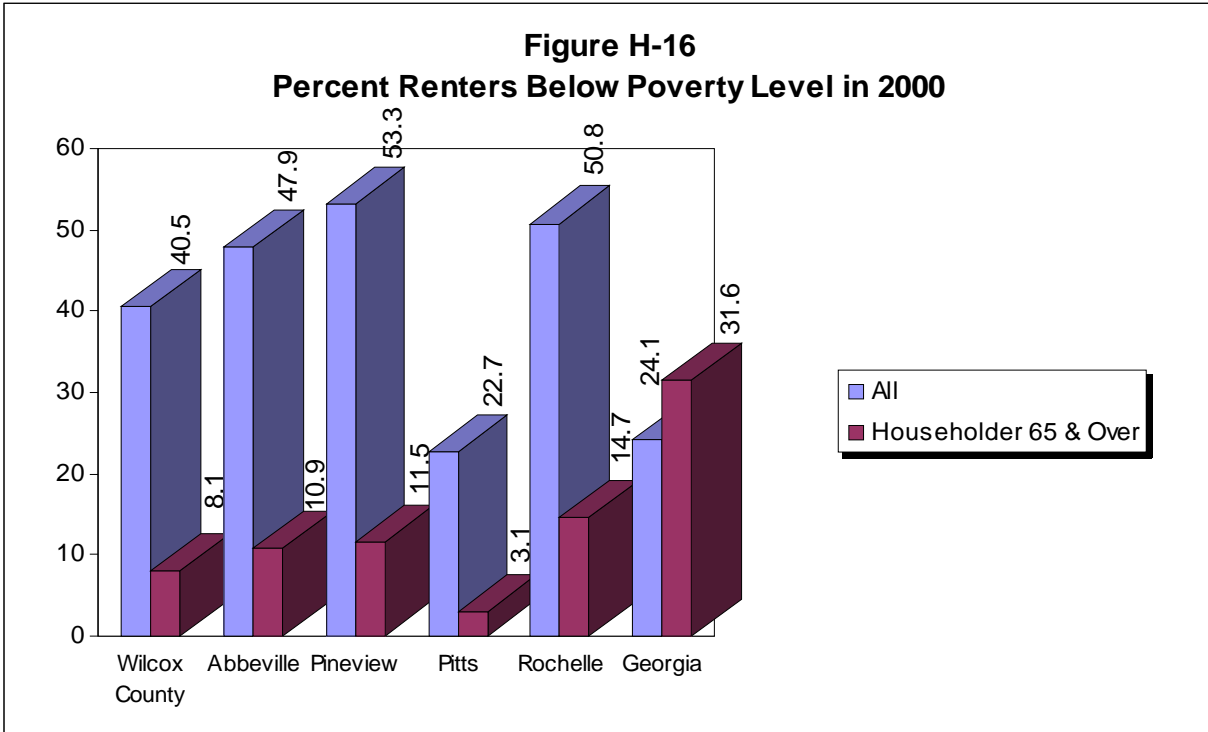
renters can not afford high rents. Renters within the county are probably also occupying housing units in poorer conditions.

Wilcox County's 28 units of public housing (low rent units) were the fewest of any county in the region in 2002. According to the 2003 UGA Regional Housing Study, this is equivalent to 3.26 units per 1,000 population, significantly less than the region average of 11.02 such units per 1,000 population and the lowest unit-to-person ratio in the region. This is also lower than at least two adjacent counties (Dodge with 219 units, 11.42/1000 and Telfair with 91 units, 7.72/1000). Wilcox County's public housing units are equally divided with 14 each in Abbeville and Rochelle. Those in Abbeville are located at two sites: 6 units on Isabella Street and 8 units at Bowen and Barnes streets. Rochelle's units are all in duplexes scattered throughout the city. There are currently waiting lists for public housing units in both Abbeville and Rochelle. There are needs for additional subsidized housing and housing rehabilitation programs for renter occupied housing within the county.

Needs Assessment

The specific assessments related to the types of housing, age and condition, ownership and occupancy, and cost of housing, and the analysis and reasons for these changes and trends discussed above have revealed much about housing in Wilcox County and its municipalities. These statistics confirm known trends, amplify local concerns, and provide the basis for describing problems. Local understanding and knowledge allow more particular definition of these issues, and form the basis for developing appropriate local strategy and policies to address issues of concern.

Overall, housing is not an impediment to future growth of Wilcox County, even though there are concerns with condition, housing availability, and the lack of incomes to finance improvements. Even though the existing housing market is somewhat limited, this factor is mollified by the age of the population and the lack of strong population growth. Only about 389 net new housing units are needed in the next 20 years to accommodate expected population growth. With the existing housing supply, the growing availability of land, and the prevalent use of manufactured homes, these needs are expected to be easily met. The housing market in Wilcox County can easily accommodate expected and desired economic development, future



Source: Table H-9.

population, and planned land use goals. The housing market will even support the objectives of bedroom community growth and new resident attraction. The increasing vacancies in existing housing created by an aging population will provide an ability to market available properties for those interested in the protected rural character and quality of life. As mentioned, there are particular concerns.

A major housing concern in Wilcox County and its municipalities is the need for improving the condition and quality of local housing. There have been major improvements in reducing the number of dwellings without complete plumbing or kitchen facilities; however, the age of the county's existing housing stock, the low incomes of residents, and the large number of elderly households raise issues in terms of condition. Relatively few new homes are being built or sold in Wilcox County. Only one new home was sold in 2000, and only 14 existing houses were sold that year. No building permits for single-family or multi-family housing were issued in Wilcox County in 2001, although permits are not required county-wide. The growing reliance on manufactured housing is also a concern. In 2001, there were 3.26 units of manufactured housing per 1,000 population placed in Wilcox County, close to Region 9's average of 3.34, but nearly triple the state's 1.15 unit average. On the plus side, housing remains relatively affordable, vacant land is available for new housing construction, and there are some vacant housing units available for sale or rent, particularly in the larger cities of Rochelle and Abbeville.

Wilcox County and its cities desire to ensure access to quality, affordable housing for all existing and future residents. This would include an adequate supply and variety of housing types located county-wide, but near existing infrastructure, to meet the population's needs. To help make this a reality, adoption of basic local land development regulations county-wide, including manufactured housing standards, is needed. Adoption and enforcement of state building codes county-wide, possibly through a cooperative agreement with an adjacent county, would also help improve the quality of housing. Public and private programs to repair or rehabilitate substandard homes owned or rented by low income and elderly residents need to be pursued and their availability promoted. These include CDBG and CHIP grants, as well as the Weatherization Program, Rural Housing Preservation Grants, and others. The low incomes within the county do temper upgrade of blighted properties through strict ordinance enforcement though. This could possibly force some elderly residents out of their homes without good alternatives if they could not afford mandated improvements. The low incomes of the county make this scenario more

likely to occur. A more compassionate approach, or at least one which could be used in combination, is private sector rehabilitation efforts, such as the Christmas in April program, or new construction through a locally established Habitat for Humanity chapter. Funding for additional public housing also needs to be pursued.

The growing reliance on manufactured homes, while easing any concerns about affordability, does raise a newly emerging issue. Such homes have relatively limited useful lives. The low incomes of the county will likely cause many dilapidated manufactured homes to be abandoned since they are expensive and hard to properly dispose. This is not a major issue at present, but may become so in the future. Available housing also needs to be more widely marketed to potential new residents. The private sector is expected to meet most of the future housing needs of the county, but a supportive and conducive environment needs to be nurtured and fostered by the local governments.

Summary of Needs

1. There is a need to promote and utilize existing public loan and grant programs to rehabilitate existing substandard housing, and to provide quality, affordable housing throughout the community.
2. There is a need to adopt state building codes and enforce them county-wide, possibly in cooperation with an adjacent county.
3. There is a need to work with or establish a local program, such as Habitat for Humanity, Christmas in April, or similar, to assist with constructing or repairing homes owned by low income and elderly residents on fixed incomes.
4. There is a need to adopt basic county-wide land use and development regulations, including manufactured housing standards to regulate individual manufactured homes and manufactured home parks, and possibly disposal.
5. There is a need to support private sector development of elderly housing.
6. There is a need to encourage land development near cities and existing infrastructure so as to provide for coordinated and planned growth.
7. There is a need to pursue funding for housing rehabilitation and for additional public housing.

The chosen goal, objectives, and implementation policies/actions for Wilcox County, Abbeville, Pineview, Pitts, and Rochelle to meet these identified needs are outlined below. The strategies outlined are consistent with other plan elements in an effort to make Wilcox County a better place to live and work, to meet identified needs, protect important natural and cultural resources, and support planned growth.

HOUSING

GOAL/OBJECTIVES/IMPLEMENTATION POLICIES/ACTIONS

GOAL: To ensure access to quality, affordable housing for all existing and future residents of Wilcox County and its cities while working to protect private and public investment.

OBJECTIVE 1: Improve the quality of housing county-wide.

POLICIES/ACTIONS:

Action 1.1: Seek public funds, such as CDBG and CHIP grants, for rehabilitation of substandard housing.

Action 1.2: Work with and/or establish a local Habitat for Humanity, Christmas in April, or other similar program to help construct or repair homes for low income and elderly residents on fixed incomes.

Action 1.3: Adopt building codes and enforce county-wide, possibly through a cooperative agreement with an adjacent county.

Action 1.4: Adopt basic land use development regulations county-wide, including manufactured housing standards.

OBJECTIVE 2: Provide adequate supply of housing of various types to meet existing and future demand.

POLICIES/ACTIONS:

Action 2.1: Encourage land development near cities and existing infrastructure.

Action 2.2: Support private sector development of elderly housing.

Action 2.3: Pursue development of additional subsidized rental units.

LAND USE

Introduction

Land use is a required element of the Georgia Planning Act, and it is easily understood why. The use of land by man impacts the landscape with both seen and unseen consequences. Society's understanding of the use of land has evolved from a desire to occupy vast empty spaces and the notion of "useless" land, to recognition that land is a finite resource that shapes the quality of the environment. The earth is a closed ecosystem where man's activities can have real impacts on the existence and quality of life. Urban development is not always the highest and best use of land and the so-called "useless" land may have important functions related to air and water quality or other environmental complexities.

In local communities, the use of land is a major determinant of what people associate with "character" or the "quality of life." A desirable and efficient use of land is necessary to achieve compatibilities in uses, to provide cost effective and efficient public facilities and services, and to protect environmentally or aesthetically important natural and historic resources. Understanding the existing pattern of land uses and important natural or other development contradictions is necessary to enable a community to accommodate desired public facilities and expected population, housing, and economic demands while protecting resources and areas deemed important to its character and quality of life. Since uses of land are geographically definable, maps of existing and future land uses can be prepared. The existing land use map illustrates current trends, for better or worse, and important constraints. The future land use map depicts how a community desires to develop and protect its character and quality of life. This map can be used as a guide for community decisions affecting future growth and development.

Sound, quality growth and development results from effective and balanced land use planning that anticipates, prepares, and exercises control over development decisions. It guides and directs growth and development into a desirable and efficient pattern of land use to achieve compatibilities in use, proper return and effective use of public investments in infrastructure and services, and minimal impacts to environmentally or aesthetically important natural and cultural resources. Private property rights are protected and individual desires are accommodated with as

much flexibility as possible as long as the public good and its health, safety, and welfare or the rights of adjoining neighbors are not imperiled or infringed.

The lack of planning, on the other hand, can result in uncontrolled and unmanaged growth which can wreak havoc on community desires and plans, negatively impact property values, degrade the environment and landscape, and foster other detrimental effects or burdens in a short period of time. It can destroy important natural functions and treasured views or other parts of the landscape. It can cause new public tax or service burdens while lowering return or lessening use of public infrastructure already paid for or invested in. Public desires or future plans or options can be precluded or prevented, while other ill-advised consequences or burdens upon the general public can result.

A community's land use planning efforts are an attempt to provide a policy guide and framework or blueprint for desired growth and development. Sound planning provides for managed growth and development, allowing for needed land use and development, but guiding it in such a manner that balances and protects resources, systems, and other aspects of the landscape important to the community. Such planning tries to lessen, mitigate, or avoid inconsistencies, inefficiencies, or conflicting land use efforts. Existing patterns and trends of land uses, community investment in and location of facilities and services, important natural and cultural constraints, and overriding community desires are considered and accommodated in developing and delineating the community plan. Policies are detailed, lands are designated, and goals, objectives, and actions specified which will help bring about community desires while accommodating necessary or desired community facilities, expected population, housing, or economic development needs or investment, and protecting the resources, landscape, or other components of the land deemed important by the community.

Wilcox County's land use influences since before the Great Depression and World War II have primarily been one of decline, the loss of population, businesses, and farms, and growing forest acreage. Only with the location in Abbeville of the Wilcox State Prison in the mid 1990s by the State Department of Corrections have these trends been reversed. There is now slow growth; however, the 2000 Census population for the County was only about 55 percent of the 1920 County population of 15,511. Despite these trends, the Wilcox County community sees itself as one with much potential for growth, especially residential, because of its natural beauty, rural quality of life, and amenities. The local governments continue to invest in community facilities which will support and attract growth.

The following plan illustrates the community's desires for growth and development,

including maps of land use and development constraints. It is a general policy guide and framework for growth and development, not a rigid or unchanging specific picture of future development. It is based on current trends and patterns; accommodation of community desires, needs, and wants at this time; availability of resources; existing knowledge and understanding of the environment; and other factors. Unforeseen developments or unexpected growth, or a change in community vision, could necessitate update. The plan, like most, cannot foresee the future with certain clarity, but is a current statement and reflection of community expectations, consensus, and desires. It provides a context, framework, and background for the public and private sector to evaluate and monitor individual and community decisions affecting the use of the land and community growth and development. As plan implementation and conditions change, more details or further clarification may be needed. The plan will change over time, but changes should not be made without considerable forethought and examination of impacts and consequences to the community's growth, development and vision. Are decisions supportive of, and implementation of, desired community growth, development and vision, or do they erode these efforts and their public good and take the community in a different direction?

Existing Land Use

Existing land use in Wilcox County, Abbeville, Pineview, Pitts, and Rochelle was examined by the Local Plan Coordination Committee and Heart of Georgia Altamaha RDC Geographic Information Systems Staff. Digitized tax map information was converted into land use information through map and database analysis and comparison. Separation of agricultural and forestry uses had to be accomplished through local knowledge and map examination, but was accomplished on predominant use within a parcel. The resulting information should be used for generalized planning purposes only. The land use mapping was reviewed and verified by local government personnel. The Local Plan Coordination Committee was instrumental in analysis and assessment of existing and future land use patterns, trends, and opportunities.

Land use categories utilized in the development of this plan are the standard land use categories established by the Georgia Department of Community Affairs. These categories are defined below.

Land Use Category Definitions

Residential:	Single-family and/or multi-family dwelling units are the predominant use of land.
Commercial:	Land dedicated to non-industrial business uses, including retail sales, offices, service and entertainment facilities.
Industrial:	Land dedicated to manufacturing facilities, processing plants, factories, warehouses, wholesale trade facilities, mining or mineral extraction activities, or other similar uses.
Public/Institutional:	Land used for state, federal, or local general government uses, and for institutional land uses, public or almost public in nature (except public parks). Examples include city halls, police and fire stations, libraries, prisons, post offices, schools, churches, cemeteries, hospitals, etc.
Transportation/Communications/Utilities:	Land dedicated to uses such as major transportation routes, transit stations, power generation plants, railroad facilities, radio towers, switching stations, airports, port facilities, or other similar uses.
Park/Recreation/Conservation	Land dedicated to active or passive recreation, open space, or natural area uses, including privately owned areas. Examples include playgrounds, public parks, nature preserves, wildlife management areas, national forest, golf courses, recreation centers, or similar uses.
Agriculture:	Land dedicated to agriculture or farming

such as fields, lots, pastures, farmsteads, specialty farms, livestock/poultry production, etc., or other similar rural uses.

Forestry:

Land dedicated to commercial timber or pulpwood production or other woodland use.

The results of the existing land use inventory are shown on Maps LU-1, LU-2, LU-3, LU-4, and LU-5 which depict current uses of land in unincorporated Wilcox County, and the cities of Abbeville, Pineview, Pitts, and Rochelle, respectively.

Table LU-1 details the estimated acreage of existing land uses in Wilcox County for each of the eight categories of land uses specified above.

Wilcox County encompasses approximately 243,400 acres or about 380 square miles. Its 2000 population density was only about 23 persons per square mile, more than six times less than the Georgia average of 141 persons per square mile. Wilcox County is a small rural county whose population declined from a high of 15,511 in 1920 to a low of 6,998 in 1970. From 1990 to 2000, the county's population grew 22.4 percent from 7,008 to 8,577, only slightly less than the state growth rate; however, the location of Wilcox State Prison in 1994 had much to do with the county's growth. From 2000 to 2004, the County has continued to show slight population growth to an estimated almost 8,700 persons. Unfortunately, most of this growth can be attributed to the prison population of the Wilcox State Prison, which has a current count of about 1,300 inmates. This is more than 1 in 7 of persons residing in the county.

The existing land use information in Table LU-1 notes that about 90 percent of land use acreage is now in the rural uses of agriculture or forestry, including almost 125,000 acres in agriculture. This may be somewhat inflated because the information in LU-1 was compiled based on predominant use by tax parcel. A 1997 USDA Forest Service study noted almost 152,000 acres of forestland in Wilcox County. The U.S. Census of Agriculture noted almost 102,164 acres of Wilcox County in farms in 2002 with about 44,000 acres of harvested cropland. Poultry/egg, vegetables, and row/forage crops were the top farm commodities.

Only about two percent of the county's land area lies in the incorporated municipalities. Most of the development and economic activity in Wilcox County has concentrated in the past,

TABLE LU-1
Existing Land Use Distribution, 2005
(Acres)
Wilcox County, Abbeville, Pineview, Pitts, and Rochelle

<u>Land Use Category</u>	<u>Total County</u>	<u>% of Total County</u>	<u>Unincorporated County</u>	<u>% of Unincorporated County</u>	<u>Abbeville</u>	<u>% of Abbeville</u>	<u>Pineview</u>	<u>% of Pineview</u>
Agriculture	124,644	50.6%	122,799	50.9%	451	21.9%	765	60.1%
Forestry	97,661	39.6%	96,656	40.0%	569	27.6%	307	24.1%
Residential	5,334	2.2%	4,287	1.8%	489	23.8%	89	7.0%
Commercial	112	Less than 0.1%	11	Less than 0.1%	33	1.6%	16	1.3%
Industrial	85	Less than 0.1%	0	0%	22	1.1%	0	0%
Public/Institutional	1,521	0.6%	1,300	0.5%	90	4.4%	4	0.3%
Park/Recreation/ Conservation	11,705	4.7%	11,447	4.7%	232	11.3%	11	0.9%
Transportation/ Communications/Utilities	5,388	2.2%	4,918	2.0%	172	8.4%	80	6.3%
Total	246,450	100%	241,418	100%	2,058	100%	1,272	100%

<u>Land Use Category</u>	<u>Pitts</u>	<u>% of Pitts</u>	<u>Rochelle</u>	<u>% of Rochelle</u>
Agriculture	260	52.0%	369	30.7%
Forestry	24	4.8%	105	8.7%
Residential	130	26.0%	339	28.2%
Commercial	16	3.2%	36	3.0%
Industrial	5	1.0%	58	4.8%
Public/Institutional	4	0.8%	123	10.2%
Park/Recreation/ Conservation	5	1.0%	10	0.8%
Transportation/ Communications/Utilities	56	11.2%	162	13.5%
Total	500	100%	1,202	100%

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

Source: Heart of Georgia Altamaha RDC Geographic Information System, 2005.

and continues to concentrate, in or near these municipalities, especially Rochelle and Abbeville, the county seat. Almost 27 percent of the county's 2000 population resided in Abbeville (57 percent of this was prisoners), an additional 17 percent in Rochelle, 6 percent in Pineview, and almost 4 percent in Pitts. Because of the prison population growth, about 53 percent of county population now resides in the municipalities. However, of the non-prison county population, about 55 percent resides in the unincorporated areas of Wilcox County. A large percentage of both municipalities (over three-fourths) remain undeveloped in agriculture or forestry use. Some multi-family housing is located in the municipalities, but residential use in the county remains predominantly single-family with almost all new homes being manufactured homes.

Land Use Assessment

Development History

Wilcox County is a relatively young county (124th created), having been created by the State Legislature in 1857 from Dooly, Irwin, and Pulaski counties. Its fields and forests were the backbone of its economy then, and, to a large extent, remain so today. The Ocmulgee River and the railroad were the early stimuli for commerce and development. The county exhibited rapid population growth from about 1880, just before the railroads' establishment in the late 1880s, until 1920, growing about 500 percent. After the railroads' heyday, the County steadily declined in population until 1970 and then was relatively stable until the recent location of the Wilcox State Prison in the 1990s. The modernization of agriculture, the development of modern paved highways, and the emergence of the importance of the automobile has worked to confirm and sustain the county's decline, much as it has done to other small towns losing to surrounding larger regional trade centers. By the same token, U.S. Highway 280 is important to future growth. Highways will facilitate bedroom community growth as the abundant natural resources and quality of life attracts new residents, often working in surrounding trade centers, but choosing to reside in Wilcox County. The abundant natural and cultural resources, the Ocmulgee River, the slower-paced quality of life of the county, and improving community facilities offer other future opportunities for growth and economic development. The most recent important development has been the location of Wilcox State Prison in the mid 1990s in Abbeville. The prison currently houses about 1,300 inmates and employs about 310 persons.

Rochelle was founded in 1888 with the establishment of the Savannah-Americus-Montgomery (SAM) Railroad. Pitts was founded in the late 1880s and Pineview in 1902 (incorporation) along the Hawkinsville and Florida Southern Railroad. The heyday of Wilcox

County dates within the 30 year period after the railroad development until 1920 when its population was estimated to be 15,511. With the decline of the railroad and the emergence of highways, Wilcox County was set upon a course of long, slow decline until only recently. The 1930 county population was 13,439, and the 1950 figure was 10,167. The advent of highways meant a loss of business by the county to the nearby larger regional towns of Cordele, Eastman, and Fitzgerald. The county never was a large industrial center, having principally only agriculture-related enterprises and apparel manufacturing. By 2000, only six (6) manufacturing concerns remained in the county, mostly related to agribusiness and principally located in Rochelle. The period of decline was reversed only in the mid 1990s by the location and construction of the Wilcox State Prison by the Georgia Department of Corrections. The location of a poultry processing plant in nearby Hawkinsville in recent years has also provided stability and growth to county agriculture to some degree.

Development Trends

Wilcox County only enjoyed a brief period of rapid growth in the late 19th and early 20th century before undergoing a long history of decline since the 1920s brought on and accelerated by the end of the railroad, the decline of the turpentine industry, the advent of the automobile and accessible paved highways, the modernization of agriculture, and the emergence of surrounding rural growth centers, particularly Cordele, Eastman, and Fitzgerald. This decline has been reversed since the mid 1990s, although population growth seen has been misleading since it has really been mostly prison inmates thus far. The opening of the Wilcox State Prison, and the fact that the location of the Ocmulgee River and natural beauty of the county have become an attraction for some commuters, have served to combine and stop the steady decline.

As noted earlier, the 1990s saw a revival of growth in Wilcox County after long decline. The opening of the Wilcox State Prison has added impetus to residential growth as a bedroom community of sorts. The natural beauty and pastoral setting of the county, enhanced by the Ocmulgee River, has attracted those wanting to live with such a rural quality of life and commute to work elsewhere. There have been no major commercial or other industrial developments. Commercial development has concentrated along U.S. 280 in Rochelle and Abbeville, and has primarily been convenience stores and small entrepreneurial service establishments.

During the 1990s the county added 455 housing units, including 126 in Abbeville, 9 in Pineview, 56 in Pitts (likely not true, bad 1990 Census number), and 31 in Rochelle. About 40 percent of Abbeville's growth was single-family housing, 40 percent manufactured housing, and 21 percent multi-family housing. Almost all of Pineview's and Rochelle's housing unit growth

was manufactured housing with both towns actually losing single-family housing. This is likely true in Pitts as well although because of an unusually low reported 1990 Census figure of 77 single-family units (down from 164 in 1980), the City shows a Census gain in the 1990s of 35 single-family units and 21 manufactured housing units. Although more than two out of three of the net new housing units in the county were manufactured homes, there were new site-built single family houses constructed, and more than one in five of new units were site-built single-family units. There was an increase of 102 single-family units, but there had to be new units to replace older units lost and the 40 units lost in the towns. The residential growth has been scattered across the county, but has primarily concentrated in the western portions of the county near Seville/Pitts with bedroom community growth from Cordele/Crisp County, and in the north/central portions of the county from within the county and its municipalities. Most of this growth has been through individual lot sales and development, although two subdivisions, the New Covenant Subdivision in southeast Wilcox near Bowen's Mill and an unnamed subdivision in the Seville Community near Crisp County in the western part of the county, have been developed in recent years.

The community continues to prepare for growth by updating infrastructure and facilities as feasible in preparing for and attracting growth. Outside state and federal assistance is critical to financing such improvements because of the small tax base. County schools have been upgraded. The City of Abbeville is in the process of upgrading its wastewater treatment facility, and constructing a new fire station. The City of Pineview has upgraded its downtown, both with building rehabilitation and development of its Caboose Park. The City of Pitts basically established a new water system with all new water lines in 2001/2002, including service to the Seville Community. The City of Rochelle is assisting Wilcox County with the establishment of the new Wilcox County Recreation Complex, and a new Wilcox County Industrial Park outside its boundaries along U.S. 280 West.

Land Use Problems, Needs, and Opportunities

There are some infrastructure needs in the county to accommodate existing and desired growth, but they are not limiting influences. The new Wilcox County Industrial Park and the community recreation complex near Rochelle both need substantial development assistance. Water/sewer facilities upgrades are especially needed in both Abbeville and Rochelle to better support commercial/industrial growth. There is land within or near all municipalities to accommodate growth. There is a general need for natural gas service and telecommunications technology upgrades in the county to better accommodate and attract commercial/industrial growth.

Planned highway improvements to U.S. 280 could make the county even more attractive to residential growth. The continuing promotion of tourism festivals and development of Ocmulgee River facilities, including improved landings and a possible state park, will further highlight the natural resources of Wilcox County and make it more attractive for residential and other growth. The fields, forests, streams, natural areas (springs, rock outcrops), and wildlife of the county offer opportunities for nature-based tourism, and festivals and other events capitalizing on these resources for unique economic development activities. Improved access to the Ocmulgee and Alapaha rivers, with additional recreational facility development and better promotion, will also increase day tourism, and offer more opportunities for promotion and exposure of the county's quality of life.

The downtown business districts of all the municipalities have a number of vacant buildings in need of redevelopment and reuse. The community recognizes these opportunities for infill and recapture of past public and private investment. The municipalities have and continue to focus on downtown revitalization as a key piece of its future growth and development. As noted earlier, all have either improved or sought to improve facilities and amenities, particularly with Transportation Enhancement funds. The population declines of the past, and the aging population, establish a need for rehabilitation of deteriorated and deteriorating housing across the county. The most concentrated areas of deteriorated residential housing are along Easy, Isabella, and Peachtree streets in northeast Abbeville and north of U.S. 280 in Rochelle, including the Lambtown Subdivision in and just outside northwest Rochelle along Sook Road near Reynolds Creek. There is other housing scattered throughout both municipalities in need of rehabilitation. The housing in need of rehabilitation in Pineview, Pitts, and unincorporated Wilcox County is not as concentrated and is scattered throughout the jurisdictions. A somewhat emerging issue is abandoned, dilapidated mobile homes which have exceeded their useful life and are expensive and hard to properly dispose. This will become a bigger issue in the future because of the ever increasing reliance on manufactured housing for new housing units.

The many natural and cultural resources of the county, including the many acres of prime farmland, extensive forests, the Ocmulgee and Alapaha rivers, and the natural areas are central and crucial to the county's attractiveness and desires for growth. As noted in the enunciated Community Vision and elsewhere, the County desires development protective of and compatible with these resources. The County does not want to be a dumping ground for undesirable uses escaping more populous urban or developed areas. The existing rural character and quality of life in the county is to be maintained and enhanced. The County is already concerned that some of its streams have been listed on the state's 303 (d) list of impaired waters. While these listings may

not be scientifically sound, the County does not want uses which seriously contribute to further deterioration. It wants to encourage the implementation of best management practices for all uses and other means to protect water quality. There have been some problems with existing development creating a poor environment for quality development, especially near substandard manufactured housing or concentrated chicken house locations.

The County has only established minimal land use regulation ordinances to address manufactured homes, flood plains, and the environmental planning criteria. The County sees the continuing need to develop land use regulation ordinances for specific issues, but realizes the need to establish a formal public planning body to evaluate problems, regulation options and provide assistance in overall planning and growth guidance. There is a realization that the lack of growth, the previous dearth of regulation, and the general independent nature of its citizens preclude comprehensive zoning in at least the short term. There is a preliminary need to educate the general public on important county resources and on the needs and benefits of land use regulation. Particular needs and concerns that surface through this examination and education process can be addressed through more specialized ordinances. As the regulations and the recognition of the public evolve, a more comprehensive and unified land use regulation approach could be developed, and would be more accepted and palatable over time.

Future Land Use Narrative

Wilcox County is expected to receive only modest growth over the planning period. The number of new residents projected over the next 20 years is about 1,550 persons. The 2025 projected population is 10,123, about 18 percent more than the 2000 Census population of 8,577, and about 15 percent more than the current 2004 population estimate of 8,827. (Much of the 2000-2004 gain is likely prison population growth, and not true normal population gains.) Of the expected county population gain, Abbeville may gain about 477 persons, Pineview 81, Pitts 25, and Rochelle about 375 persons. A large percentage of the true population growth will continue to reside in unincorporated Wilcox County. These growth projections are based on past trends, and could be easily exceeded with successful and unexpected economic development gains. The aging of the population and the lack of existing jobs make this an uphill battle and constant struggle. However, the development strategies outlined in this plan of developing the infrastructure to support and attract growth, and protecting and utilizing the abundant natural and cultural resources of the county as a tool and calling card for residential growth and economic development, are sound means to keep and attract future growth and development. Plans to continue to develop and evolve land use regulation to protect, manage, and guide the desired

growth patterns; and to invest in the downtowns, water and sewer systems, industrial park, recreation facilities, and other needed facilities and infrastructure which will direct, support and attract growth; are implementation policies and actions supportive of these growth strategies.

Table LU-2 provides the projection of needed and expected acreages needed over the planning period in each of the same land use categories inventoried for existing land use to accommodate projected growth in population, employment, and housing. This estimate is primarily based on past trends and known plans, but is just that, an estimate. Projections are an inexact science, and tend to be less accurate for small areas because of economy of scale. The nature of development, particularly residential, also is a factor. Residential land is often platted in large areas and subdivisions, but is seldom, especially in rural areas, developed at one time. The net density for new residential acreage is assumed to be one acre per housing unit as this is the minimum for septic tank permitting by the health department. However, more than one acre of land is often purchased when someone locates in unincorporated areas. Commercial acreage needed was assumed to be similar to the existing commercial acreage per current population, and this was the standard utilized. The spatial requirement for future industrial needs was simply the size of the new county industrial park – 94 acres near Rochelle and a 40 acre available site in Abbeville. This park and other existing sites should accommodate expected growth. In the same manner Park/Recreation/Conservation was adjusted to reflect the new county park size (15 acres) near Rochelle. Similar population related densities were principally used to project other land uses. Most of net new lands needed were deducted from current agricultural and forestry uses simply because over 90 percent of the county is in these uses, and these uses include some “undeveloped” lands. These lands would be those most likely available for purchase and development.

Abbeville and Rochelle, particularly along U.S. 280, will continue to be the focus of more intense land use developments, including commercial, industrial, and multi-family residential development. There are a number of reasons. Abbeville is the county seat, and Rochelle is the host of the majority of current economic activity, and the municipalities have the only sewer systems in the county. Both are located along the U.S. 280 corridor. The planned new industrial park is along U.S. 280 near Rochelle and its sewer service area. The industrial site in Abbeville is in northwest Abbeville near U.S. 280. Commercial growth will also concentrate in Abbeville and Rochelle along U.S. 280.

Residential growth will continue to be primarily single-family manufactured housing scattered across the county. The Pitts-Seville community area and the western, northern, and

TABLE LU-2
Projected Future Land Use Distribution, 2025
(acres)
Wilcox County, Abbeville, Pineview, Pitts, and Rochelle

<u>Land Use Category</u>	<u>Total County</u>	<u>Net County Need</u>	<u>Unincorporated County</u>	<u>Net Unincorporated Need</u>	<u>Abbeville</u>	<u>Net Abbeville Need</u>	<u>Pineview</u>	<u>Net Pineview Need</u>
Agriculture	122,860	-1,784	121,284	-1,515	366	-85	750	-15
Forestry	97,211	-450	96,356	-300	469	-100	297	-10
Residential	6,276	+942	5,019	+732	577	+88	103	+14
Commercial	139	+27	16	+5	44	+11	18	+2
Industrial	227	+142	0	0	62	+40	0	0
Public/Institutional	1,657	+136	1,389	+89	100	+10	7	+3
Transportation/Communication/ Utilities	5,814	+426	5,254	+336	203	+31	86	+6
Park/Recreation/Conservation	12,266	+561	12,000	+553	237	+5	11	0
Total	246,450	0	241,318	-100	2,058	0	1,272	0

<u>Land Use Category</u>	<u>Pitts</u>	<u>Net Pitts Need</u>	<u>Rochelle</u>	<u>Net Rochelle Need</u>
Agriculture	240	-20	220	-149
Forestry	19	-5	70	-35
Residential	148	+18	429	+90
Commercial	16	0	45	+9
Industrial	5	0	160	+102
Public/Institutional	5	+1	156	+33
Transportation/Communication/ Utilities	61	+5	210	+48
Park/Recreation/Conservation	6	+1	12	+2
Total	500	0	1,302	+100

Source: Heart of Georgia Altamaha Regional Development Center and Wilcox County Comprehensive Plan Local Coordination Committee, 2005.

central parts of Wilcox County as previously mentioned will continue to be the focus of residential growth in the county. There may be some additional residential growth in the northern and western parts of Abbeville, the western sections of Rochelle and Pitts, and primarily infill in Pineview.

The likely annexations in the county in the planning period will revolve around U.S. 280. The City of Abbeville may annex U.S. 280 West, primarily because of residential growth. The City of Rochelle will likely annex the County Industrial Park west along U.S. 280, and there could be an annexation north of U.S. 280 along Georgia 112 in the nursing home area. The completion of facilities in the new county industrial park, the provision of natural gas services and telecommunications upgrades, the development of facilities in the new recreation park, along with the widening of U.S. 280, are the major infrastructure needs of the county to support desired growth patterns and accommodate planned goals and objectives. These actions will require outside financial assistance and efforts to reach fruition. Planned highway improvements by the state for U.S. 280 would support desired growth patterns. Continuing downtown revitalization efforts in all the municipalities will also be important to realizing plans.

Wilcox County has much prime farmland and abundant natural resources, including the Ocmulgee and Alapaha rivers, the natural springs, rock outcrops, many wetlands, and important archaeological, historic, and cultural sites, which are viewed as key contributors to the existing and future economy of the county and its quality of life. These important and sensitive areas are so abundant as they cannot be detailed on the land use maps, but would be part of “agriculture,” “forestry,” and “park/recreation/conservation” uses shown. These critical/sensitive and important areas are discussed more fully in the Natural and Cultural Resources element, and shown on maps included or referenced there. A land use map, especially in a rural area, only reflects community preferences as a general policy guide. It is not intended to dictate specific activities on individual parcels or delineate all constraints to development impacting a particular parcel either.

No areas of Wilcox County are expected to see significant land transition from one use to another although there will be limited change from agricultural/forestry to residential, particularly in the Seville/Pitts area. Even in those areas the predominant uses will remain agriculture/forestry. Additional agriculture uses will likely convert to forestry across the county. Land use in Rochelle along U.S. 280 will also show some conversion from residential to commercial uses. The downtowns of the municipalities would be the principal areas needing redevelopment. There are no true concentrated areas of housing rehabilitation and redevelopment need within Pineview, Pitts, and unincorporated Wilcox County, as such housing is scattered throughout the jurisdictions. There are some concentrations of housing rehabilitation needs in

northeast Abbeville and northwest Rochelle. There are opportunities for infill development in all the municipalities particularly residential and downtown commercial. Factors expected to influence growth patterns have previously been discussed and include the U.S. 280 improvements, bedroom residential promotion, and the Ocmulgee River. The lack of land for sale has been a limiting influence in the past, but this has now changed as older residents die, estates are divided and sold, and forest companies divest lands.

Future Land Use Strategy and Maps

The Wilcox County desired community of the future is detailed in the accompanying “goal, objectives, and implementation policies/actions” and future land use maps. These specific statements of community strategy are detailed following this text and maps. These action statements and the future land use maps coalesce the community wishes and desires into a strategy of implementation for the local governments and others. They convey community wishes to developmental interests and act as a context to guide decision-making on the location of uses, development, infrastructure, and implementation activities, including land use regulation. More particular implementation activities and proposed timing for chosen policies and actions are included in the Short Term Work Programs for each government elsewhere in the plan.

This plan and these maps promote and complement the espoused strategy of the Community Vision, essentially maintaining the rural character of the county, and protecting and utilizing the county’s agricultural, natural, and cultural resources for compatible future growth and economic development. Land uses would continue in a similar manner as exists now with protection and enhancement of the rural character and quality of life. Such growth would be encouraged and supported through education and guidance, provision of the infrastructure and an environment conducive for quality growth, and appropriate specific land use regulation which protects existing resources and promotes sound, compatible development. These plans will accommodate expected growth from projected population increases and new development resulting from community economic development, housing, or community facilities activities. They are consistent, supportive, and conducive to identified policies and strategies of all other elements in this community comprehensive plan.

The future land use maps which illustrate the desired and chosen strategies for Wilcox County, Abbeville, Pineview, Pitts, and Rochelle are shown on Maps LU-6, LU-7, LU-8, LU-9, and LU-10, respectively. The reality of limited growth is reflected, but the expected growth is amply provided areas for development. Small use gains are not necessarily shown because of scale, their uncertain location or development, and because of the private rights debate it could

create. It should again be pointed out that this plan and these maps are a generalized guide for development of the community. It is not intended to dictate, or specifically limit, private land use decisions or activities on any one parcel, or predict the future with perfect accuracy. It serves as a reflection of community desires, a statement of community strategy, and a policy guide for development, both public and private. Using it in this context as a framework to evaluate and guide decision-making can appropriately help effectuate the desired Wilcox County of the future.

LAND USE

GOAL, OBJECTIVES, AND IMPLEMENTATION POLICIES/ACTIONS

GOAL: To provide for and encourage quality growth and development and to provide the community facilities supportive of and conducive to such growth, while maintaining the county's rural character, protecting its natural resources, and enhancing its quality of life.

OBJECTIVE 1: Provide education and guidance for coordinated land use management and planned quality growth and development.

POLICIES/ACTIONS:

Action 1.1: Establish a county-wide planning committee or formal planning commission to assist in growth management education, guidance and evaluation of regulation options.

Action 1.2: Conduct a public education and information gathering campaign to discuss the need and benefits of land use regulation and to flesh out public concerns and identify specific needs.

Action 1.3: Educate the public on important natural and cultural resources, the utilization of protected resources for attracting quality growth and development, the impacts of land uses and development on these resources, and on the role of land use regulation in encouraging conservation and planning and managing growth and development as desired.

OBJECTIVE 2: Develop the regulatory mechanisms and land use regulation appropriate and conducive to protecting the existing quality of life and resources, and promoting sound, compatible future growth and development.

POLICIES/ACTIONS:

- Action 2.1:** Strictly enforce existing land use ordinances and regulations, such as those for environmental conservation, flood plain management, and health department regulations.
- Action 2.2:** Develop at least minimal ordinances regulating permit/location, subdivision development, and manufactured housing in Wilcox County, Pitts, and Pineview.
- Action 2.3:** Further modernize and upgrade zoning ordinances and subdivision regulations in Abbeville and Rochelle, and coordinate with any County regulations.
- Action 2.4:** Develop specific new ordinances identified by the Planning Committee or otherwise as needed to protect existing resources and development, to prevent nuisances and uses disruptive to the community's plans and vision, and to encourage quality growth.
- Action 2.5:** Seek to establish countywide administration and enforcement of Georgia's Uniform Construction Codes, including sharing of a coordinated and unified codes enforcement office.
- Action 2.6:** Work to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance.
- Action 2.7:** Long term, develop comprehensive land use management or zoning ordinances in Pitts, Pineview, and the County.

OBJECTIVE 3: Provide the environment and infrastructure within Wilcox County to entice and direct quality residential, commercial, industrial and other economic development.

POLICIES/ACTIONS:

- Action 3.1:** Upgrade the water and sewer systems of Abbeville and Rochelle to provide for additional capacity for growth.
- Action 3.2:** Fully develop and provide the necessary infrastructure to the new Wilcox County Industrial Park near Rochelle.
- Action 3.3:** Upgrade the infrastructure to the Abbeville industrial site.
- Action 3.4:** Seek the development of natural gas services, and upgrades to telecommunications services within the County.
- Action 3.5:** Maintain and upgrade the water systems in Pineview, Pitts (including Seville area), Rochelle, and especially Abbeville, to accommodate existing and future residents.
- Action 3.6:** Rehabilitate and revitalize existing downtown commercial and other landmark properties in all of the county's municipalities for continued adaptive public and private uses.
- Action 3.7:** Develop measures which accomplish the removal and prevention of abandoned mobile homes and other eyesores in the county and its municipalities.
- Action 3.8:** Support community beautification efforts utilizing local garden clubs, civic clubs, and prison details.
- Action 3.9:** Promote and utilize the county's agricultural base and natural resources for compatible economic development and enterprises.
- Action 3.10:** Protect, promote, and support the agricultural and forest uses of the county, and encourage continued agricultural production.

INTERGOVERNMENTAL COORDINATION

Relationship of Governmental Entities and Programs to Local Government Comprehensive Plan

Entities

There are no apparent conflicts identified in Wilcox County's joint comprehensive plan with the adjacent counties. The local comprehensive plan does call for working with neighboring counties where appropriate. For example, the county is involved in a multi-county E-911 system with Dodge County. The county's local governments also participate in regional efforts through the Heart of Georgia Altamaha Regional Development Center and the Regional Economic Development Academy. The local governments in the county generally work well with each other. Meetings are held periodically among the chief elected officials of each government to discuss issues as they arise. The local governments in the county also work well with the Wilcox County Board of Education. The school system prepares its own separate Five-Year Facilities Plan and keeps it updated annually. The local government comprehensive plan is consistent with the school system's facilities plan, and the County and the City of Rochelle work with the school system on any needed infrastructure improvements. The local government comprehensive plan designates the Wilcox County Development Authority as the main economic development organization for the county. A Joint Development Authority involving Bleckley, Dodge, and Wilcox counties is also an important coordination tool for promoting regional projects between all three counties. There currently are no independent special districts in Wilcox County, and thus they are not applicable.

Programs and Requirements

The Wilcox County Service Delivery Strategy was updated in conjunction with the county's joint local comprehensive plan, and the Strategy is consistent with the comprehensive plan. The local comprehensive plan is also consistent with the Total Maximum Daily Load (TMDL) implementation plans that were prepared under EPD requirements for House and Mill creeks. The comprehensive plan's implementation policies/actions address supporting the local implementation of the TMDL plans. Other state and regional programs, such as the Governor's Greenspace Program, the Georgia Coastal Zone Management Program, the Appalachian Regional Commission, Sub-State Regional Water Quality/Water Supply Plans, and Transportation for non-attainment areas, are not in effect in Wilcox County and are not applicable.

Existing Coordination Mechanisms

Entities

There are several formal coordination mechanisms in existence between the County and adjacent counties. As mentioned earlier, Wilcox County contracts with Dodge County for the provision of E-911 service countywide. The County also participates with Pulaski County in a funding arrangement for a regional jail. The County is also an active member of a joint development authority covering Bleckley, Dodge, and Wilcox counties to promote economic development projects within the three-county area. The cities of Abbeville and Rochelle contract with Transwaste of the Crisp County Solid Waste Management Authority for solid waste collection and disposal. As issues arise, the chief elected officials consult and/or meet with the appropriate administrator/chief elected official as needed. A few formal and informal coordination mechanisms exist between the local governments in the county. Mutual aid agreements exist among the local governments concerning fire protection. Wilcox County provides funding for the operation of a countywide ambulance service, while the City of Rochelle serves as a host for the service and provides funding for its utilities. The County also provides law enforcement service for the City of Pitts as well as the unincorporated areas, and has an agreement with the cities of Abbeville, Pineview, and Rochelle to provide assistance as needed. The City of Pitts has an agreement with Crisp County to provide fire protection service as needed across the Crisp/Wilcox county line. The County coordinates with East Central Technical College (ECTC) to provide skills training and other employment services through the Workforce Investment Act (WIA) program and ECTC's Adult Literacy Center in Rochelle. Meetings are held as needed among the appropriate chief elected officials to resolve any ongoing problems or conflicts. In matters involving the local school system, the county commission chairman and Mayor of Rochelle are available to meet with the school superintendent to resolve issues. Matters involving the countywide development authority and/or the joint development authority are handled in regular meetings between the authority's chairperson and the chief elected officials. Matters involving East Central Technical College are resolved through meetings including the chief elected officials and the president of the college. Independent special districts are not existent in the county and are not applicable.

Programs and Requirements

Wilcox County and the municipalities of Abbeville, Pineview, Pitts, and Rochelle are all included in Wilcox County's Service Delivery Strategy. These governments meet on a regular basis to discuss and resolve issues that arise within the various components of the Strategy. The TMDL implementation plans that have been prepared locally are not required to be implemented at this time. There are current regional coordination mechanisms available through the Heart of Georgia Altamaha Regional Development Center. The local governments actively participate in the RDC which provides a regional forum and means of cooperation, and the Regional Economic Development Academy serves as a forum to promote education and training while promoting economic development on a regional scale. The County's membership in the Region 9 Workforce Investment Board provides an avenue of coordination concerning workforce development issues. A local One-Stop Center for those in the labor force needing assistance is operational in the county under the auspices of the Board. Other state and regional programs are not applicable to Wilcox County at this time.

Joint Planning and Service Agreements

Entities

The local governments in Wilcox County have an inter-agency agreement concerning responses by the various agencies in times of local emergencies. The County and Dodge County have a joint service agreement for E-911, and the County and Pulaski County have a funding arrangement concerning a regional jail. There currently are no other joint planning or service agreements between the local governments in Wilcox County and adjacent local governments, the school board, and the development authority. Independent special districts are not applicable to the county.

Programs and Requirements

Under the County's Service Delivery Strategy, Wilcox County and the cities of Abbeville, Pineview, Pitts, and Rochelle have joint agreements concerning annexations, dispute resolution, and water/sewer service extensions. The Service Delivery Strategy, including these agreements, was updated concurrent with the joint local comprehensive plan. The County has a service agreement with Dodge County concerning the provision of E-911 service, and a funding arrangement with Pulaski County for a regional jail, as documented above. Other state and regional programs are not applicable to Wilcox County.

Special Legislation and Joint Meetings or Work Groups for the Purpose of Coordination

No special legislation or joint meetings or work groups are applicable to Wilcox County involving other local entities or state programs, other than the committees appointed to coordinate the joint comprehensive plan preparation. The local governments in the county do meet periodically to coordinate the countywide Service Delivery Strategy and keep it current, and there is regular coordination, both formal and informal, at the local government staff levels.

Local Government Parties or Offices With Primary Responsibility for Coordination

Entities

The county commission chairman and county clerk are the lead agents countywide for coordinating with administrators from the adjacent local governments, the local governments in the county, the school superintendent, the development authority chairperson, and the president of East Central Technical College. Independent special districts are not applicable to Wilcox County.

Programs and Requirements

The county clerk, commission chairman, and other chief elected officials are responsible for coordinating local issues under the countywide Service Delivery Strategy. Other state and regional programs are not applicable to Wilcox County.

Issues Arising From Growth and Development Proposed In Nearby Governments

At this time, there are some issues arising from growth and development proposed in nearby governments or within the local governments in the county, particularly relating to new subdivision development and the growth of poultry and other agriculture operations in the unincorporated areas that could place some pressure on the county's agriculture/forestry resources. No land use conflicts are present along the county's jurisdictional borders with adjacent counties. The county's comprehensive plan does not conflict with those of its neighbors. The regional review hearing process for comprehensive plans is sufficient to obtain information about other local government plans and policies. Currently there are no service provision conflicts or overlaps or annexation issues in effect. The countywide Service Delivery Strategy is effective in addressing these issues.

Specific Problems and Needs Identified Within Each of the Comprehensive Plan Elements That Would Benefit From Improved or Additional Intergovernmental Coordination

There are several areas within the Local Comprehensive Plan that could stand to benefit from strengthened coordination efforts. There is an identified need for more stable funding of economic development activities. Greater coordination and commitment between the County and the Development Authority could expand the resources available for consistent and steady economic development activities. A need also exists to strengthen the educational and skill levels of the local labor force to ensure that citizens have the skills needed for the kinds of development the County would like to attract. A good relationship is already ongoing between the County, the Development Authority, the Joint Development Authority with Bleckley and Dodge counties, the School Board, the Region 9 Workforce Investment Board, and East Central Technical College. These relationships should be expanded and strengthened as appropriate. The relationship between Wilcox County and its neighbors should be expanded as needed. The cooperative agreement among all local governments concerning inter-agency emergency response needs to be maintained and strengthened as needed. A significant need also exists in the area of land use planning. Wilcox County would stand to benefit from coordinated efforts among all jurisdictions in the coordination, establishment, and/or consolidation of countywide land use regulations to address such areas as erosion and sedimentation control, manufactured housing, and subdivision development. A countywide planning commission would be an effective tool toward developing a comprehensive and unified land development mechanism.

Adequacy of Existing Coordination Mechanisms With Related State Programs and Goals and Implementation Portions of the Local Comprehensive Plan

The countywide Service Delivery Strategy was updated concurrent with the Local Comprehensive Plan. The local governments believe that the Service Delivery Strategy provides an effective and efficient delivery of local services. The Strategy addresses procedures for resolving land use and annexation issues, as well as infrastructure improvements such as water and sewer service extensions. The County's membership in the Heart of Georgia Altamaha Regional Development Center provides an avenue for improved coordination of these issues, both on a local and regional basis. Other state and regional programs are not applicable to Wilcox County.

**INTERGOVERNMENTAL COORDINATION
GOAL, OBJECTIVES, AND IMPLEMENTATION POLICIES/ACTIONS**

GOAL: To improve the overall well-being of Wilcox County by maintaining and increasing the coordination mechanisms among the County, its municipalities, and others that will lead to a more effective and efficient delivery of local government services countywide, improve and upgrade existing community facilities and services, and attract the kind of growth and development that leads to a more stable and viable economic base while preserving the natural environment.

OBJECTIVE 1: To focus countywide attention on fostering a more viable economic base through increased support of countywide economic development activities, encouraging activities that lead to increased support for existing businesses, stronger partnerships with existing economic development organizations, developing land and infrastructure sufficient to attract industry, and enhancing the local agriculture industry and agri-business.

POLICIES/ACTIONS:

Action 1.1: Pursue stable and consistent funding of economic development activities countywide, and hire a full-time economic development professional to assist in the promotion and marketing of Wilcox County and its municipalities to prospective businesses and industries.

Action 1.2: Continue to participate in the joint development authority with Dodge and Bleckley counties, and establish other partnerships with economic development organizations in neighboring counties as appropriate, to strengthen business and industrial recruitment activities by taking advantage of programs and resources on a regional level.

Action 1.3: Seek the assistance of state economic development entities in creating an industrial recruitment package for Wilcox County.

Action 1.4: Coordinate the marketing/development of available sites for industrial development to prospective businesses and industries.

Action 1.5: Seek the expansion of and fully develop infrastructure, including water and sewer extension, to the Wilcox County Industrial Park.

Action 1.6: Seek to develop and market the industrial site in Abbeville.

Action 1.7: Promote the establishment of agri-tourism activities in Wilcox County, increased usage of the Agri-Center facility in Rochelle, and seek the development of venues in the county.

OBJECTIVE 2: **To conserve and protect the County's natural and cultural resources and its rural character, particularly areas of scenic beauty, while increasing controlled opportunities for public viewing and enjoyment.**

POLICIES/ACTIONS:

Action 2.1: Pursue Georgia Scenic Byway status along US 129 and GA 112 from Pineview to Hawkinsville.

OBJECTIVE 3: **To maintain and enhance ongoing areas of coordination of facilities and services countywide to assure greater efficiency and effectiveness.**

POLICIES/ACTIONS:

Action 3.1: Advocate the long-term four-laning of SR 30/U.S. 280 through the county.

Action 3.2: Work with the Georgia Department of Transportation and Wilcox County in improving and paving the county's streets and roads on an annual basis.

Action 3.3: Work with GA DOT to identify bridges in need of repair and schedule such maintenance.

Action 3.4: Construct a new railroad spur to the industrial park in Abbeville and to the county's industrial park in Rochelle.

Action 3.5: Seek state construction of regional bicycle facilities within the county.

Action 3.6: Utilize the Wilcox County Development Authority and the County Commissioners to coordinate with the City of Rochelle to upgrade the

water system to accommodate economic development growth at the Wilcox County Industrial Park.

Action 3.7: Coordinate with the municipalities of Wilcox County to establish/upgrade the water systems to accommodate economic development growth.

Action 3.8: Upgrade the sewer system in the City of Rochelle through a coordinated effort between the Wilcox County Development Authority and the County Commissioners, to accommodate economic development growth at the Wilcox County Industrial Park.

Action 3.9: Establish/upgrade the sewer systems in the municipalities of Wilcox County through a coordinated effort between the Wilcox County Development Authority and the County Commissioners, to accommodate economic development growth.

Action 3.10: Seek to develop a new joint countywide jail facility and continue to pursue funding options to finance it.

Action 3.11: Maintain cooperative agreements between the municipalities and the county for inter-agency emergency response in all jurisdictions.

Action 3.12: Pursue funding for communications equipment, including a repeater system for public safety uses to be located in northwest Wilcox County.

Action 3.13: Seek funding for generators for emergency uses throughout Wilcox County.

Action 3.14: Continue coordination efforts between Wilcox County and the municipalities to provide recreation.

Action 3.15: Continue to investigate the possibilities for consolidation of services between the cities and county.

Action 3.16: Assist East Central Technical College in providing adequate facilities and expansion of services at its Wilcox campus.

Action 3.17: Cooperatively work with the Wilcox Arts Council to upgrade the Abbeville Auditorium Complex to host large-scale events.

OBJECTIVE 4: Pursue joint efforts to develop the regulatory mechanisms and land use regulation appropriate and conducive to protecting the existing quality of life and resources, and promoting sound, compatible future growth and development.

POLICIES/ACTIONS:

Action 4.1: Establish a countywide planning committee or formal planning commission to assist in growth guidance and evaluation of regulation options.

Action 4.2: Develop at least minimal ordinances regulating permit/location, subdivision development, and manufactured housing in Wilcox County, Pitts, and Pineview.

Action 4.3: Further modernize and upgrade zoning ordinances and subdivision regulations in Abbeville and Rochelle, and coordinate with any County regulations.

Action 4.4: Develop specific new ordinances identified by the Planning Committee or otherwise as needed to protect existing resources and development, to prevent nuisances and uses disruptive to the community's plans and vision, and to encourage quality growth.

Action 4.5: Seek to establish countywide administration and enforcement of Georgia's Uniform Construction Codes, including sharing of a coordinated and unified codes enforcement office, possibly through a cooperative agreement with an adjacent county.

Action 4.6: Work to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance.

Action 4.7: Long term, develop comprehensive land use management or zoning ordinances in Pitts, Pineview, and the County.

Action 4.8: Develop measures which accomplish the removal and prevention of abandoned mobile homes and other eyesores in the county and its municipalities.

APPENDIX A

Community Facilities and Services Element

Listing of Roads for Wilcox County and the cities of
Abbeville, Pineview, Pitts, and Rochelle

WILCOX COUNTY ROADS

ROAD NAME	CR #	PAVED/UNPAVED	MILEAGE	ROAD TYPE
Acorn Loop	243		0.17	County
Addison Road	255	U	2.223	County
Adkinson Lane		U	0.09	County
Althea Lane	284	U	0.168	County
American Legion Road	70	P	9.897	County
Anderson Lane		U	0.023	Private
Angus Road		U	0.212	Private
Antioch Road	31	U	3.544	County
Apricot Circle		U	0.079	Private
April Road	206	U	0.801	County
Arrowhead Road	108	U	2.108	County
Ashe Lane	311	U	0.3	County
Ashe-Harrell Loop	184	U	0.776	County
Aster Road	151	U	0.58	County
Azalea Lane		U	0.252	County
Backwoods Road	5	U	2.841	County
Ball Road	110	U	0.724	County
Banker Road	51	U	1.745	County
Barrentine Road	12	U	3.968	County
Barker Road	39	U	0.861	County
Bay Street East	147	U	1.544	County
Bayberry Lane	323	U	0.129	County
Beaver Road	188	U	0.678	County
Beecher Road	73	U	2.893	County
Benjamin Lane		U	0.079	Private
Benson Road	155	U	1.006	County
Big Pond Road	43	U	1.611	County
Birch Road	199	U	0.469	County
Blake Road	231	U	0.68	County
Blossom Road	52	U	0.794	County
Bluebird Hollow		U	0.156	Private
Bluebird Lane		U	0.196	Private
Bluff Creek Road	24	U	1.23	County
Boat Landing Road		U	0.158	Private
Boone Road	196	U	0.27	County
Boxwood Road	66	U	1.262	County
Braden Road	38	U	2.262	County
Bramble Wood Road	68	U	3.394	County
Branch Road	78	U	1.772	County
Briarwood Road	68	U	3.074	County
Brokamp Lane	176	U	0.303	County
Brown Circle	11	U	1.704	County
Bruce Road	36	U	1.486	County
Brumbley Road	211	U	0.544	County
Brushy Creek Road	152	U	2.338	County
Buck Road	161	U	1.365	County
Buttercup Lane	291	U	0.096	County
Butterfly Lane	247	U	0.356	County
Cactus Road	249	U	0.146	County
Calhoun Road	332	U	0.14	County
Camelia Lane	264	U	0.36	County
Cannonball Lane	310	U	0.344	County
Cannonville Road	253	P	13.361	County
Cantrell Road	86	U	3.324	County
Cardinal Road	257	P	2.201	County
Carter Lane			0.047	Private
Cedar Creek Road	22	P	6.163	County
Cedar Lane	325	U	0.518	County
Cemetery Road	254	P	10.69	County

Center Streer	334	P/U	0.193	County
Chanclor Road	157	U	1.111	County
Cherry Tree Lane		U	0.12	Private
Chestnut Lane	264	U	0.61	County
Chinaberry Lane	315	U	0.37	County
Chokeberry Road		U	0.163	Private
Christian Hill Road	24	P	7.84	County
Christian Home Road	81 & 46	P	4.596	County
Church Street/Seville		U	0.068	County
Clark Road	200	U	0.892	County
Clements Road	20	U	3.289	County
Cleveland Avenue		P	0.75	County
Clover Lane	307	U	0.123	County
Conner Road	49	U	0.784	County
Connie Road	4	U	2.464	County
Cook Cemetery Road	241	U	1.472	County
Copeland Road	46	P	3.498	County
Copperhead Road	59	U	3.597	County
Cora Lane	299	U	0.15	County
Cottonwood Road	13	U	1.717	County
County Farm Road	62	P/U	3.672	County
Crawford Dairy Road	61	U	4.9	County
Crenshaw Road	175	U	2.233	County
Crestview Road		U	0.23	Private
Crumley Road	116	U	0.428	County
Curry Street		P	0.163	County
Cypress Road	98	U	1.122	County
Daffodil Lane	94	U	0.595	County
Daisy Lane	153	U	0.933	County
Dandelion Road	83	U	1.278	County
Daniels Road	210	U	0.946	County
Dare Road	126	U	0.692	County
Daylily Road	150	U	0.26	County
Dennard Road	118	U	1.75	County
Denniston Lane	288	U	0.071	County
Dix Road	217	U	0.28	County
Doerun Road	220	U	0.094	County
Dogwood Road	110	U	4.23	County
Dorsey Lane	19	U	3.018	County
Doster Road	149	U	2.996	County
Double Run Road	42/262	P	4.702	County
Dove Road	50	U	1.116	County
Dozier Road	51	U	1.942	County
East Lake Road		U	0.395	Private
Ed Road		U	4.064	Private
Edgefield Road	129	U	0.325	County
Egret Road	53	U	0.317	County
Elderberry Lane	320	U	0.436	County
Ellis-Mays Road	255	U	1.955	County
Eucalyptus Lane	154	U	0.288	County
Evergreen Drive		U	0.41	Private
Faith Lane	313	U	0.125	County
Falcon Circle	239	U	1.349	County
Fellows Road	1	P	7.588	County
Fellowship Circle		U	0.198	Private
Fir Road	75	U	3.965	County
Fish Hatchery Road	186	P/U	0.72	County
Fisherman's Loop		P	0.17	Private
Fitzgerald Road	119	U	2.615	County
Floral Road	107	U	0.21	County
Flowers Road	92	U	1.514	County
Flowing Well Road		U	2.614	Private

Folsom Creek Road	33	U	2.737	County
Ford Road	99	U	0.81	County
Forest Glen Road	256	U	2.352	County
Franklin Road	103	U	0.454	County
Futch Road	21	U	3.179	County
Gaines Way	238	U	0.081	County
Garden Street		U	0.11	Private
Genesis Lane		U	0.208	Private
Gibbs Road	32	U	0.725	County
Goldenrod Road	41	U	3.233	County
Goldfinch Lane	2	U	0.059	County
Golf Lane		U	0.086	Private
Gordon Road	48	P	4.125	County
Gordon-Phinney Road	306	U	0.223	County
Gourd Road	63	U	3.788	County
Green Acres Road	244	P	0.202	County
Harden Road	237	U	0.353	County
Harper Road	280	U	0.275	County
Harvey Road	36	P	7.134	County
Hatley Road	45	P	7.379	County
Helms Road	9	U	1.775	County
Hemlock Road	205	U	0.685	County
Henson Lane	95	U	0.648	County
Heron Lane	216	U	0.185	County
Hickory Lane	101	U	1.338	County
Hidden Lakes Road		U	0.218	Private
High Rocks Road	48	U	5.928	County
Holly Lane	146	U	0.601	County
Hope Road	90	U	1.685	County
Huckleberry Lane			0.213	Private
Hummingbird Road	225	U	1.013	County
Hunters Loop	224	U	0.37	County
Hwy 90		P		State
Hwy 112		P		State
Hwy 129		P		Federal
Hwy 159		P		State
Hwy 215		P		State
Hwy 233		P		State
Hwy 257		P		State
Hwy 280		P		Federal
Ibis Lane	251/269	U	1.278	County
Ironwood Road	100	U	2.401	County
Ivy Lane	321	U	0.145	County
J B McWhorter Road	125	U	1.351	County
James Lane	314	U	0.262	County
Jasmine Lane			0.036	Private
Jesse Clark Road		U	0.932	Private
Jett Lane	132	U	1.44	County
Johnson Road	44	U	1.353	County
JT Road		U	0.128	Private
July Road	130	U	0.572	County
Juniper Lane	240	U	0.19	County
Keene Road	212	U	1.286	County
Killdeer Road	262	U	2.374	County
King of Kings Road	27	P	2.283	County
Kingfisher Road	35	U	3.974	County
Kramer Road	33	P/U	3.653	County
Kristy Road	114	U	0.288	County
Lark Road	82	U	0.441	County
Larkspur Lane	266	U	0.238	County
Lebanon Road	72	P/U	3.383	County
Lee Road	207	U	1.055	County

Leverett Lane	292	U	0.182	County
Lime Sink Road	133	U	1.2	County
Loblolly Road	131	U	0.802	County
Log Cabin Road	30	U	1.145	County
Lois Road	170	U	1.093	County
Longleaf Lane		U	0.112	Private
Lucy Lane	60	U	2.056	County
Madison Road	60	U	0.094	County
Main Street/Seville	18	P	0.321	County
Mallard Road	68	U	0.663	County
Mangrove Lane	209	U	0.368	County
March Lane	319	U	0.446	County
Marigold Road	26	U	2.994	County
Marshall Road	171	U	0.326	County
Mathews Road	10	U	2.55	County
May Road		U	1.1	Private
Mayapple Lane	263	U	0.379	County
Mayflower Lane	55	U	0.398	County
Mayhaw Road	192	U	1.747	County
McBryant Road	93	P	3.028	County
McCall Road	77	U	1.098	County
McGlamry Road	16	U	5.523	County
McKinley Road	155	U	1.102	County
McKinney Road		U	0.08	Private
Meadow Road	169	U	1.144	County
Meadowlark Road	15	U	2.691	County
Melba Road	17	U	4.414	County
Michael Road	120	U	0.962	County
Miller Road	295	U	0.141	County
Milling-Wilcox Road	255	U	2.717	County
Mimosa Road	14	U	1.309	County
Mistletoe Road	29	U	1.874	County
Mitchell Lane	228	U	0.142	County
Mitchell Road	12	U	1.976	County
Mixon-Mathews Lane	185	U	0.669	County
Mockingbird Road	71	U	1.306	County
Morning Glory Road		U	0.326	Private
Morningside Road	137	U	1.471	County
Mount Olive Road	208	U	0.707	County
Mount Pilgrim Road	190	U	0.662	County
Mount Zion Road	105	U	0.363	County
Mutt Road	34	U	1.605	County
Narcissus Road	124	U	2.083	County
New Covenant Road		P	0.56	Private
New Hope Road	183	U	0.184	County
Nobles Road	158	U	1.215	County
North County Line Road	45	U	3.651	County
Nutt Road	181	U	0.711	County
Odessa Road	162	U	0.55	County
Oklahoma Church Road	166	P	1.052	County
Old Legion Road	203	U	0.211	County
Old Railroad Bed Road		U	0.211	Private
Olin Road	56	U	1.327	County
Orchid Road	3	U	3.222	County
Owensboro Road	232	P	10.25	County
Owl Road	67	U	1.318	County
Palm Drive		U	0.539	Private
Pansy Road	189	U	0.649	County
Paramore Lane		U	0.09	Private
Paramore Loop		U	0.113	Private
Passionflower Road	322	U	0.123	County
Pearce Road	87	P	5.138	County

Pecan Road	115	P/U	4.225	County
Peebles Road	134	U	2.328	County
Peregrine Lane	298	U	0.214	County
Perry Road	121	U	0.735	County
Pheasant Lane	303	U	0.064	County
Pine City Road	6	U	5.387	County
Pineview-Pitts Highway	260	P	7.238	County
Pintail Lane		U	0.099	Private
Pivot Road	76	U	1.036	County
Pleasant Grove Road	127	P/U	0.662	County
Pleasant View Road	257	P	4.251	County
Poor Robin Road	223	P/U	1.025	County
Pope City Road	38	U	0.624	County
Pope Road	58	U	1.134	County
Poplar Road	54	U	0.747	County
Poppy Lane	324	U	0.464	County
Powell Road	18	U	3.666	County
Powers Road	89	U	0.866	County
Primrose Lane	219	U	0.463	County
Quail Road	174	U	1.049	County
R. Smith Road	124	U	2.023	County
Railroad Street/Seville	163	P/U	0.83	County
Rattlesnake Road		U	0.328	Private
Raven Lane	93	P	0.183	County
Red Fez Road	117	U	1.265	County
Redbud Lane		U	0.16	Private
Reeds Crossing Road	76	U	2.01	County
Reeves Road	123	U	2.693	County
Register Road	316	U	0.321	County
Reid Road	233	U	0.673	County
Rhodes Lane	47	U	0.798	County
Riverfront Drive		U	0.46	Private
Rivers Edge Road	286	U	0.173	County
Robin Lane	297	U	0.291	County
Roger Road	160	U	0.941	County
Roland McKinney Road	302	U	0.262	County
Ruby Road	97	P/U	2.439	County
Rutland Road	333	U	0.242	County
Ryan Lane		U	0.241	Private
Sage Lane	230	U	0.566	County
Salem Road	255	P	1.98	County
Sandpiper Lane	162	U	0.217	County
Sandy Hill Road		U	0.314	Private
Sandy Mt Road	163	U	0.98	County
Sandy Road	8	U	3.14	County
Saturn Road	106	U	0.924	County
Sawmill Loop		U	0.21	Private
Selph Road	57	U	0.886	County
Sercer Road	69	U	0.922	County
Shady Grove Road	7	P/U	2.143	County
Sibbie Road	144	P	9.815	County
Siloam Road	140	P/U	1.481	County
Simmons Road	250	U	0.16	County
Simon Keen Road	142	U	1.956	County
Sook Circle		U	0.087	Private
Sook Road		U	0.42	Private
Southern Cross Road	84	U	0.248	County
Sparrow Lane	236	U	0.311	County
Spruce Lane		U	0.104	Private
Starr Road	139	U	1.444	County
Statham Shoals Road	286	U	0.6	County
Statham's Lane	289	U	0.143	County

Stone Road	24	U	3.192	County
Sweetgum Road	196	U	0.545	County
Sycamore Road	15	U	0.246	County
Tar Cup Road		U	2.604	Private
Taylor Wood Road	122	U	0.555	County
Teal Drive		U	0.386	Private
Thistle Road	145	U	0.974	County
Thompson Road	88	P	1.388	County
Thornton Road	164	U	0.432	County
Thrasher Lane	309	U	0.363	County
Tippetville Road	252	P	12.585	County
Titshaw Road	179	U	1.319	County
Toms Road	1	U	1.298	County
Tri County Road	113	P/U	1.382	County
Trip Road	218	U	2.41	County
Troutman Road	173	U	1.246	County
Tulip Road	44	U	2.114	County
Turner Road	197	U	0.625	County
Turtle Road	270	U	0.135	County
Twin Pines Road	198	U	0.798	County
Vanzant Road	201	U	0.494	County
Verbena Lane	80	U	0.246	County
Violet Road	227	U	0.414	County
Vivian Lane		U	0.135	Private
Walker Cemetery Road	85	U	0.219	County
Walker Road	74	U	7.812	County
Wallflower Road	64	U	2.453	County
Waterfall Lane	326	U	0.091	County
Watson Road	91	U	1.682	County
Wayne Keen Road	213	U	0.854	County
Welchel Road	168	U	0.805	County
Welchel-Worley Road	259	U	2.27	County
Wilbur Conner Road	33	U	2.572	County
Wilco Road	104	U	1.272	County
Wilcox Farms Lane		U	0.963	Private
Wilcox Road	23	U	1.657	County
Wild Cherry Road	141	U	1.098	County
Williford Crossing Road		P	12.533	Crisp/Wilcox
Willingham Road	28	U	4.84	County
Willow Road	317	U	0.202	County
Wiregrass Road	148	U	0.3	County
Wood Road	128	U	0.818	County
Wood Tech Drive	328	P	0.2	County
Woodyard Lane		U	0.387	Private
Worley Road	97	P	2.522	County
Wren Lane	327	U	0.334	County
Young Road	194	U	0.604	County

City of Abbeville/List of Roads

Name of Road	Paved/Unpaved	Mileage	Type of Road
Airport Road	P	0.4	City
Barnes Street	P	0.2	City
Bell Street	P	0.3	City
Bowen Street	P	0.8	City
Broad Street North	P	1.1	State/US
Broad Street South	P	1.1	State/US
Burkett Street	P	0.1	City
Cannonville Drive	U	0.1	City
Cannonville Road	P	0.9	City/County
Cemetery Road	P	0.1	City
Cherry Street East	P	0.4	City
Cherry Street West	P	0.1	City
Church Street North	P	0.3	City
Church Street South	P	0.2	City
College Street East	P	0.1	City
College Street West	P	0.5	City
Depot Street North	P	0.4	City
Depot Street South	P	0.2	City
Easy Street	P	0.4	City
Halfmoon Road	P	0.7	City
Ibis Lane	P	0.4	City
Industrial Drive	P	0.4	City
Irwinville Road	P	0.5	City
Isabella Street	P	0.2	City
Main Street East	P	1	State/US
Main Street West	P	1	State/US
McCampbell Street	P	0.2	City
Monroe Street East	P	0.3	City
Monroe Street West	P except 1 block	0.2	City
Monroe Street West Extension	U	0.1	City
Neapolis Street East	P	0.3	City
Neapolis Street West	P except 1 block	0.3	City
Ocmulgee Street East	P	0.2	City
Ocmulgee Street West	P	0.2	City
Palm Drive	U	0.3	City
Park Ave East	P	0.1	City
Park Ave West	P	0.1	City
Peachtree Annex	P	0.1	City
Peachtree Street	P	0.3	City
Pine Street East	P	0.1	City
Pine Street West	P	0.4	City
Poor Robin Road	P	1.1	City
Reid Street	P	0.2	City
Riverfront Drive	P	0.4	City
Riverside Drive	P	0.1	City

Simon Keen Road (Bell St. paved portion)	P	0.4	City
Turtle Road	P	0.1	City
Wells Ave	P	0.4	City
Wilson Road	P	0.4	City

City of Pineview/List of Roads

Name of Road	Paved/Unpaved	Mileage	Type of Road
Landline Road	Paved	0.9	City
Church Street	Paved	0.2	City
O'Neal Street	Paved	0.3	City
Commerce Street	Paved	1.3	City
County Road 22	Paved	0.8	City
Warren Street	Paved	0.5	City
Pine Street	Paved	0.3	City
Bay Street	Paved	0.9	City
Cemetery Street	Paved	0.7	City
High Street	Paved	0.1	City
Mann Street	Paved	0.1	City
Jack Street	Paved	0.1	City
Dennard Street	Paved	0.2	City
Brown Street	Paved	0.4	City
Hill Street	Paved	0.2	City
Mt. Pleasant Road	Paved	0.6	City
Ball Road	Unpaved	0.7	City
County Road 260	Paved	0.5	City
Blake Road	Unpaved	0.3	City
Depot Street	Paved	0.1	State

City of Pitts/List of Roads

Name of Road	Paved/Unpaved	Mileage	Type of Road
6 th Avenue East	Paved		City
6 th Avenue West	Paved		City
6 th Street North	Paved		City
6 th Street South	Paved (except 2 blocks)		City
7 th Avenue East	Paved		State
7 th Avenue West	Paved		State
7 th Street South	Paved		City
8 th Avenue East	Paved		City
8 th Avenue West	Paved		City
8 th Street North	Paved		State
8 th Street South	Paved		County
9 th Avenue East	Paved		City
9 th Avenue West	Paved		City
9 th Street South	Paved		City
10 th Avenue East	Unpaved		City
10 th Street North	Paved		City
10 th Street South	Paved		State
11 th Street South	Paved		City
12 th Avenue West	Paved		City
Ausley Street	One Block Paved/One block UP		City
Cleveland Avenue	Paved		City
Conner Road	Paved		City
Crenshaw Road	City Block Paved/Remainder is UP		One Block City/Remainder is split w/City & County
King Avenue	Unpaved		City
McDonald Avenue East	Paved		City
McDonald Avenue West	One Block Paved/One Block UP		City
Moccasin Slide	Paved		City
Pine City Road South	Paved		City
Pine City Road North	Unpaved		200 Feet of City/Rest is County

CITY OF ROCHELLE/LIST OF ROADS

Name of Road	Paved/Unpaved	Mileage	Type of Road
1 st Avenue	Paved	1.75	City
2 nd Avenue	Paved	1.25	City
3 rd Avenue	Paved	.75	City
4 th Avenue	Paved	1.25	City
5 th Avenue	Paved	1.00	City
6 th Avenue	Paved	.75	City
7 th Avenue	Paved	.75	City
8 th Avenue	Paved	.25	City
9 th Avenue	Paved	.25	City
10 th Avenue	Paved	.25	City
Alley Avenue	Paved	.25	City
Andretta Street	Paved	.25	City
Arose Street	Paved	.25	City
Ashley Street	Paved	1.50	City
Bessie Avenue	Paved	1.75	City
Cemetery Road	Paved	.25	City
Copeland Road	Paved	.25	City
Daniels Street	Paved	.25	City
Dorsey Street	Paved	.75	City
Dennis Street	Paved	.25	City
Dykes Avenue	Paved	1.75	City
Ferguson Avenue	Paved	.75	City
Ginhouse Street	Paved	.50	City
Gordon Street	Paved	1.25	City
Grady Street	Paved	.50	City
Herbert Drive	Paved	.25	City
Hill Street	Paved	.75	City
Hills Alley	Paved	.25	City
Jackson Street	Paved	1.00	City
Jessie Street	Paved	.75	City
King Avenue	Paved	1.25	City
Lee Street	Paved	1.00	City
Lou Lane	Unpaved		City
Mashburn Drive	Paved	.25	City
McApple Lane	Private Drive		City
Mike Street	Paved	.25	City
Mills Street	Paved	.25	City
Pine Street	Paved	1.00	City
Railroad Avenue	Paved	.75	City
Ruben Street	Paved	.50	City
Schley Street	Paved	.25	City
Stephens Street	Paved	1.00	City
Stuart Street	Paved	.25	City

APPENDIX B

Implementation Strategy and Five Year Short-Term Work Programs

Reports of Accomplishments

Short-Term Work Programs

IMPLEMENTATION STRATEGY AND FIVE-YEAR SHORT-TERM WORK PROGRAMS

Introduction

As stated earlier, *The Joint Wilcox County Comprehensive Plan* is a local plan developed by the citizens and leaders of Wilcox County in the true spirit and intent of the Georgia Planning Act of 1989. It is a consensus of community needs and desires to make Wilcox County and its cities an even better place to live and work in the future. However, the best of plans are simply guides to action; it takes concerted actions by people to make plans reality. As part of the planning process mandated by the Georgia Planning Act of 1989 and its Minimum Planning Standards and Procedures, communities must include an “implementation strategy,” including a five-year short-term work program. It is appropriate to quote the purpose of the implementation strategy as specified in an earlier version of the Minimum Standards:

Purpose: The purpose of the implementation strategy is to ensure that the comprehensive plan developed by a community is used by the community leaders as a guide to make decisions affecting the community’s future. Too often in the past, comprehensive plans have been developed for communities but not used to help guide decisions. It is the intent of the planning act for plans to be developed so that they can be implemented and used in the local, regional, and state decision-making process. To be implemented, a local plan must have the support of the governing officials, of the local residents and of the local businesses and developers. Without resident and community involvement in the process, implementation will be difficult, at best. A community and its residents must feel ownership in its plan and the plan must contain appropriate goals for the community and address unique needs and aspirations.

Local Implementation Strategy Format

Wilcox County, the City of Abbeville, the City of Pineview, the City of Pitts, and the City of Rochelle have chosen to combine and delineate overall implementation strategies with their statements of needs and goals in the text following each planning element. There is a “Goal, Objectives, and Implementation Policies/Actions” section at the end of each element and its discussion on inventory, assessment and needs. The “Objectives” will provide overall guidance for dealing with growth and development of Wilcox County and its municipalities over the next 20 years. More specific implementation activities to carry out the outlined goals are detailed in the “Implementation Policies/Actions.” While the Implementation Strategy contains specific activities to address the needs and goal outlined for each element, statements outlining local government policy concerning the identified needs and goals are also included in order to set

future policy parameters. The overriding strategies articulated by this plan are provision of facilities and services to prepare for and accommodate economic growth. At the same time, there is recognition that Wilcox County's vast forests, agricultural base, and very unique natural and cultural resources deserve protection through education, promotion, proper planning, and specific land use regulations and ordinances. They offer much potential as a focal point for multi-faceted future economic development.

Since the local plan is a full update of the existing comprehensive plan prepared in 1995, it is necessary and required that a Report of Accomplishments for each local government's existing Five-Year Short Term Work Program be prepared. This is a useful tool that allows a local government to evaluate its progress in implementing the goals, objectives, and actions identified in its local plan. It is also helpful to a local government in identifying current and future needs. The Report of Accomplishments lists for each element the projects that were included to accomplish the needs and goal for that particular element, and gives the status of each project listed. Many projects can be completed within the five-year allotted period, while others may be ongoing but not yet completed. Other projects may have had to be postponed or even dropped from the Five-Year Short-Term Work Program for various reasons, including, but certainly not limited to, a lack of available financial resources or a lack of community or political support. For each project listed, the status of that project is given along with a clarifying comment or explanation. Where such projects were either postponed or dropped, an explanation is given as to why the local government(s) involved was not able to initiate or complete the project. Finally, some projects and activities may be of such a nature that it may take more than five years to successfully complete. Where this is the case, these projects are carried over into the next Five-Year Short-Term Work Program to be completed during that time period.

The following Five-Year Short-Term Work Programs provide a detailed listing of the specific programs and projects which each local government needs to carry out, or at least initiate, in the first five years of the planning period of the new plan. Activities and projects resulting from the planning process were prioritized by the Wilcox County Local Plan Coordination Committee and the local governing bodies. These activities and projects are listed for each local government for each of the five years, 2006 through 2010. Under each local government's Five-Year Short-Term Work Program, activities and projects are grouped by the seven planning areas (economic development, natural and cultural resources, community facilities and services, housing, land use, transportation, and intergovernmental coordination).

Each activity or project is prioritized according to the year chosen by the local planning process as appropriate for initiation of action. A project often will take more than one year to accomplish. Some projects may apply to more than one planning area. Where this is the case, the

applicable project will be listed once with the other applicable element(s) being included. Similarly a project, or more likely a program or activity, may be listed under every local government's work program, even if the role of the smaller governments is limited. This was often done on issues of countywide importance where the support and involvement of everyone in the county is needed.

These Short-Term Work Programs need to be incorporated into the decision-making and budgeting processes of the local governments of Wilcox County. These guides to action should be used by the local governments and by other interested parties, such as the Wilcox County Chamber of Commerce and the Wilcox County Development Authority, as benchmarks for progress in improving Wilcox County. It would be best that as each year comes to an end, an evaluation of progress be made, any necessary changes accommodated, and a new five-year work program be established. Local governments should not wait until the end of the five years to prepare the mandated new Short-Term Work Program. The plan is and can be a community tool for improvement, not just a mandated exercise, if it is used and kept current. This requires a commitment of involved action by all concerned.

**Comprehensive Plan Reports of
Accomplishments**

**Wilcox County
City of Abbeville
City of Pineview
City of Pitts
City of Rochelle**

WILCOX COUNTY
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
ED	2001	Encourage broader diversity and growth in the Wilcox County Chamber of Commerce to enhance and enlarge private sector participation in economic development decisions	N		N				N	The County is currently working with the Wilcox County Chamber of Commerce to develop a 94-acre county park near Rochelle. While the County will continue to support continued efforts by the Chamber on an ongoing basis, this item will be dropped from the new STWP because it is a policy statement rather than a specific activity. It will be addressed as part of the Goals and Objectives of the Comprehensive Plan.
ED	2001	Work with the Chamber to establish a "Buy Local" program and share in the advertisement costs	Y	2001						Accomplished in 2001.
ED	2001	Lead an effort to develop unified policies, goals and procedures to respond to economic development issues	N		N				N	The County is currently working with the Wilcox County Chamber of Commerce to develop a 94-acre county park near Rochelle. While the County will continue to lead countywide development efforts on an ongoing basis, this item will be dropped from the STWP because it is a policy statement rather than a specific activity. It will be addressed in the future as part of the Goals and Objectives of the Comprehensive Plan.

WILCOX COUNTY
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
ED	2001	Identify, secure and develop an industrial park within the county	N		Y	2010				The County purchased approximately 100 acres of land near Rochelle from the OneGeorgia Authority funds for the purposes of developing a countywide industrial park. Efforts to develop the requisite infrastructure within the park, recruit and secure tenants are ongoing. It is expected that adequate infrastructure will be in place and a tenant will be secured by 2010. This activity will be reflected in the new STWP to reflect current conditions.
ED	2004	Consider the cost and determine the feasibility of establishing "Freeport" status for Wilcox County	Y	2001						Countywide Freeport tax exemptions of 20 percent were approved in 2001. These exemptions are available to certain industries wishing to locate in Wilcox County.
ED	2004	Explore the use of optional local sales tax for use in financing an industrial park development	N		N			N	Y	Dropped due to the acquisition of the OneGeorgia Authority funds for the purposes of developing a countywide industrial park.

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Report of Accomplishments

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NR	2001	Develop and adopt the Georgia Department of Natural Resources rules on environmental protection for groundwater and wetlands county-wide	Y	2001						Each of the local government... County adopted a model ord... that was based on DNR's Pa... Environmental Planning Cri... covered groundwater rechar... wetlands, and protected rive
NR	2001	Develop, adopt and implement the Ocmulgee-Alapaha River Corridors Protection Ordinance	Y	2001						Adopted in 2001 as part of a... ordinance based on DNR's I... Environmental Planning Cri... protected river corridors.
NR	2001	Identify and rehabilitate properties that may be eligible for National (or State) Historic Register	N		N			N	Y	This activity will be continu... needed basis, but will be dro... new STWP because it is a p... rather than a specific activit... addressed in the future throu... and Objectives of the Comp
NR	2002	Consider the adoption and the implementation of the Timber Harvesting Ordinance	N		N			N	Y	Dropped due to its wording... statement as opposed to a sp... It will be addressed in the fu... Goals and Objectives of the... Plan.
NR	2001	Promote the preservation of the natural and historical resources of the county for tourism and as a liveable residential community, especially for retirees	N		N			N	Y	This activity will be continu... ongoing basis, but will be dr... new STWP due to its curren... policy statement rather than... activity. It will be address... through the Goals and Objec... Comprehensive Plan.

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Report of Accomplishments

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CF	2005	Develop the mechanism for a county manager/administrator type of government in the county	N		N		Y	2010		Postponed until 2010 due to insufficient interest and feasibility at present time.
CF	2005	Employ a county manager or administrator for the daily operation of the county government	N		N		Y	2010		Postponed until 2010 due to insufficient interest and feasibility at present time.
CF	2001	Support the arts and humanities group in the city and the county and join in the promotion of local festivals and other events	N		N		N		Y	The County will continue to support the Wilcox County Arts Council and Hog Festival on an ongoing basis. However, this activity will be replaced by the new STWP due to its current status as a policy statement rather than a specific activity. It will be addressed through the Goals and Objectives of the Comprehensive Plan.
CF	2001	Grade and pave an additional five miles of county roads each year	N		Y	Ongoing				This activity will be continued on an ongoing basis. The County is currently grading and paving approximately five miles per year due to limited funding. The County has nearly completed the paving of county roads on which a church is located.

WILCOX COUNTY
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			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
CF	2001	Purchase and maintain law enforcement equipment	N		N			N		Y	This activity will be continued on a needed basis. The County purchased new law enforcement vehicles. However, this item will be dropped due to its wording in the Comprehensive Plan statement rather than a specific action. This will be addressed in the future Comprehensive Plan Goals and Objectives of the Comprehensive Plan.
CF	2001	Purchase road maintenance equipment	N		Y	Ongoing					This activity will be continued on a needed basis. The County recently purchased a new motorgrader and a tired backhoe.
CF	2001	Continue to explore the improvement of the solid waste disposal long range needs of the county through a regional (multi-county) concept and based on meeting the requirements of the Georgia Solid Waste Management Act of 1990 and other state and federal laws governing solid waste disposal	N		N			N		Y	Dropped due to the fact that creating a regional landfill facility will not materialize.
CF	2001	Continue to seek repairs and renovations to the Wilcox County Courthouse	N		Y	Ongoing					This activity will be continued on a needed basis. Recent activities include repairs and new painting of the roof and some repairs to the interior. Additional repairs are needed.

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CF	2001	Continually seek the improvement of recreation services and construct a new ball field in the county	Y	2003	Y	2010 (additional ball fields)				Two ball fields were constructed. The County has acquired land for construction of two additional ball fields and efforts to construct those fields are ongoing although funds are limited in time. It is expected that the construction will be completed by 2010.
CF	2001	Seek the acquisition of road signage in conjunction with E-911	Y	2001						Accomplished in 2001.
HO	2001	Develop, adopt and enforce county-wide housing and building codes	N		N		N	2009		Postponed countywide until 2009 due to current lack of feasibility and funding.
HO	2005	Work with the county and other cities to employ a county-wide building inspector	N		N		N	2009		Postponed countywide until 2009 due to current lack of feasibility and funding.
HO	2001	Support the improvement and expansion of public housing in the county	N		Y	Ongoing				This activity will be continued on an ongoing basis, but will be re-evaluated in the new STWP to reflect more accurately the county's needs as opposed to its current work program statement.

WILCOX COUNTY
Comprehensive Plan Short Term Work Program
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			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
LU	2001	Continue to enforce and monitor the sewage disposal ordinance through the health department	N		N		N		Y	This activity will be continued on an ongoing basis through the Wilcox County Health Department. However, it was dropped from the new STWP and is now worded as a policy statement rather than a specific activity. It will be addressed in the future through the Goals and Objectives of the Comprehensive Plan.
LU	2005	Adopt development permit regulations	N		N		N	2009		Postponed countywide until the next update due to current lack of feasibility and funding.
LU	2001	Work with county and the cities in developing and implementing county-wide land use measures based on the Georgia DNR on wetlands, watersheds, floodplains and other natural resources	N		Y	Ongoing				This activity will be continued on an ongoing basis, but will be re-evaluated in the new STWP to reflect more specific measures as opposed to its current wording in the statement.

CITY OF ABBEVILLE
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
ED	2001	Upgrade/maintain infrastructure to meet needs of expanding community and economy	N		Y	Ongoing				A new chlorinator unit was installed in 2005. Water lines are still in need of replacement, and this will be started in 2006. STWP. Maintenance will be on an ongoing basis. However, the plan will be reworded in the new Comprehensive Plan to reflect more specific activities and to change its current wording as a policy.
ED	2001	Work with the Chamber to establish a "Buy Local" program and share in the advertisement costs	Y	2001						Accomplished in 2001.
ED	2001	Expand training of labor force with local education system	N		N			N	Y	While the City continues to have an ongoing activity through the partnership with the local school system and East Texas Technical College's satellite campus, this activity will be dropped from the new STWP due to the fact that other agencies are now providing this activity. It will be addressed in the future through the Goals and Objectives of the Comprehensive Plan.
ED	2001	Complete the development of the Abbeville Industrial Park	N		Y	2010				The City has recently purchased the land to be used as an industrial park, and is currently being sought to occupy. It is expected that tenants will be found and the park fully developed. This activity will be reworded in the new Comprehensive Plan to be more specific.

CITY OF ABBEVILLE
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments	
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
ED	2001	Revitalize the business district with Downtown Business Association – utilizing the beautification program	N		N			Y	2006		Plans for the rehabilitation of buildings and the renovation of the downtown area are included in the proposed SPLOST, and it is expected that efforts will be initiated in 2006 upon voter approval of the SPLOST. This activity will be reworded in the STWP to reflect more specific language opposed to its present wording in the policy statement.
NR	2001	Develop and adopt the Georgia Department of Natural Resources rules on environmental protection for groundwater and wetlands in the county	Y	2001							Each of the local governments in Wilkes County adopted a model ordinance that was based on DNR's Part 600 Environmental Planning Criteria. The ordinance covered groundwater recharge, wetlands, and protected river corridors.
NR	2001	Develop, adopt and implement the Ocmulgee River Corridor Protection Ordinance	Y	2001							Adopted in 2001 as part of a comprehensive ordinance based on DNR's Part 600 Environmental Planning Criteria. The ordinance protected river corridors.

CITY OF ABBEVILLE
Comprehensive Plan Short Term Work Program
Report of Accomplishments

			Accomplished		Underway		Postponed		Dropped	
Element	Initiation Year	Description	Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	Status/Comments
NR	2001	Identify and rehabilitate facilities located in historic sections of the city	N		N		Y	2006		Plans for the rehabilitation of buildings and the renovation of downtown area are included in proposed SPLOST, and it is expected that efforts will be initiated in 2006 following voter approval of the SPLOST.
NR	2001	Identify and nominate properties that may be eligible for National (or State) Historic Register	N		N		N		Y	This activity will be continued on an ongoing basis, but will be dropped from the new STWP because it is a pre-emptive activity rather than a specific activity. It will be addressed in the future through the Goals and Objectives of the Comprehensive Plan.
NR	2001	Promote the preservation of the natural and historical resources of the city for tourism and recreation	N		N		N		Y	This activity will be continued on an ongoing basis, but will be dropped from the new STWP due to its current status as a policy statement rather than a specific activity. It will be addressed in the future through the Goals and Objectives of the Comprehensive Plan.
CF	2001	Utilize prison labor force from the WSP for the maintenance of public facilities in the city	N		N		N		Y	This activity will be continued on an ongoing basis, but will be dropped from the new STWP due to its current status as a policy statement rather than a specific activity. It will be addressed in the future through the Goals and Objectives of the Comprehensive Plan.

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Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
CF	2001	Extend water and sewer lines to areas of the cities with no lines and for fire protection	N		Y	2008				Sewer lines were extended in U.S. 280 just east of the city in anticipation of possible future development. A new apartment complex is being developed and will locate along U.S. 129 south of the city limits, and water and sewer lines will be extended accordingly once the development comes to fruition. It is expected that other areas of the city will be covered in the appropriate water and sewer lines by 2008. This activity will be re-evaluated with the new STWP to be more specific.
CF	2001	Maintain, repair and refurbish existing water and sewer lines as needed to eliminate inflow-infiltration	N		Y	Ongoing				This activity will be continued on an as-needed basis, but will be re-evaluated with the new STWP to be more specific.
CF	2001	Support the arts and humanities group in the city and the county and join in the promotion of local festivals and other events	N		Y	Ongoing				The City will continue to support the Wilcox County Arts Council and the Wild Hog Festival on an as-needed basis. However, this activity will be re-evaluated with the new STWP to reflect more current actions as opposed to its current status in a policy statement.

CITY OF ABBEVILLE
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CF	2001	Repair and maintain the present recreational equipment and athletic fields and add new equipment	N		Y	Ongoing				New slides and playground added in 2003, and a new canopy and the shelter replaced at the park. The City established a Parks and Recreation Development Committee in 2003 to oversee the continued development of the City's parks. This activity will continue on an ongoing basis but will be more specific.
CF	2001	Preserve the wildlife habitat along the Ocmulgee River corridor for recreation and tourism	N		Y	Ongoing				This activity will be continued on an ongoing basis but will be revised in the new STWP to reflect more specific activities as opposed to its current status as a policy statement.
CF	2001	Encourage the county to provide adequate transportation and services for the city and county senior citizens at the senior citizens center	N		N			N	Y	While the City continues to address this activity on an ongoing basis, it will be dropped from the new STWP due to its wording as a policy statement rather than a specific activity and due to the involvement of other governments. This activity will be addressed in the future through the Goals and Objectives of the Comprehensive Plan.

CITY OF ABBEVILLE
Comprehensive Plan Short Term Work Program
Report of Accomplishments

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CF	2001	Continue to pave unpaved city streets with the goal of one (1) new paved mile a year	N		Y	2010				In the last five years, the City has paved the paving of Industrial Drive, South Church streets, and W. It is expected that the remaining streets will be paved by 2010. will be reworded in the new to reflect the present situation.
CF	2001	Purchase and maintain city police vehicles	N		Y	Ongoing				This activity will be continued on a needed basis.
CF	2001	Upgrade the traffic warning signs in the city	N		N		N		Y	This activity will be dropped from the STWP due to its handling by other government agencies.
CF	2001	Continue resurfacing city streets through the LARP program	N		Y	Ongoing				This activity will be continued on a continual basis as sufficient funds are available. In recent years, the streets have been resurfaced on Road, Half Moon Road, and
CF	2001	Improve storm drainage system of the city by installing additional pipes, establishing drainage channels and cleaning ditches	N		Y	2010				Extra drainage was installed on Church Street in 2002, and the opening has been repaired. that the remainder of this activity completed by 2010.

CITY OF ABBEVILLE
Comprehensive Plan Short Term Work Program
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CF	2001	Expand Abbeville City Hall for more administrative spaces and efficiency	N		N		Y	2008		This activity has been postponed due to a lack of sufficient funding at present time.
CF	2001	Train city employees including fire and police departments' personnel	N		Y	Ongoing				This activity will be continued on an ongoing basis.
CF	2001	Upgrade office computer and other office equipment for proficiency	Y	2004						New computers were purchased.
CF	2001	Establish an orderly system for replacing vehicles and equipment	Y	2001						Accomplished in 2001.
CF	2001	Work with county government and county board of education to promote sharing of equipment, facilities and services	N		N		N		Y	While this activity will continue on an ongoing basis, it is being dropped from the new STWP due to its wording in the Comprehensive Plan statement rather than a specific goal. This activity will be addressed in the future Comprehensive Plan Goals and Objectives of the Comprehensive Plan.
CF	2001	Involve the public in educational decisions	N		N		N		Y	While the City continues to support this activity, it is being dropped from the STWP because it is the responsibility of the Board of Education rather than the City.

CITY OF ABBEVILLE
Comprehensive Plan Short Term Work Program
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			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
CF	2001	Encourage the provision of an educational environment conducive to learning to reduce school dropout rate and improve scholastic achievement	N		N		N		Y	While the City continues to activity, it is being dropped STWP because it is the resp Board of Education rather th will be addressed in the futu Goals and Objectives of the Plan.
CF	2001	Enhance the recruitment of a medical personnel (physician) for Abbeville	N		N		N		Y	This activity will be continu ongoing basis, but will be dr current wording as a policy than a specific activity. It w in the future through the Go Objectives of the Comprehe
HO	2002, 2004	Apply for housing rehabilitation grants for the elimination of sub-standard housing in the city	N		N		Y	2006		Postponed until 2006 due to adequate and available fund
HO	2001	Develop, adopt and enforce housing and building codes for the city	N		N		N	2009		Postponed countywide until current lack of feasibility an
HO	2005	Work with the county to employ a countywide building inspector	N		N		N	2009		Postponed countywide until current lack of feasibility an

CITY OF ABBEVILLE
Comprehensive Plan Short Term Work Program
Report of Accomplishments

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HO	2001	Seek private developers to develop a subdivision for single-and multi-family housing units in the city	N		N				N	Private efforts to construct a complex along U.S. 129 south of city limits are ongoing. However, this project will be dropped from the new STWP due to handling by the private sector.
HO	2001	Support the improvement and expansion of public housing in the city	N		Y	Ongoing				This activity will be continued on an ongoing basis, but will be re-evaluated in the new STWP to reflect more support as opposed to its current work statement.
LU	2001	Continue to monitor land developments in the city for efficient utilization of land in the city	N		Y	Ongoing				This activity will be continued on an ongoing basis, but will be re-evaluated in the new STWP to reflect more support as opposed to its current work statement.
LU	2001	Revise, adopt and implement the city zoning ordinance	Y	2001						Accomplished in 2001.
LU	2001	Work with county and the cities in developing and implementing county-wide land use measures based on the Georgia DNR on wetlands, watersheds, floodplains and other natural resources	N		Y	Ongoing				This activity will be continued on an ongoing basis, but will be re-evaluated in the new STWP to reflect more support as opposed to its current work statement.

CITY OF PINEVIEW
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
ED	2001	Work with other local governments, Chamber and EDC to recruit industries to the city and the county	N		Y	Ongoing				This activity will be continued on an ongoing basis, but will be revised in the new STWP to reflect more success as opposed to its current work statement.
ED	2001	Work with the Chamber to establish a "Buy Local" program and share in the advertisement costs	Y	2001						Accomplished in 2001.
ED	2005	Encouragement the development of an Industrial Park within the city	N		N		N		Y	Dropped due to its present work policy statement rather than an ongoing activity. It will be addressed through the Goals and Objectives of the Comprehensive Plan.
ED	2001	Seek to revitalize and rehabilitate the central business district, including the development of a railroad park featuring a caboose, with local merchants	N		Y	2010				The development of the railroad caboose was completed in 2001. Efforts to revitalize the central business district are ongoing and are expected to be completed by 2010. This activity is reworded in the new STWP to reflect current conditions.
NR	2001	Develop and adopt the Georgia Department of Natural Resources rules on environmental protection for groundwater and wetlands county-wide	Y	2001						Each of the local governments in the county adopted a model ordinance that was based on DNR's Part 600 Environmental Planning Criteria. The ordinance covered groundwater recharge, wetlands, and protected river

CITY OF PINEVIEW
Comprehensive Plan Short Term Work Program
Report of Accomplishments

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			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
NR	2001	Support the rehabilitation of historic resources of the city	N		N		Y	2008		Postponed until 2008 due to lack of sufficient interest and funding. This item is a policy statement and will be reworded in the new STWP to include specific actions.
NR	2001	Promote the preservation of the natural and historical resources of the city for tourism and recreation	N		N		N		Y	This activity will be continued on an ongoing basis, but will be dropped from the new STWP due to its current status as a policy statement rather than a specific activity. It will be addressed through the Goals and Objectives of the Comprehensive Plan.
CF	2001	Utilize prison labor force from the WSP for the maintenance of public facilities in the city	N		N		N		Y	This activity will be continued on an ongoing basis, but will be dropped from the new STWP due to its current status as a policy statement rather than a specific activity. It will be addressed through the Goals and Objectives of the Comprehensive Plan.
CF	2001	Replace the existing city water mains of less than 6" with 6" mains throughout the city and extend water lines to all parts of the city	N		Y	Ongoing				This activity will be continued on an ongoing basis, but will be revised in the new STWP to reflect current needs.
CF	2002, 2004	Install a sewerage system in the city	N		N		Y	2006		Postponed until 2006 due to lack of adequate and available funding.

CITY OF PINEVIEW
Comprehensive Plan Short Term Work Program
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CF	2001	Support the arts and humanities group in the city and the county and join in the promotion of local festivals and other events	N		Y	Ongoing				The City will continue to support the Wilcox County Arts Council Hog Festival on an ongoing basis. However, this activity will be removed from the new STWP to reflect more current actions as opposed to its current status in a policy statement.
CF	2002	Purchase and maintain city police radios, walkie-talkies and other equipment	N		Y	Ongoing				This activity will be continued on a needed basis.
CF	2004	Purchase an additional sanitation truck	N		N		Y	2007		Postponed until 2007 due to inadequate funding at the present time.
CF	2001	Continue resurfacing city streets through the LARP program	N		Y	Ongoing				This activity will be continued on a continual basis as sufficient funding is available. In recent years, City streets from Pine Street to County Road 1 have been resurfaced.
CF	2001	Build a new city hall and/or with a police station	Y	2001						Accomplished in 2001.
CF	2001	Upgrade and modernize the city's general office equipment	N		Y	Ongoing				This activity will be continued on a needed basis, but will be reviewed in the new STWP to reflect current needs.

CITY OF PINEVIEW
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CF	2001	Seek to improve/upgrade equipment and facilities for the fire department	N		Y	Ongoing				Approximately 1,200 square additional space has been added to the present station. The City is currently seeking grant funds for new equipment. This activity will be continued on an ongoing basis, but will be re-evaluated for new STWP to be more specific.
CF	2005	Seek to upgrade the capacity of the city's water system by drilling an additional well	N		N		Y	2008		The City is currently installing a new well in both of its wells, and a new well is installed in the No. 2 well. An additional well has been planned for 2008 due to the current lack of available funding.
CF	2005	Seek to add an additional water storage tank	N		N		Y	2008		Postponed until 2008 due to lack of adequate and available funding.
HO	2002, 2004	Apply for housing rehabilitation grants for the elimination of sub-standard housing in the city	N		N		Y	2006		Postponed from its original schedule due to lack of sufficient funding. The City has applied for CDBG funding, and is awaiting awarding of sufficient funds to begin activity in 2006.
HO	2005	Support the development, adoption and enforcement of housing and building codes for the city and county-wide	N		N		N	2009		Postponed countywide until 2009 due to current lack of feasibility and funding.

CITY OF PINEVIEW
Comprehensive Plan Short Term Work Program
Report of Accomplishments

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			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
HO	2005	Work with the county and other cities to employ a county-wide building inspector	N		N		N	2009		Postponed countywide until current lack of feasibility an
HO	2001	Support the development of public housing in the city	N		Y	Ongoing				This activity will be continu ongoing basis, but will be re new STWP to reflect more s as opposed to its current wo statement.
LU	2001	Continue to monitor land developments in the city for efficient utilization of land in the city	N		Y	Ongoing				This activity will be continu ongoing basis, but will be re new STWP to reflect more s as opposed to its current wo statement.
LU	2001	Work with county and the cities in developing and implementing county-wide land use measures based on the Georgia DNR on wetlands, watersheds, floodplains and other natural resources	N		Y	Ongoing				This activity will be continu ongoing basis, but will be re new STWP to reflect more s as opposed to its current wo statement.

CITY OF PITTS
Comprehensive Plan Short Term Work Program
Report of Accomplishments

			Accomplished		Underway		Postponed		Dropped	
Element	Initiation Year	Description	Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	Status/Comments
ED	2001	Work with the Chamber to establish a "Buy Local" program and share in the advertisement costs	Y	2001						Accomplished in 2001.
NR	2001	Develop and adopt the Georgia Department of Natural Resources rules on environmental protection for groundwater and wetlands county-wide	Y	2001						Each of the local governments in DeKalb County adopted a model ordinance that was based on DNR's Part 600 Environmental Planning Criteria. The ordinance covered groundwater recharge, wetlands, and protected river
NR	2001	Develop, adopt and implement an ordinance on floodplains and wetlands	Y	2001						Adopted as part of a model ordinance in 2001 that was based on DNR's Minimum Environmental Protection
NR	2001	Support the efforts of historical groups to preserve historic properties of the city and the county	N		Y	Ongoing				This activity will be continued on an ongoing basis, but will be reviewed in the new STWP to reflect more strongly on historic properties as opposed to its current wording in the policy statement.
NR	2001	Support the preservation of the natural and historical resources of the city and the county for tourism and recreation	N		N		N		Y	This activity will be continued on an ongoing basis, but will be dropped from the new STWP due to its current status as a policy statement rather than a specific activity. It will be addressed through the Goals and Objectives section of the Comprehensive Plan.

CITY OF PITTS
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments	
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
CF	2001	Utilize prison labor force from the WSP for the maintenance of public facilities in the city	N		N					Y	This activity will be continued on an ongoing basis, but will be dropped from the new STWP due to its present status in the policy statement. It will be re-evaluated in the future through the Goals and Objectives of the Comprehensive Plan.
CF	2001	Extend water mains to areas of the city with no lines and replace old water mains with 6" PVC lines	Y	2002							Accomplished in 2002.
CF	2001	Repair and refurbish the city water tank	Y	2002							Accomplished in 2002.
CF	2005	Install a sewerage system in the city	N		N		Y	2008			Postponed until 2008 due to lack of funding and feasibility at the present time.
CF	2001	Support the arts and humanities group in the city and the county and join in the promotion of local festivals and other events	N		Y	Ongoing					The City will continue to support the Wilcox County Arts Council and Hog Festival on an ongoing basis. However, this activity will be dropped from the new STWP to reflect more realistic actions as opposed to its current status in a policy statement.
CF	2001	Improve the city ball park including adding new equipment	N		Y	Ongoing					This activity will be continued on a needed basis.
CF	2005	Establish and maintain a city police department	N		N		N			Y	Dropped due to a lack of sufficient funding and feasibility at the present time.
CF	2004	Purchase and maintain a sanitation (garbage) truck	N		N		Y	2007			Postponed until 2007 due to lack of sufficient funding at the present time.

CITY OF PITTS
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
CF	2001	Grade and resurface unpaved city streets	N		Y	Ongoing				This activity will continue on basis as adequate funding is available.
CF	2001	Resurface city streets through the LARP program	N		Y	Ongoing				This activity will be continued on basis as sufficient LARP funding is available.
CF	2004	Pursue the acquisition and development of a city park along with a walking track	N		N		Y	2006		Postponed until 2006 due to inadequate and available funding at present time.
HO	2002, 2004	Apply for housing rehabilitation grants for the elimination of sub-standard housing in the city	N		N		Y	2006		Postponed until 2006 due to inadequate and available funding at present time.
HO	2005	Develop, adopt and enforce housing and building codes for the city	N		N		N	2009		Postponed countywide until current lack of feasibility analysis.
HO	2005	Work with the county and other cities to employ a county-wide building inspector	N		N		N	2009		Postponed countywide until current lack of feasibility analysis.
HO	2001	Seek private developers to develop a subdivision for single-and multi-family housing units in the city	N		N		N		Y	Dropped due to its handling in the private sector.

CITY OF PITTS
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
HO	2001	Support the improvement and expansion of public housing in the city	N		Y	Ongoing				This activity will be continued on an ongoing basis, but will be reflected in the new STWP to reflect more progress as opposed to its current work statement.
LU	2001	Continue to monitor land developments in the city for efficient utilization of land in the city	N		Y	Ongoing				This activity will be continued on an ongoing basis, but will be reflected in the new STWP to reflect more progress as opposed to its current work statement.
LU	2001	Work with county and the cities in developing and implementing county-wide land use measures based on the Georgia DNR on wetlands, watersheds, floodplains and other natural resources	N		Y	Ongoing				This activity will be continued on an ongoing basis, but will be reflected in the new STWP to reflect more progress as opposed to its current work statement.

CITY OF ROCHELLE
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
ED	2001	Support local business and industry with incentives and municipal services	N		Y	Ongoing				This activity will be continued on an ongoing basis, but will be reworded in the new STWP to reflect more specific activities as opposed to its current status as a policy statement.
ED	2001	Work with the Chamber to establish a "Buy Local" program and share in the advertisement costs	Y	2001						Accomplished in 2001.
ED	2001	Work with all agencies and entities to develop a centralized industrial park	N		Y	2010				The City is currently working with Wilcox County Development Authority and other agencies to develop a countywide industrial park and the City is also furnishing sewer service to the industrial park. Tenants are currently being secured to occupy the park, and it is expected that tenants could be secured and developed by 2010. However, this activity will be reworded in the new STWP to be more specific instead of its current status as a general policy statement.
ED	2001	Revitalize and rehabilitate the central business district with local merchants	N		Y	Ongoing				A local women's group is currently working on the rehabilitation of several stores. This activity will be continued on an ongoing basis, but will be reworded in the new STWP to reflect more specific activities as opposed to its current status as a policy statement.

CITY OF ROCHELLE
Comprehensive Plan Short Term Work Program
Report of Accomplishments

			Accomplished		Underway		Postponed		Dropped	
Element	Initiation Year	Description	Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	Status/Comments
ED	2005	Construct a public parking facility to reduce downtown parking problems	N		N		Y	2009		Postponed until 2009 due to lack of sufficient local interest and other priorities at the present time
NR	2001	Develop and adopt the Georgia Department of Natural Resources rules on environmental protection for groundwater and wetlands county-wide	Y	2001						Each of the local governments in Wilcox County adopted a model ordinance that was based on DNR's Paley Environmental Planning Criteria. The ordinance covered groundwater recharge areas, wetlands, and protected river
NR	2001	Identify and rehabilitate properties that may be eligible for National (or State) Historic Register	N		Y	Ongoing				This activity will be continued on an ongoing basis, but will be reviewed on a needed basis, but will be reviewed on a new STWP to reflect more information as opposed to its current work statement.
NR	2001	Identify and protect natural and historic properties located in the city	N		Y	Ongoing				This activity will be continued on an ongoing basis, but will be reviewed on a new STWP to reflect more information as opposed to its current work statement.
NR	2001	Identify and nominate properties that may be eligible for National (or State) Historic Register	N		Y	Ongoing				This activity will be continued on an ongoing basis, but will be reviewed on a new STWP to reflect more information as opposed to its current work statement.

CITY OF ROCHELLE
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
NR	2001	Promote the preservation of the natural and historical resources of the city for tourism and recreation	N		N				N	This activity will be continued on an ongoing basis, but will be dropped from the new STWP due to its current policy statement. It will be continued in the future through the Goals and Objectives of the Comprehensive Plan.
CF	2001	Utilize prison labor force from the WSP for the maintenance of public facilities in the city	N		N				N	This activity will be continued on an ongoing basis, but will be dropped from the new STWP due to its current policy statement. It will be continued in the future through the Goals and Objectives of the Comprehensive Plan.
CF	2001	Support the arts and humanities group in the city and the county and join in the promotion of local festivals and other events	N		Y	Ongoing				The City will continue to support the Wilcox County Arts Council's Hog Festival on an ongoing basis. However, this activity will be dropped from the new STWP to reflect more strategic actions as opposed to its current status in a policy statement.

CITY OF ROCHELLE
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
CF	2001	Maintain, repair and refurbish existing water and sewer lines as needed to eliminate inflow-infiltration	N		Y	2007				The repair of the City's existing water and sewer lines is approximately halfway complete. The City is currently addressing water pressure within the lines. It is expected that this project will be completed by 2007. Maintenance and repair will be continued on an as needed basis. This item will be reworded in the next report to reflect current conditions.
CF	2005	Replace the city elevated water storage tank	N		N			N	Y	The City opted to repaint the existing storage tank due to the deterioration. Replacing the tank is not needed at this time. This item will be dropped from the STWP.
CF	2005	Add an additional water storage tank	N		N		Y	2010		Postponed until 2010 due to the determination that an additional tank is not needed at the present time.
CF	2001	Continue resurfacing city streets through the LARP program	N		Y	Ongoing				This activity will continue on an ongoing basis as sufficient LARP funds are available. Approximately 2 miles of resurfacing is scheduled in 2007.

CITY OF ROCHELLE
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
CF	2001	Provide medical buildings and recruit medical personnel	N		Y	Ongoing				This activity will be continued on an ongoing basis, but will be dropped from the new STWP due to its wording in the original statement. It will be addressed in the new STWP through the Goals and Objectives of the Comprehensive Plan.
CF	2001	Work with county government and county board of education to promote sharing of equipment, facilities and services	N		N			N	Y	While this activity will continue on an ongoing basis, it is being dropped from the new STWP due to its wording in the original statement rather than a specific goal. It will be addressed in the future STWP through the Goals and Objectives of the Comprehensive Plan.
CF	2001	Renovate the municipal building to better accommodate EMS, fire department, police department and other state agencies	Y	2004						Renovations were completed in 2004.
CF	2001	Seek to improve/upgrade equipment and facilities for the fire department	N		Y	Ongoing				This activity will continue on an ongoing basis. The City received FEMA funding in 2004 for a new fire fighting vehicle. This item was reworded in the new STWP to be more specific.
CF	2001	Seek to upgrade police department equipment	N		Y	Ongoing				This activity will continue on an ongoing basis. New cameras and recording equipment for the City's police vehicles were purchased in 2004. This item will be reworded in the new STWP to be more specific.

CITY OF ROCHELLE
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
HO	2002, 2004	Apply for housing rehabilitation grants for the elimination of sub-standard housing in the city	N		N		Y	2006		Postponed until 2006 due to inadequate and available funds
HO	2001	Support the development, adoption and enforcement of housing and building codes for the city	N		N		N	2009		Postponed countywide until current lack of feasibility and funding
HO	2005	Work with the county and other cities to employ a county-wide building inspector	N		N		N	2009		Postponed countywide until current lack of feasibility and funding
HO	2001	Encourage private developers to develop a subdivision for single-and multi-family housing units in the city	N		N		N		Y	This activity will be continued on an ongoing basis. However, it is being removed from the new STWP due to a policy statement rather than an activity. It will be addressed through the Goals and Objectives of the Comprehensive Plan.
HO	2001	Support the improvement and expansion of public housing in the city	N		N		N		Y	This activity will be continued on an ongoing basis. However, it is being removed from the new STWP due to a policy statement rather than an activity. It will be addressed through the Goals and Objectives of the Comprehensive Plan.

CITY OF ROCHELLE
Comprehensive Plan Short Term Work Program
Report of Accomplishments

Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments	
			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
LU	2001	Continue to monitor land developments in the city for efficient utilization of land in the city	N		Y	Ongoing				This activity will be continued on an ongoing basis, but will be revised in the new STWP to reflect more specific goals as opposed to its current wording in the Comprehensive Plan statement.	
LU	2005	Revise, adopt and implement the city zoning ordinance	N		N			Y	2009	Postponed until 2009 due to other priorities at the present time.	
LU	2001	Work with county and the cities in developing and implementing county-wide land use measures based on the Georgia DNR on wetlands, watersheds, floodplains and other natural resources	N		Y	Ongoing				This activity will be continued on an ongoing basis, but will be revised in the new STWP to reflect more specific goals as opposed to its current wording in the Comprehensive Plan statement.	
LU	2001	Consider annexation to the city and provide municipal services to the annexed areas	N		N			N		Y	Dropped due to its wording in the Comprehensive Plan statement. It will be addressed in the future through the Goals and Objectives of the Comprehensive Plan.

City of Pitts
City of Rochelle

**WILCOX COUNTY COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Local
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		
ED, IC	Hire a full-time economic development professional to assist in the promotion and marketing of Wilcox County and its municipalities to prospective businesses and industries			X					X		Chamber, Dev. Auth., Local Banks	\$30,000	X
ED	Initiate entrepreneurial activities through the establishment of a mentoring group through the Wilcox County Chamber of Commerce, or by other programs, that will help to provide the support structure necessary to encourage the increased development of entrepreneurs				X						Chamber	NA	
ED, IC	Continue to participate in the joint development authority with Dodge and Bleckley counties, and establish other partnerships with economic development organizations in neighboring counties as appropriate						X	X	X		Dev. Auth., Bleckley and Dodge Cos.	NA	
ED, IC	Seek to coordinate the marketing/development of available sites for industrial development to prospective businesses and industries						X		X	Abbeville, Rochelle	Chamber, Dev. Auth.	\$25,000 (total)	X

**WILCOX COUNTY COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Location
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		
ED, IC	Seek funding to expand and fully develop infrastructure, including water and sewer extension, to the Wilcox County Industrial Park						X		X	Rochelle	Dev. Auth., DCA (OneGeorgia), GEFA, USDA Rural Devt.	\$1 million (total)	X
ED, IC	Seek to develop and market the industrial site in Abbeville						X			X	Dev. Auth., DCA (OneGeorgia), USDA Rural Devt.	\$500,000 (total) (develop)	X
ED, NCR	Pursue the establishment of agri-tourism activities in Wilcox County and seek funding to further develop venues countywide		X	X	X	X			X		Chamber, Dev. Auth., DCA (OneGeorgia), DNR (LWCF)	\$250,000 (total)	X
ED, NCR, CFS	Seek to increase access to the Ocmulgee River by developing new/upgrading/maintaining existing public boat landings as needed						X		X		DNR (LWCF)	\$20,000 (total, maintenance)	X
ED, LU, IC	Pursue the development of a land management plan to guide and promote appropriate development to areas of existing or planned infrastructure				X				X	All	Planning Comm.	\$10,000	X

**WILCOX COUNTY COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Local
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		
NCR	Seek funding as needed to protect Wilcox County's natural spring sites, including pursuing state park development at one of the sites or on the Ocmulgee River					X			X		Chamber, DNR (LWCF)	\$125,000	X
NCR, IC	Investigate development of short Ocmulgee River excursion or other special event(s) along the river in conjunction with Abbeville's annual Wild Hog Festival			X						X	Chamber, Wild Hog Festival Comm.	\$5,000	X
NCR	Seek updated maps showing flood prone areas in addition to flood plains					X			X	All	FEMA	NA	
NCR	Organize a Wilcox County Historical Society					X					Hist. Soc.	NA	
CFS	Advocate the four-laning of SR 30/ U.S. 280 through the county						X	X	X	Abbeville, Rochelle, Pitts	Chamber, Dev. Auth., DOT	NA (no DOT estimate available)	X
CFS	Seek funding as needed to upgrade railroad crossings throughout the county with adequate markings, cross arms, and lights where necessary						X				Railroad companies	\$250,000 (total)	
CFS	Seek LARP and other funding as needed to resurface and/or pave county roads and streets						X		X		DOT (LARP)	\$25,000/yr.	
CFS, IC	Upgrade existing road and street equipment for Wilcox County as needed						X		X			\$200,000/yr.	X

**WILCOX COUNTY COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Local
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		
CFS, LU, IC	Construct a new railroad spur to the county's industrial park in Rochelle		X	X	X				X	X	Dev. Auth.	\$170,000 (total)	X
CFS	Seek funding as needed to continue to operate the Wilcox County Transit System						X		X			\$50,000/yr.	X
CFS	Seek state construction of regional bicycle facilities within the county						X	X	X	Abbeville, Pitts, Rochelle	DOT	\$875,000 (total)	X
CFS, LU, IC	Coordinate with the City of Rochelle to pursue funding as needed to upgrade the city's water system to accommodate economic development growth at the Wilcox County Industrial Park						X		X	X	Dev. Auth., DCA (OneGeorgia), GEFA, USDA (Rural Devt.)	\$1 million (total)	X
CFS, LU, IC	Coordinate with the City of Abbeville to pursue funding as needed to upgrade the city's water system to accommodate economic development growth at the City's Industrial Park						X		X	X	Dev. Auth., DCA (OneGeorgia)	\$500,000 (total)	X
CFS, LU, IC	Coordinate with the City of Rochelle to pursue funding as needed to upgrade the city's sewer system to accommodate economic development growth at the Wilcox County Industrial Park						X		X	X	Dev. Auth., DCA (OneGeorgia), GEFA, USDA (Rural Devt.)	\$1 million (total)	X

**WILCOX COUNTY COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Local	S
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other			
CFS, LU, IC	Coordinate with the City of Abbeville to pursue funding as needed to upgrade the city's sewer system to accommodate economic development growth at the City's Industrial Park						X		X	X	Dev. Auth., DCA (OneGeorgia)	\$500,000 (total)	X	
CFS	Pursue funding to develop a countywide collection program for batteries			X					X		GEFA	\$50,000 (part of recycling)	X	
CFS	Seek funding to pursue the expansion of the current recycling program as appropriate						X		X		GEFA	\$50,000 (total, part of recycling)	X	
CFS	Investigate the feasibility of privatizing solid waste collection in the unincorporated area of Wilcox County			X					X			NA	X	
CFS, IC	Seek funding to develop a new joint countywide jail facility				X	X			X			\$3 million (total)	X	
CFS	Pursue funding to improve the piping systems, tank capacity, and maintain/upgrade both wet and dry fire hydrant locations as needed						X		X	All		\$15,000 (total, hydrants)	X	
CFS, IC	Seek funding for the necessary firefighting equipment to maintain, and possibly lower ISO ratings, in both the incorporated and unincorporated areas						X		X	All	FEMA	\$100,000/yr. (vehicles), \$20,000/yr. (equipment)	X	
CFS	Seek funding to upgrade emergency equipment and facilities as needed						X		X	All	FEMA, GEMA	\$50,000 (total)	X	

**WILCOX COUNTY COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Local
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		
CFS, IC	Pursue funding for communications equipment, including a repeater system for public safety uses to be located in northwest Wilcox County		X	X					X	Pineview	FEMA, GEMA	\$100,000	X
CFS, IC	Seek funding for generators for emergency uses throughout Wilcox County	X	X						X	All	FEMA, GEMA	\$100,000 (total)	X
CFS	Pursue funding for an emergency shelter equipped with generators and emergency supplies for all of Wilcox County	X	X						X		FEMA, GEMA	\$150,000 (total)	X
CFS, IC	Seek funding to upgrade E-911 services as feasible and appropriate to Phase II						X		X		Dodge Co.	\$100,000 (total)	X
CFS, IC	Seek funding as needed to maintain and upgrade EMS equipment and vehicles						X		X		FEMA, GEMA	\$100,000 (total)	X
CFS	Pursue funding to expand the Wilcox County Health Department for additional space as necessary					X			X		DHR	\$200,000	
CFS	Seek funding to acquire additional land and develop new facilities at the county's recreation complex, including the construction of a walking track, two new ball fields, and a football/soccer field		X	X	X	X			X		DCA (LDF), DNR (LWCF)	\$300,000 (total)	X
CFS	Seek funding to hire a recreation director			X					X			\$30,000	X

**WILCOX COUNTY COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Local
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		
CFS	Seek construction of a new courthouse annex for additional space					X			X			\$3.25 million (SPLOST, including land)	X
CFS	Seek funding to hire a county administrator				X				X			\$40,000	X
CFS	Seek funding to upgrade and maintain the Wilcox County Courthouse and add an elevator for handicap access					X			X			\$75,000 (SPLOST)	X
CFS, IC	Assist East Central Technical College in providing adequate facilities and expansion of services at its Wilcox campus as needed						X	X	X	Rochelle	ECTC, DTAE	NA	X
CFS, IC	Seek funding as needed to continue to upgrade equipment at the Wilcox County Public Library						X		X	Abbeville	Regional Library Bd., DTAE	\$20,000 (total)	X
CFS, LU	Seek to attract a provider of natural gas service and develop the appropriate infrastructure for the services throughout the county			X	X	X		X	X			\$5,000 (local cost of investigating providers)	X
CFS	Seek funding to develop the technical capacity/interconnectivity necessary to be able to offer broadband and other high-speed technology services				X	X		X	X			\$5,000 (local cost of investigating providers)	X

**WILCOX COUNTY COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other	
HO	Seek CDBG and CHIP funding as needed for rehabilitation of substandard housing	X	X				X (other years as needed)		X		DCA (CDBG, CHIP)	\$500,000 (current CDBG)
HO	Establish a local Habitat for Humanity, Christmas in April, or other similar program to assist with repairing homes owned by low income and elderly residents on fixed incomes				X				X	All	Churches, Private Citizens, Civic Clubs	\$1,000
HO, LU, IC	Adopt Georgia's Uniform Construction Codes, including sharing of a coordinated and unified codes enforcement office, and enforce countywide, possibly through a cooperative agreement with an adjacent county					X			X	All		\$1,000 (enforcement)
HO, LU, IC	Adopt basic land use development regulations countywide, including manufacturing housing standards, subdivision development, and regulating permit/location		X						X	All		NA
LU, IC	Establish a countywide planning committee or formal planning commission to assist in growth management education, guidance and evaluation of regulation options				X				X	All		NA

**WILCOX COUNTY COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Local
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		
LU	Conduct a public education and information gathering campaign to discuss the need and benefits of land use regulation and to flesh out public concerns and identify specific needs				X	X			X	All	Chamber, Planning Comm.	\$1,000	X
LU, IC	Work to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land management ordinance					X		X	X	All	Planning Comm.	NA	
LU, IC	Seek to develop a comprehensive land use management ordinance in Wilcox County					X			X	All	Planning Comm., RDC	NA	
LU, IC	Develop measures which accomplish the removal and prevention of abandoned mobile homes and other eyesores in the county and its municipalities	X							X	All		NA	

**CITY OF ABBEVILLE COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Local	State
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other			
ED, NCR, CFS, LU	Pursue funding for public acquisition of additional historic properties in Abbeville for downtown revitalization activities, such as building/façade rehabilitations, landscaping, streetscape, and other reconstruction/beautification projects	X	X	X	X	X				X	DCA, DOT (TE)	\$1 million (total, includes SPLOST)	X	
ED	Initiate entrepreneurial activities through the establishment of a mentoring group through the Wilcox County Chamber of Commerce, or by other programs, that will help to provide the support structure necessary to encourage the increased development of entrepreneurs				X						Chamber	NA		
ED, IC	Seek to coordinate the marketing/development of available sites for industrial development to prospective businesses and industries						X		X	X	Chamber, Dev. Auth.	\$25,000 (total)	X	
ED, NCR	Seek funding to develop further agri-tourism venues countywide		X	X	X	X			X		Chamber, Dev. Auth., DCA (OneGeorgia), DNR (LWCF)	\$250,000 (total)	X	

**CITY OF ABBEVILLE COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Local
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		
ED, LU, IC	Pursue the development of a land management plan to guide and promote appropriate development to areas of existing or planned infrastructure				X				X	All	Planning Comm.	\$10,000	X
NCR, IC	Investigate development of short Ocmulgee River excursion or other special event(s) along the river in conjunction with Abbeville's annual Wild Hog Festival			X						X	Wild Hog Festival Committee	\$5,000	X
NCR	Seek updated maps showing flood prone areas in addition to flood plains					X			X	All	FEMA	NA	
NCR	Pursue funding to rehabilitate the historic former Abbeville City Hall for community use	X	X	X						X	DCA, DNR (Ga. Heritage)	\$250,000 (part of federal transportation allocation)	X
NCR	Seek funding to rehabilitate the Abbeville caboose as a welcome center	X	X	X						X	DOT (TE)	\$250,000 (part of federal transportation allocation)	X
CFS, IC	Advocate the four-laning of SR 30/ U.S. 280 through the county						X	X	X	Abbeville, Rochelle, Pitts	Chamber, Dev. Auth., DOT	NA (no DOT estimate available)	X
CFS	Seek funding for drainage improvements as needed in Abbeville in identified areas of need	X	X							X	DCA (CDBG)	\$500,000 (total)	X

**CITY OF ABBEVILLE COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Location
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		
CFS	Seek LARP and other funding as needed to resurface city streets						X			X	DOT (LARP)	\$60,000 (total)	
CFS	Seek TE funding to improve sidewalks in Abbeville, including curbs and gutters, and other transportation improvements as needed		X	X						X	DOT (TE)	\$500,000 (total)	
CFS, IC	Upgrade existing road and street equipment for the City of Abbeville as needed						X			X		\$50,000 (total)	
CFS, LU	Construct a new railroad spur to the industrial park in Abbeville		X	X	X					X		\$150,000 (total)	
CFS	Seek state construction of regional bicycle facilities within the county						X	X	X	Abbeville, Pitts, Rochelle	DOT	\$875,000 (total)	
CFS	Seek CDBG and other funding to upgrade the water system in Abbeville as needed	X	X							X	DCA (CDBG)	\$500,000 (total)	
CFS, LU, IC	Pursue funding as needed to upgrade the city's water system to accommodate economic development growth at the City's Industrial Park	X	X						X	X	Dev. Auth., DCA (OneGeorgia)	\$500,000 (total)	
CFS, LU, IC	Seek CDBG or other funds to provide sewerage service to all unserved residents of Abbeville	X	X							X	DCA (CDBG)	\$500,000 (total)	

**CITY OF ABBEVILLE COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Local
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		
CFS	Pursue funding to upgrade the wastewater system treatment facility in Abbeville by completing the chlorination unit and making further improvements as needed			X	X					X		\$500,000 (total)	X
CFS, LU, IC	Pursue funding as needed to upgrade the city's sewer system to accommodate economic development growth at the City's Industrial Park	X	X						X	X	Dev. Auth., DCA (OneGeorgia)	\$500,000 (total)	X
CFS, IC	Seek funding to develop a new joint countywide jail facility				X	X			X			\$3 million (total)	X
CFS, IC	Seek funding for the necessary firefighting equipment to maintain, and possibly lower ISO ratings, in both the incorporated and unincorporated areas						X		X	All	FEMA	\$100,000/yr. (vehicles), \$20,000/yr. (equipment)	X
CFS	Seek funding to upgrade emergency equipment and facilities as needed						X			X	FEMA, GEMA	\$100,000 (total)	X
CFS, IC	Seek funding for generators for emergency uses throughout Wilcox County	X	X						X	All	FEMA, GEMA	\$100,000 (total)	X
CFS	Pursue funding as needed to upgrade existing parks						X			X		\$20,000 (total)	X
CFS	Seek funding for the construction of a walking track	X								X	DCA (LDF)	\$20,000	X
CFS	Pursue funding to expand City Hall for additional record storage and to upgrade equipment as needed			X						X		\$75,000 (total, SPLOST)	X

**CITY OF ABBEVILLE COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Local	S
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other			
CFS	Seek funding to construct a new roof on the city's maintenance barn	X								X		\$10,000	X	
CFS, IC	Pursue funding to upgrade the Abbeville Auditorium Complex to host large-scale events as needed					X		X		X	Wilcox Arts Council, DNR (Ga. Heritage)	\$200,000 (total)	X	
CFS	Seek funding to expand Abbeville's Wild Hog Festival as needed									X	Wild Hog Festival Comm.	\$15,000 (total)	X	
CFS, IC	Continue to upgrade equipment as needed at the Wilcox County Public Library						X		X	X	Regional Library Bd., DTAE	\$20,000 (total)	X	
HO	Seek CDBG and CHIP funding as needed for rehabilitation of substandard housing						X			X	DCA (CDBG, CHIP)	\$500,000 (total)	X	
HO	Establish a local Habitat for Humanity, Christmas in April, or other similar program to assist with repairing homes owned by low income and elderly residents on fixed incomes				X				X	All	Churches, Private Citizens, Civic Clubs	\$1,000	X	
HO, LU, IC	Adopt Georgia's Uniform Construction Codes, including sharing of a coordinated and unified codes enforcement office, and enforce countywide, possibly through a cooperative agreement with an adjacent county					X			X	All		\$1,000 (enforcement)	X	

**CITY OF ABBEVILLE COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Local
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		
HO, LU, IC	Adopt basic land use development regulations countywide, including manufacturing housing standards, subdivision development, and regulating permit/location		X						X	All		NA	
LU, IC	Establish a countywide planning committee or formal planning commission to assist in growth management education, guidance and evaluation of regulation options				X				X	All		NA	
LU	Conduct a public education and information gathering campaign to discuss the need and benefits of land use regulation and to flesh out public concerns and identify specific needs				X	X			X	All	Chamber, Planning Comm.	\$1,000	X
LU	Upgrade the city's zoning ordinance and subdivision regulations as needed					X				X	RDC	NA	
LU, IC	Work to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land management ordinance					X		X	X	All	Planning Comm.	NA	

**CITY OF ABBEVILLE COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Local
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		
LU, IC	Develop measures which accomplish the removal and prevention of abandoned mobile homes and other eyesores in the county and its municipalities	X							X	All		NA	

**CITY OF PINEVIEW COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Local
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		
ED, NCR, CFS, LU	Pursue funding for public acquisition of additional historic properties in Pineview for downtown revitalization activities, such as building/façade rehabilitations, landscaping, streetscape, and other reconstruction/beautification projects			X	X	X				X	DOT (TE)	\$500,000 (total)	X
ED	Initiate entrepreneurial activities through the establishment of a mentoring group through the Wilcox County Chamber of Commerce, or by other programs, that will help to provide the support structure necessary to encourage the increased development of entrepreneurs				X						Chamber	NA	
ED	Seek funding to establish a new community festival in Pineview			X						X		\$6,000	X
ED, LU, IC	Pursue the development of a land management plan to guide and promote appropriate development to areas of existing or planned infrastructure				X				X	All	Planning Comm.	\$10,000	X
NCR	Seek updated maps showing flood prone areas in addition to flood plains					X			X	All	FEMA	NA	

**CITY OF PINEVIEW COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Local
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		
NCR, IC	Pursue Georgia Scenic Byway status along US 129 and GA 112 from Pineview to Hawkinsville				X	X		X		X	Pulaski Co., Hawkinsville, DOT	NA (no known cost available)	X
NCR	Pursue funding options to renovate the historic Pineview Masonic Hall as a community center by adding heating/air conditioning, repointing the mortar, constructing a new roof, and expanding for additional space as needed		X	X						X	DNR (Ga. Heritage)	\$200,000 (total, includes SPLOST)	X
NCR	Seek funding to make improvements/enhancements to Pineview's Caboose Park as needed				X	X				X	DCA (LDF), DNR (Ga. Heritage)	\$50,000 (total)	X
CFS	Seek funding for drainage improvements as needed in Pineview in identified areas of need	X		X		X				X	DCA (CDBG)	\$500,000/CDBG	X
CFS	Seek TE funding to improve sidewalks in Pineview, including curbs and gutters, and other transportation improvements as needed					X				X	DOT (TE)	\$100,000	X
CFS, IC	Upgrade existing road and street equipment for the City of Pineview as needed		X							X		\$70,000	X
CFS	Seek CDBG and other funding to upgrade the water system in Pineview as needed			X						X	DCA (CDBG)	\$500,000	X

**CITY OF PINEVIEW COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Local
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		
CFS	Seek LARP and other funding as needed to resurface city streets						X			X	DOT (LARP)	\$60,000 (total)	
CFS, LU, IC	Seek funding to establish a sewerage system in Pineview as needed					X		X		X	DCA (CDBG), GEFA	\$3.5 million (total)	X
CFS, IC	Seek funding to develop a new joint countywide jail facility				X	X			X			\$3 million (total)	X
CFS, IC	Seek funding for the necessary firefighting equipment to maintain, and possibly lower ISO ratings, in both the incorporated and unincorporated areas						X			X	FEMA	\$75,000 (total, equipment)	X
CFS	Seek funding to upgrade emergency equipment and facilities as needed	X		X		X				X	FEMA, GEMA	\$500,000 (total)	X
CFS, IC	Pursue funding for communications equipment, including a repeater system for public safety uses to be located in northwest Wilcox County		X	X					X	Pineview	FEMA, GEMA	\$100,000	X
CFS, IC	Seek funding for generators for emergency uses throughout Wilcox County	X	X						X	All	FEMA, GEMA	\$100,000 (total)	X
CFS	Pursue funding as needed to upgrade existing parks						X			X	DCA (LDF)	\$15,000/yr.	X
CFS	Seek funding for the construction of lighting at the walking track		X							X	DCA (LDF)	\$20,000	X

**CITY OF PINEVIEW COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Local
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		
HO	Seek CDBG and CHIP funding as needed for rehabilitation of substandard housing	X		X		X				X	DCA (CDBG, CHIP)	\$500,000 (total)	X
HO	Establish a local Habitat for Humanity, Christmas in April, or other similar program to assist with repairing homes owned by low income and elderly residents on fixed incomes				X				X	All	Churches, Private Citizens, Civic Clubs	\$1,000	X
HO, LU, IC	Adopt Georgia's Uniform Construction Codes, including sharing of a coordinated and unified codes enforcement office, and enforce countywide, possibly through a cooperative agreement with an adjacent county					X			X	All		\$1,000 (enforcement)	X
HO, LU, IC	Adopt basic land use development regulations countywide, including manufacturing housing standards, subdivision development, and regulating permit/location		X						X	All		NA	

**CITY OF PINEVIEW COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Local
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		
LU, IC	Establish a countywide planning committee or formal planning commission to assist in growth management education, guidance and evaluation of regulation options				X				X	All		NA	
LU	Conduct a public education and information gathering campaign to discuss the need and benefits of land use regulation and to flesh out public concerns and identify specific needs				X	X			X	All	Chamber, Planning Comm.	\$1,000	X
LU, IC	Work to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land management ordinance					X		X	X	All	Planning Comm.	NA	
LU, IC	Seek to develop a comprehensive land use management or zoning ordinance in Pineview					X			X	All	Planning Comm., RDC	NA	
LU, IC	Develop measures which accomplish the removal and prevention of abandoned mobile homes and other eyesores in the county and its municipalities	X							X	All		NA	

**CITY OF PITTS COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years						Responsibility			Estimated Cost	Local	
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City			Other
ED, NCR, CFS, LU	Pursue continued "Main Street" type improvements for downtown Pitts, including funding for public acquisition of additional historic properties in Pitts for downtown revitalization activities, such as building/façade rehabilitations, landscaping, streetscape projects, special events, and other reconstruction/beautification projects	X	X	X	X	X				X	DCA, DOT (TE)	\$750,000 (total)	X
ED	Initiate entrepreneurial activities through the establishment of a mentoring group through the Wilcox County Chamber of Commerce, or by other programs, that will help to provide the support structure necessary to encourage the increased development of entrepreneurs				X						Chamber	NA	
ED, NCR	Seek funding to develop further agri-tourism venues countywide		X	X	X	X			X		Chamber, Dev. Auth., DCA (OneGeorgia), DNR (LWCF)	\$250,000 (total)	X
ED	Seek funding to establish a new community festival in Pitts					X				X		\$5,000	X

**CITY OF PITTS COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years						Responsibility			Estimated Cost	Location	
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City			Other
ED, LU, IC	Pursue the development of a land management plan to guide and promote appropriate development to areas of existing or planned infrastructure				X				X	All	Planning Comm.	\$10,000	X
NCR	Seek updated maps showing flood prone areas in addition to flood plains					X			X	All	FEMA	NA	
NCR, CFS	Relocate the Pitts Depot from its current rural location back to downtown, and seek funding to restore it		X	X						X	DOT (TE)	\$500,000 (total)	X
CFS	Advocate the four-laning of SR 30/ U.S. 280 through the county						X	X	X	Abbeville, Rochelle, Pitts	Chamber, Dev. Auth., DOT	NA (no DOT estimate available)	X
CFS	Seek TE funding to improve sidewalks in Pitts, including curbs and gutters, and other transportation improvements as needed						X			X	DOT (TE)	\$500,000 (total)	X
CFS, IC	Upgrade existing road and street equipment for the City of Pitts as needed						X			X		\$50,000	X
CFS	Seek state construction of regional bicycle facilities within the county						X	X	X	Abbeville, Pitts, Rochelle	DOT	\$875,000 (total)	X

**CITY OF PITTS COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Local
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		
CFS	Seek CDBG and other funding to upgrade the water system in Pitts (including Seville area) as needed						X			X	DCA (CDBG)	\$500,000 (total)	X
CFS	Seek LARP and other funding as needed to resurface city streets						X			X	DOT (LARP)	\$60,000	
CFS, LU, IC	Seek funding to establish a sewerage system in Pitts as needed			X	X					X	DCA (CDBG), GEFA, USDA Rural Devt.	\$1.5 million (total)	X
CFS	Purchase a sanitation truck		X							X		\$25,000	X
CFS, IC	Seek funding to develop a new joint countywide jail facility				X	X			X			\$3 million (total)	X
CFS, IC	Seek funding for the necessary firefighting equipment to maintain, and possibly lower ISO ratings, in both the incorporated and unincorporated areas						X			X	FEMA	\$75,000 (total)	X
CFS	Seek funding to upgrade emergency equipment and facilities as needed						X			X	FEMA, GEMA	\$100,000 (total)	X
CFS, IC	Seek funding for generators for emergency uses throughout Wilcox County	X	X						X	All	FEMA, GEMA	\$100,000 (total)	X
CFS	Pursue funding as needed to upgrade existing parks						X			X		\$20,000 (total)	X
CFS	Seek funding for the construction of a walking track	X								X	DCA (LDF)	\$20,000	X

**CITY OF PITTS COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Local	S
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other			
CFS	Pursue funding to renovate the Pitts Community Center by adding new doors and locks and installing heating/air conditioning and a generator		X	X						X	DCA (LDF)	\$50,000 (total)	X	
HO	Seek CDBG and CHIP funding as needed for rehabilitation of substandard housing						X			X	DCA (CDBG, CHIP)	\$500,000 (total)	X	
HO	Establish a local Habitat for Humanity, Christmas in April, or other similar program to assist with repairing homes owned by low income and elderly residents on fixed incomes				X				X	All	Churches, Private Citizens, Civic Clubs	\$1,000	X	
HO, LU, IC	Adopt Georgia's Uniform Construction Codes, including sharing of a coordinated and unified codes enforcement office, and enforce countywide, possibly through a cooperative agreement with an adjacent county					X			X	All		\$1,000 (enforcement)	X	
HO, LU, IC	Adopt basic land use development regulations countywide, including manufacturing housing standards, subdivision development, and regulating permit/location		X						X	All		NA		

**CITY OF PITTS COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Local
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		
LU, IC	Establish a countywide planning committee or formal planning commission to assist in growth management education, guidance and evaluation of regulation options				X				X	All		NA	
LU	Conduct a public education and information gathering campaign to discuss the need and benefits of land use regulation and to flesh out public concerns and identify specific needs				X	X			X	All	Chamber, Planning Comm.	\$1,000	X
LU, IC	Work to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land management ordinance					X		X	X	All	Planning Comm.	NA	
LU, IC	Seek to develop a comprehensive land use management or zoning ordinance in Pitts					X			X	All	Planning Comm., RDC	NA	
LU, IC	Develop measures which accomplish the removal and prevention of abandoned mobile homes and other eyesores in the county and its municipalities	X							X	All		NA	

**CITY OF ROCHELLE COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Local
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		
ED, NCR, CFS, LU	Pursue funding for public acquisition of additional historic properties in Rochelle for downtown revitalization activities, such as building/façade rehabilitations, landscaping, streetscape, and other reconstruction/beautification projects	X	X	X	X	X				X	DCA, DOT (TE)	\$750,000 (total)	X
ED	Initiate entrepreneurial activities through the establishment of a mentoring group through the Wilcox County Chamber of Commerce, or by other programs, that will help to provide the support structure necessary to encourage the increased development of entrepreneurs				X						Chamber	NA	
ED, IC	Seek to coordinate the marketing/development of available sites for industrial development to prospective businesses and industries						X		X	X	Chamber, Dev. Auth.	\$25,000 (total)	X
ED, IC	Seek funding to expand and fully develop infrastructure, including water and sewer extension, to the Wilcox County Industrial Park						X		X	X	Dev. Auth., DCA (OneGeorgia), GEFA, USDA Rural Devt.	\$1 million (total)	X

**CITY OF ROCHELLE COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Location
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		
ED, NCR, IC	Seek funding to develop agri-tourism venues in Wilcox County and to increase the usage of the Agri-Center facility in Rochelle		X	X	X	X			X	X	Chamber, Dev. Auth., DCA (OneGeorgia), DNR (LWCF)	\$250,000 (total)	X
ED	Seek funding to establish a new community festival in Rochelle					X				X		\$5,000	X
ED, LU, IC	Pursue the development of a land management plan to guide and promote appropriate development to areas of existing or planned infrastructure				X				X	All	Planning Comm.	\$10,000	X
NCR	Seek updated maps showing flood prone areas in addition to flood plains					X			X	All	FEMA	NA	
NCR	Complete the Rochelle National Register Historic District nomination			X						X	RDC, DNR (HPD)	NA	
NCR, CFS	Pursue funding to acquire and rehabilitate the Rochelle Depot				X	X				X	DOT (TE)	\$500,000 (total)	X
CFS	Advocate the four-laning of SR 30/ U.S. 280 through the county						X	X	X	Abbeville, Rochelle, Pitts	Chamber, Dev. Auth., DOT	NA (no DOT estimate available)	X
CFS	Seek funding for drainage improvements as needed in Rochelle in identified areas of need	X	X							X	DCA (CDBG)	\$500,000 (total)	X

**CITY OF ROCHELLE COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Location
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		
CFS	Seek TE funding to improve sidewalks in Rochelle, including curbs and gutters, and other transportation improvements as needed						X			X	DOT (TE)	\$500,000 (total)	X
CFS, IC	Upgrade existing road and street equipment for the City of Rochelle as needed						X			X		\$30-40,000/yr.	X
CFS, LU, IC	Construct a new railroad spur to the industrial park in Rochelle		X	X	X				X	X	Dev. Auth.	\$170,000 (total)	X
CFS	Seek state construction of regional bicycle facilities within the county						X	X	X	Abbeville, Pitts, Rochelle	DOT	\$875,000 (total)	X
CFS	Seek CDBG and other funding to upgrade the water system in Rochelle as needed	X								X	DCA (CDBG)	\$500,000	X
CFS	Seek LARP and other funding as needed to resurface city streets						X			X	DOT (LARP)	\$60,000 (total)	
CFS, LU, IC	Pursue funding as needed to upgrade the city's water system to accommodate economic development growth at the Wilcox County Industrial Park						X		X	X	Dev. Auth., DCA (OneGeorgia), GEFA, USDA (Rural Devt.)	\$1 million (total)	X
CFS, LU, IC	Seek CDBG or other funds to provide sewerage service to all unserved residents of Rochelle	X								X	DCA (CDBG)	\$500,000	X

**CITY OF ROCHELLE COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Local	S
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other			
CFS	Pursue funding to upgrade or replace the wastewater system lines in areas served by older lines, install an aerator in the City's treatment pond, and make other improvements as needed	X	X	X	X	X				X	DCA (CDBG), GEFA, USDA Rural Devt.	\$5 million (total)	X	
CFS, LU, IC	Pursue funding as needed to upgrade the city's sewer system to accommodate economic development growth at the Wilcox County Industrial Park						X		X	X	Dev. Auth., DCA (OneGeorgia), GEFA, USDA (Rural Devt.)	\$1 million (total)	X	
CFS, IC	Seek funding to develop a new joint countywide jail facility				X	X			X			\$3 million (total)	X	
CFS, IC	Seek funding for the necessary firefighting equipment to maintain, and possibly lower ISO ratings, in both the incorporated and unincorporated areas						X			X	FEMA	\$130,000 (total)	X	
CFS	Seek funding to upgrade emergency equipment and facilities as needed						X			X	FEMA, GEMA	\$100,000 (total)	X	
CFS, IC	Seek funding for generators for emergency uses throughout Wilcox County	X	X						X	All	FEMA, GEMA	\$100,000 (total)	X	
CFS	Seek funding as needed to maintain and upgrade EMS equipment and vehicles						X		X		FEMA, GEMA	\$100,000 (total)	X	

**CITY OF ROCHELLE COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Local	S
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other			
CFS	Pursue funding as needed to upgrade existing parks						X			X		\$20,000 (total)	X	
CFS	Assist East Central Technical College in providing adequate facilities and expansion of services at its Wilcox campus as needed						X	X	X	X	ECTC, DTAE	NA	X	
HO	Seek CDBG and CHIP funding as needed for rehabilitation of substandard housing						X			X	DCA (CDBG, CHIP)	\$500,000 (total)	X	
HO	Establish a local Habitat for Humanity, Christmas in April, or other similar program to assist with repairing homes owned by low income and elderly residents on fixed incomes				X				X	All	Churches, Private Citizens, Civic Clubs	\$1,000	X	
HO, LU, IC	Adopt Georgia's Uniform Construction Codes, including sharing of a coordinated and unified codes enforcement office, and enforce countywide, possibly through a cooperative agreement with an adjacent county					X			X	All		\$1,000 (enforcement)	X	
HO, LU, IC	Adopt basic land use development regulations countywide, including manufacturing housing standards, subdivision development, and regulating permit/location		X						X	All		NA		

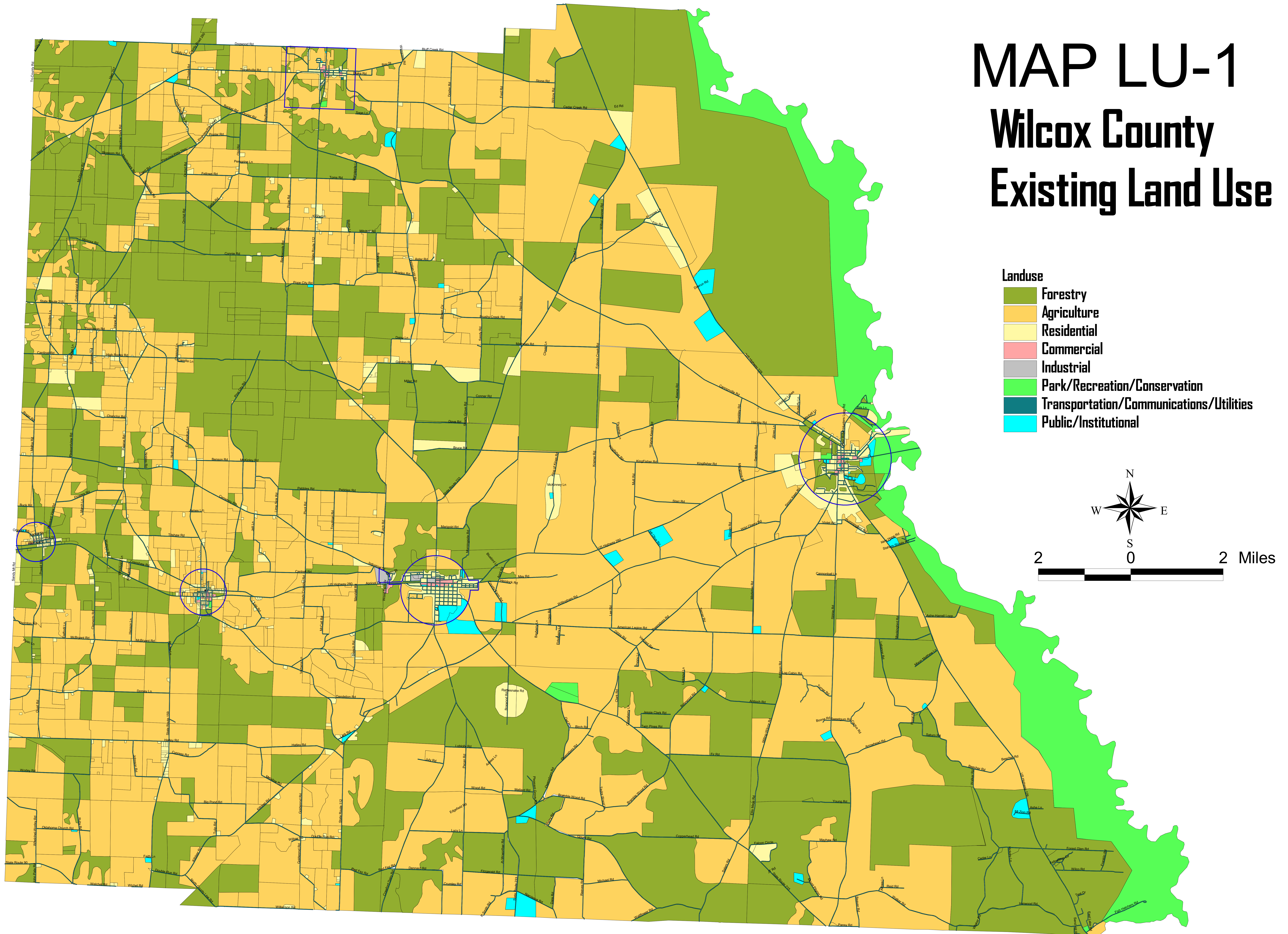
**CITY OF ROCHELLE COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Local
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		
LU, IC	Establish a countywide planning committee or formal planning commission to assist in growth management education, guidance and evaluation of regulation options				X				X	All		NA	
LU	Conduct a public education and information gathering campaign to discuss the need and benefits of land use regulation and to flesh out public concerns and identify specific needs				X	X			X	All	Chamber, Planning Comm.	\$1,000	X
LU	Upgrade the city's zoning ordinance and subdivision regulations as needed						X			X	RDC	NA	
LU, IC	Work to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land management ordinance					X		X	X	All	Planning Comm.	NA	
LU, IC	Develop measures which accomplish the removal and prevention of abandoned mobile homes and other eyesores in the county and its municipalities	X							X	All		NA	

MAP LU-1

Wilcox County

Existing Land Use



SOURCE: Heart of Georgia Altamaha RDC, 2005

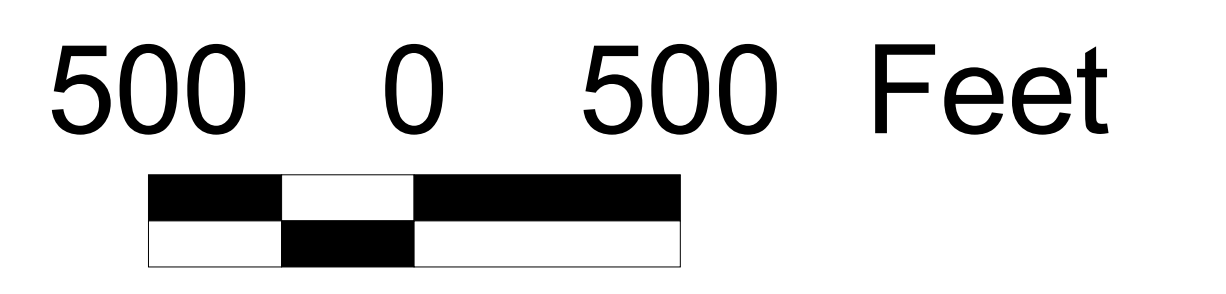
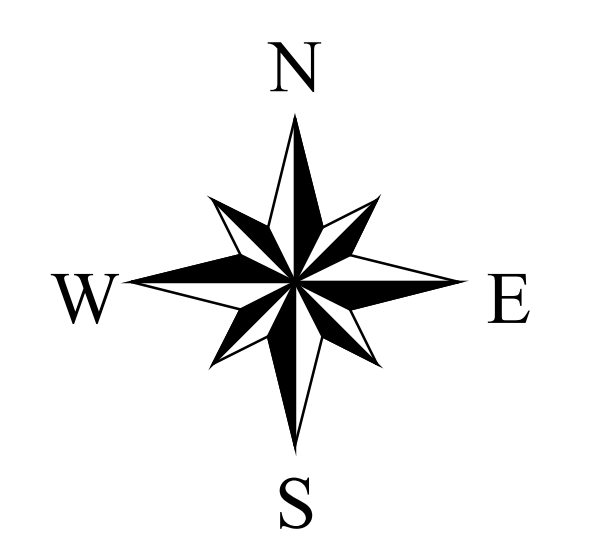
MAP LU-2

City of Abbeville

Existing Land Use



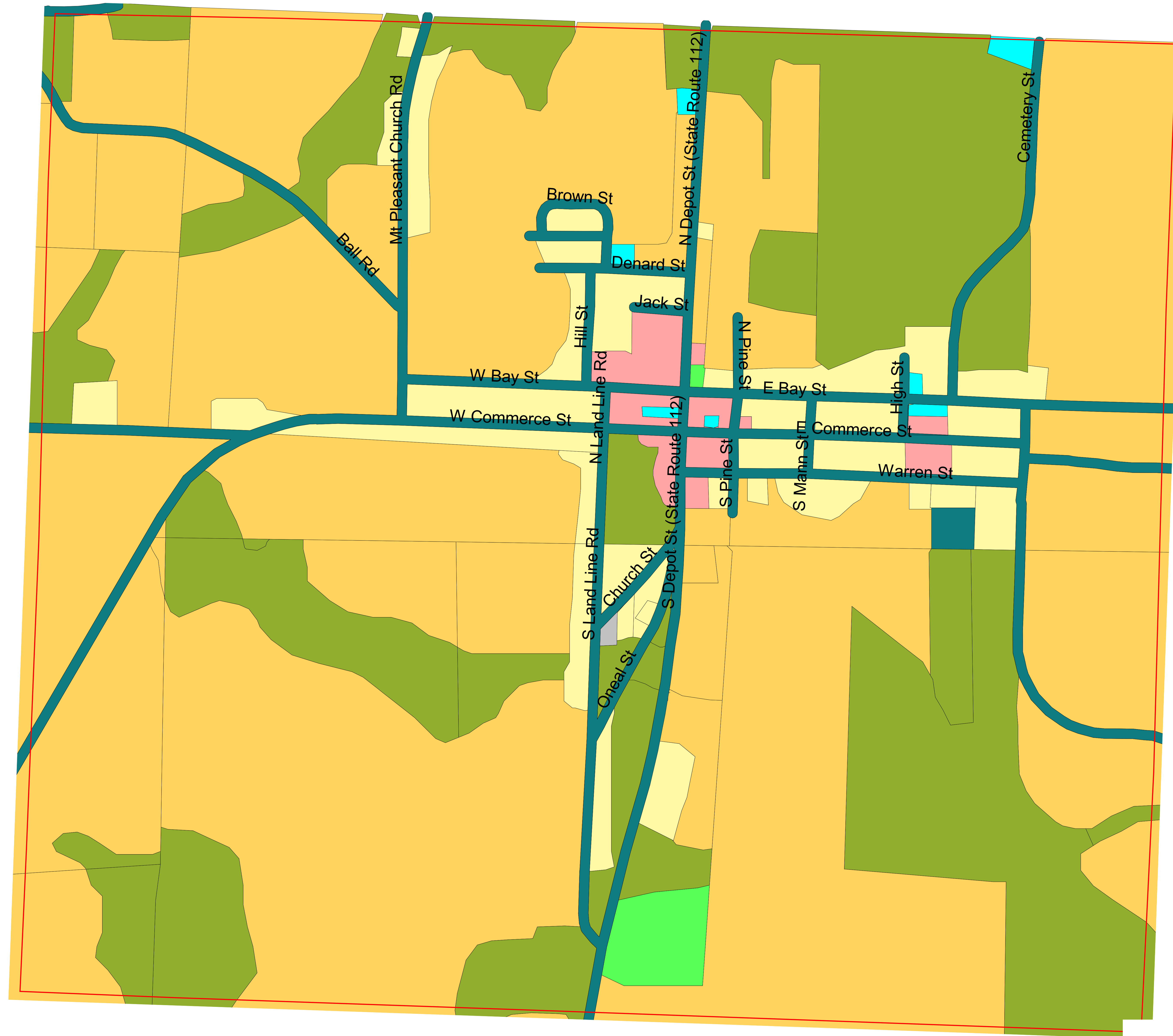
- Landuse**
- Forestry
 - Agriculture
 - Residential
 - Commercial
 - Industrial
 - Park/Recreation/Conservation
 - Transportation/Communications/Utilities
 - Public/Institutional



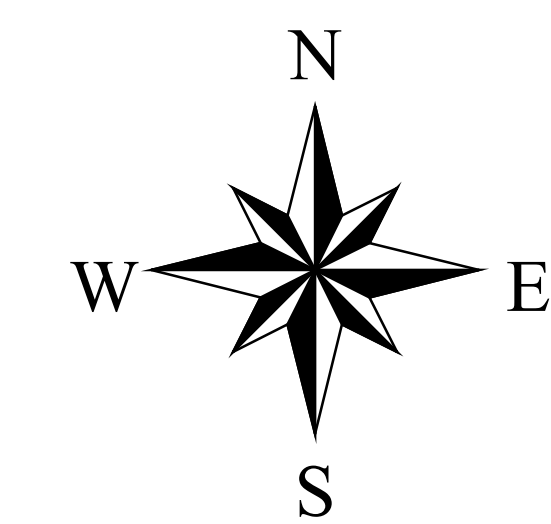
MAP LU-3

City of Pineview

Existing Land Use



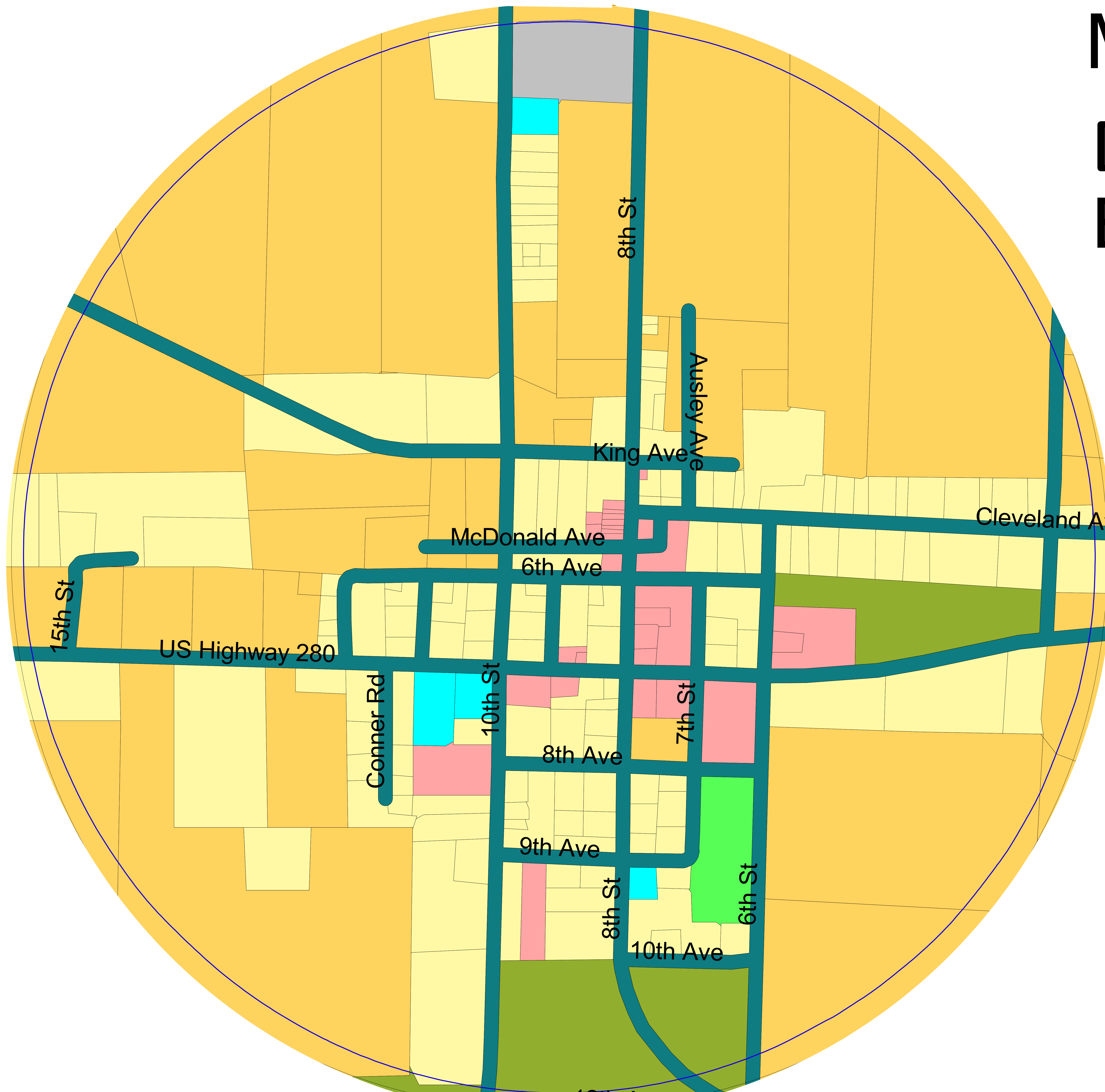
- Landuse**
- Forestry
 - Agriculture
 - Residential
 - Commercial
 - Industrial
 - Park/Recreation/Conservation
 - Transportation/Communications/Utilities
 - Public/Institutional



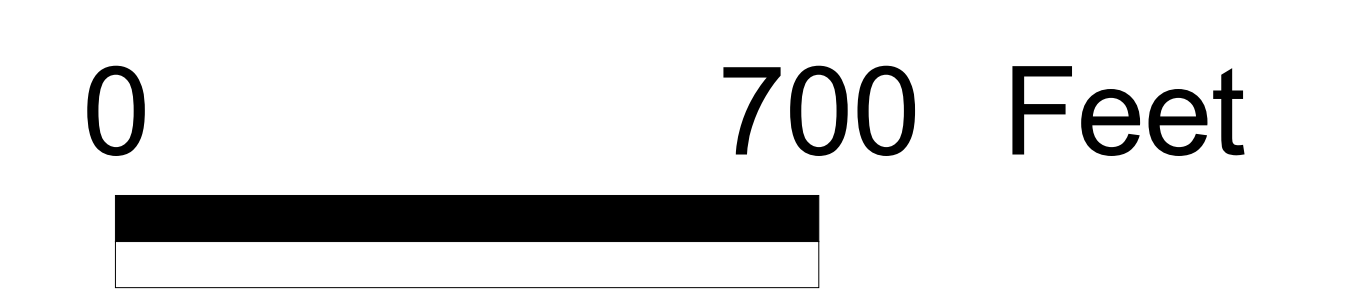
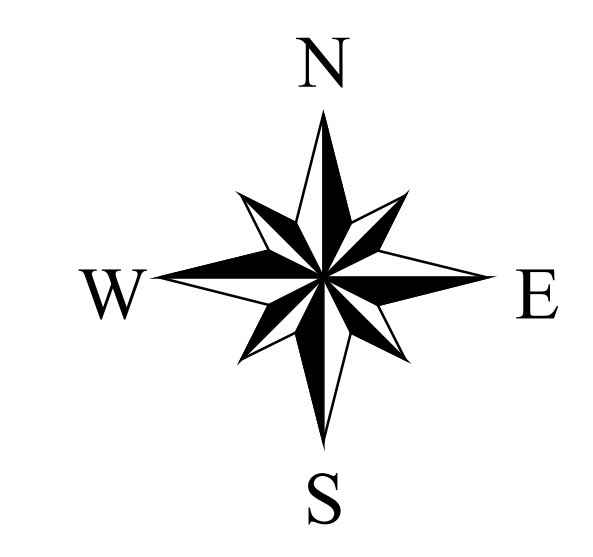
MAP LU-4

City of Pitts

Existing Land Use



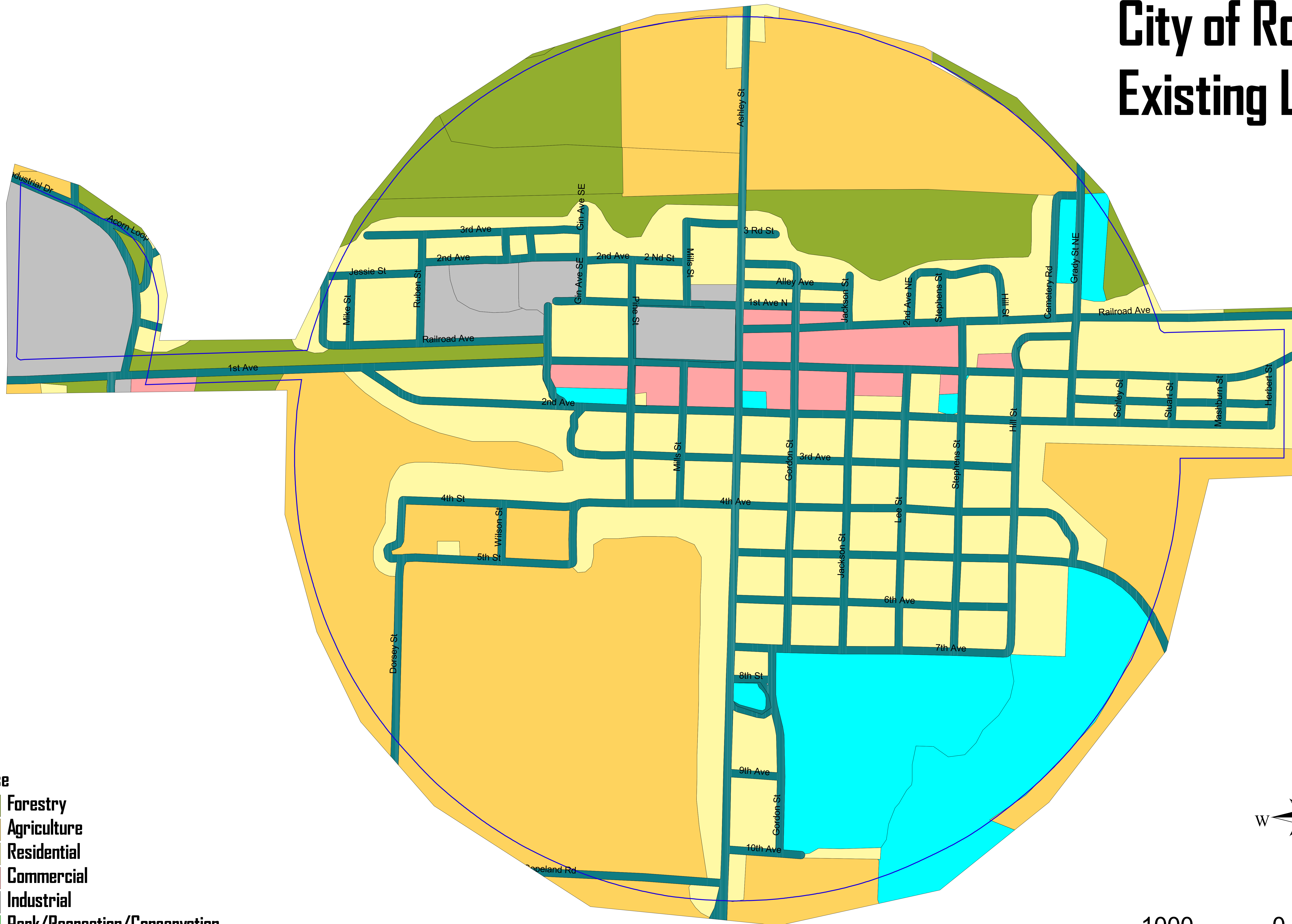
- Landuse**
- Forestry
 - Agriculture
 - Residential
 - Commercial
 - Industrial
 - Park/Recreation/Conservation
 - Transportation/Communications/Utilities
 - Public/Institutional



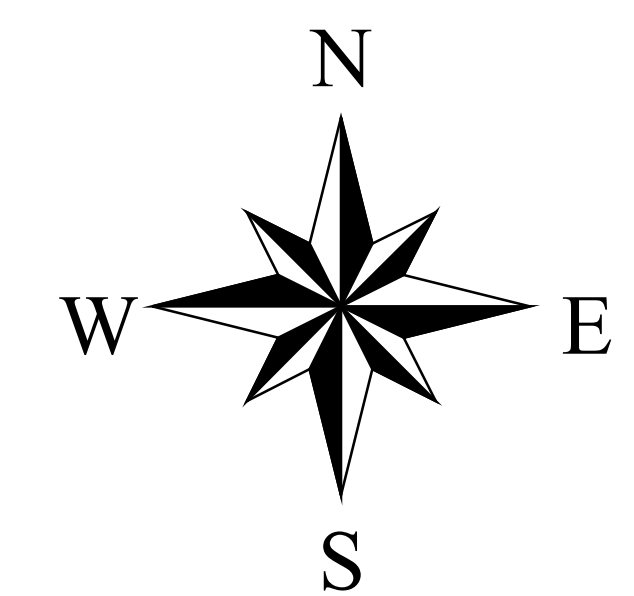
MAP LU-5

City of Rochelle

Existing Land Use

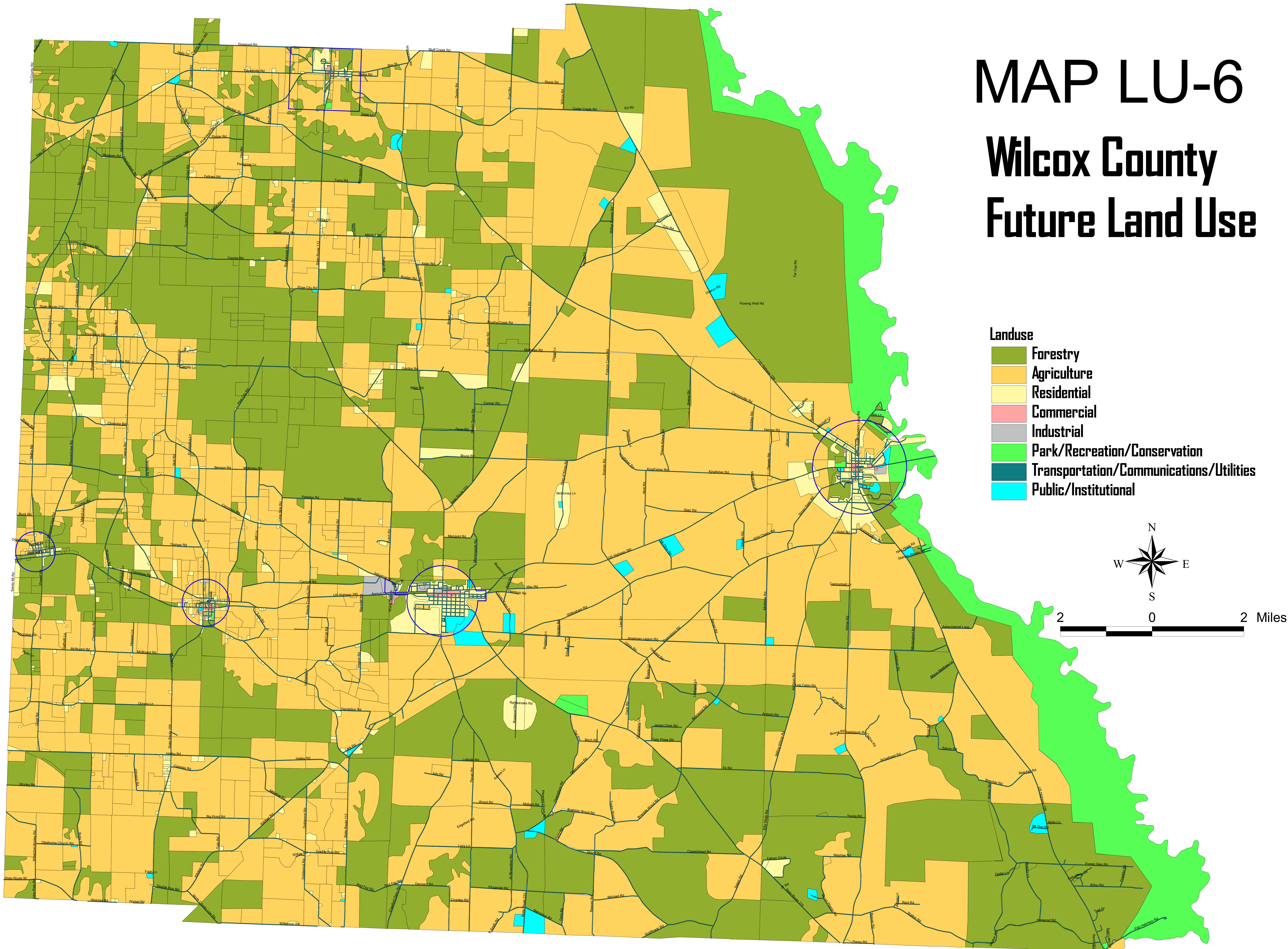


- Landuse**
- Forestry
 - Agriculture
 - Residential
 - Commercial
 - Industrial
 - Park/Recreation/Conservation
 - Transportation/Communications/Utilities
 - Public/Institutional

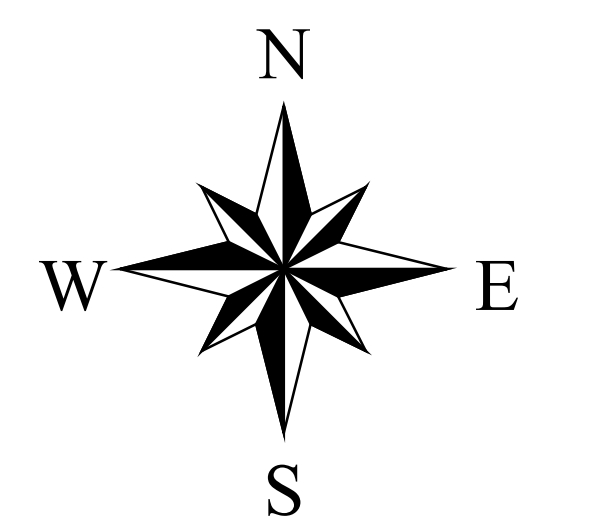


MAP LU-6

Wilcox County Future Land Use



- Landuse**
- Forestry
 - Agriculture
 - Residential
 - Commercial
 - Industrial
 - Park/Recreation/Conservation
 - Transportation/Communications/Utilities
 - Public/Institutional



SOURCE: Heart of Georgia Altamaha RDC, 2005

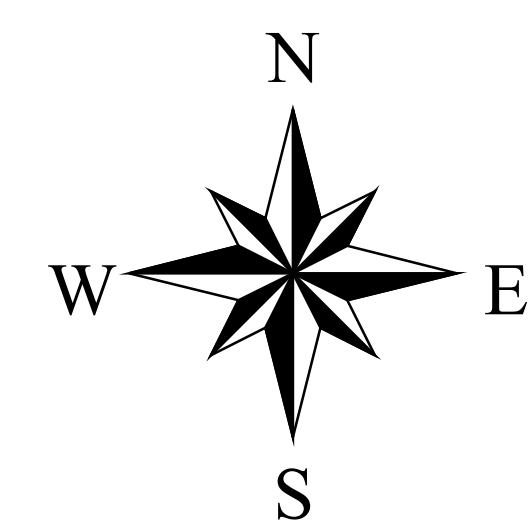
MAP LU-7

City of Abbeville

Future Land Use



- Landuse**
- Forestry
 - Agriculture
 - Residential
 - Commercial
 - Industrial
 - Park/Recreation/Conservation
 - Transportation/Communications/Utilities
 - Public/Institutional

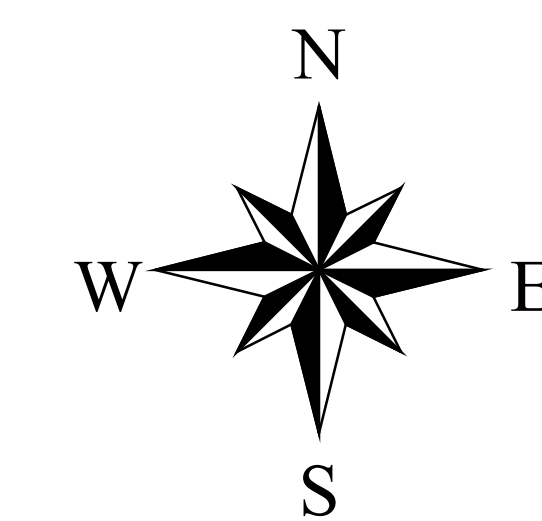
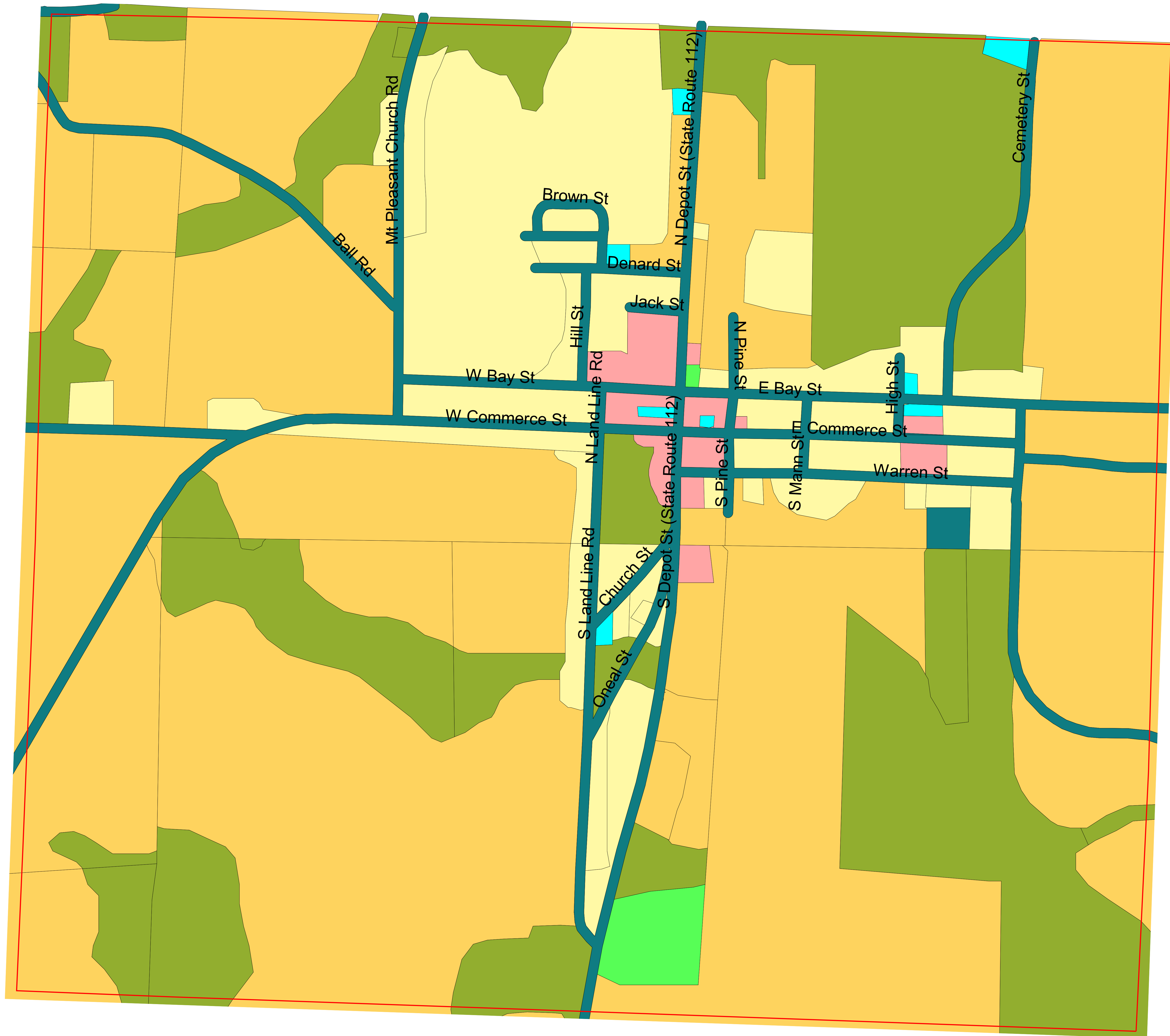


500 0 500 Feet

MAP LU-8

City of Pineview

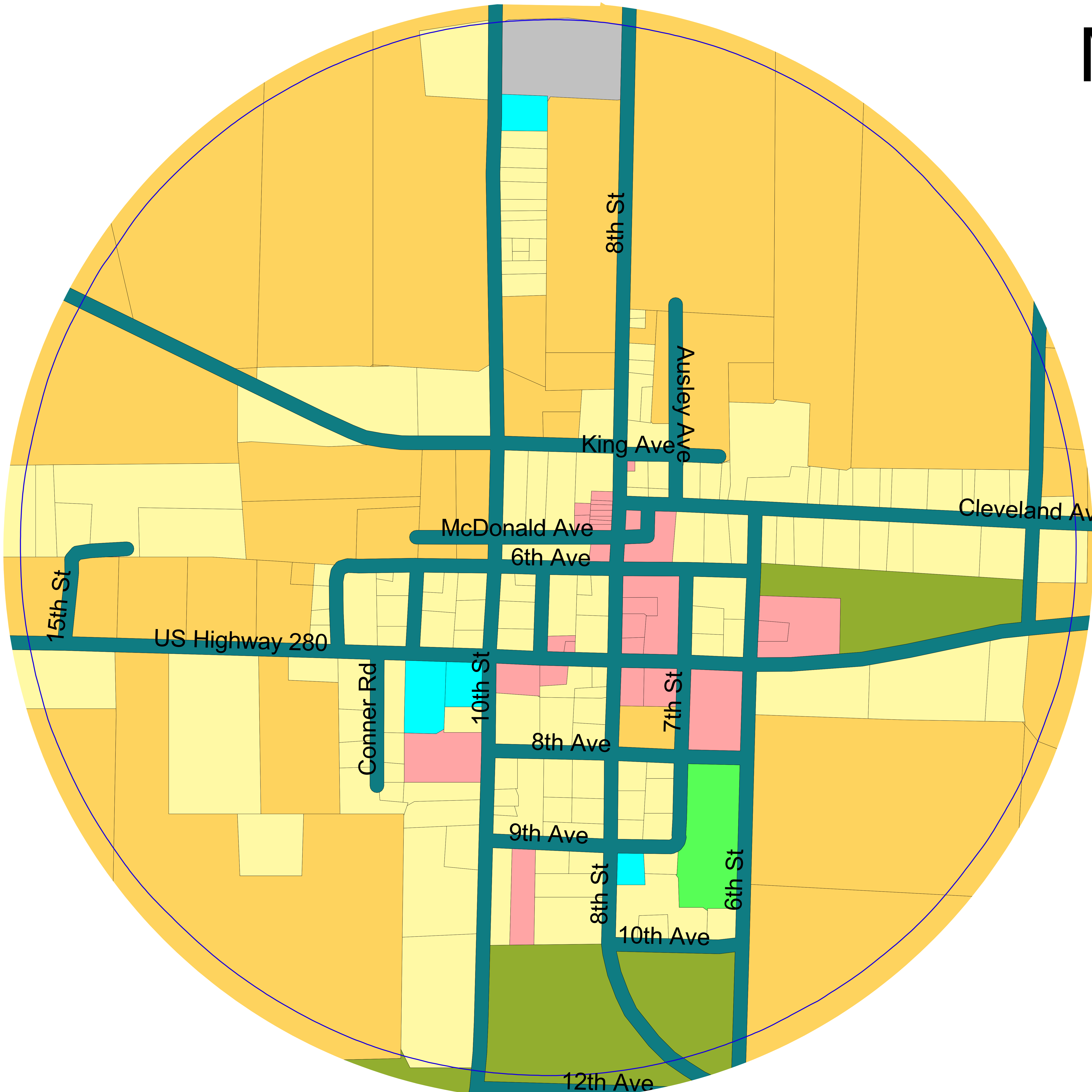
Future Land Use



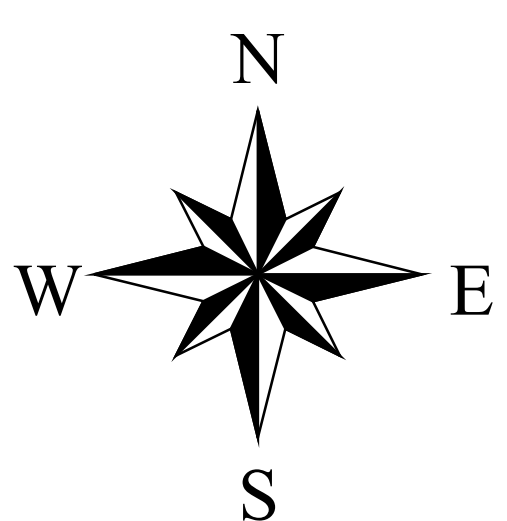
MAP LU-9

City of Pitts

Future Land Use



- Landuse**
- Forestry
 - Agriculture
 - Residential
 - Commercial
 - Industrial
 - Park/Recreation/Conservation
 - Transportation/Communications/Utilities
 - Public/Institutional



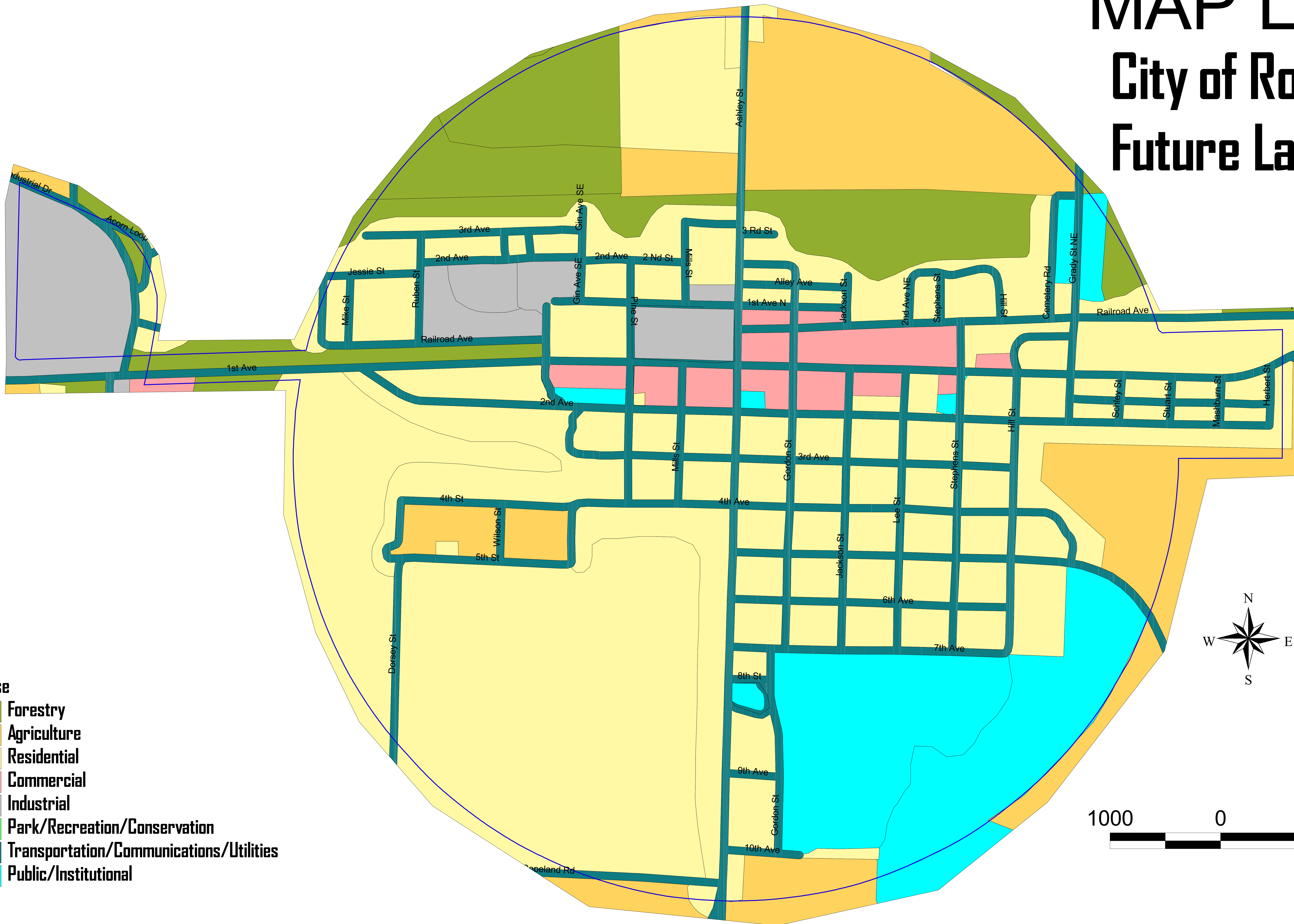
0 700 Feet

SOURCE: Heart of Georgia Altamaha RDC, 2005

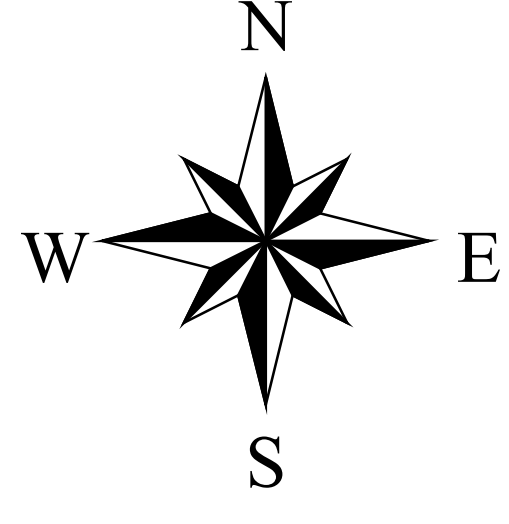
MAP LU-10

City of Rochelle

Future Land Use



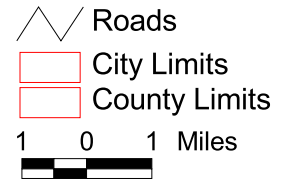
- Landuse**
- Forestry
 - Agriculture
 - Residential
 - Commercial
 - Industrial
 - Park/Recreation/Conservation
 - Transportation/Communications/Utilities
 - Public/Institutional



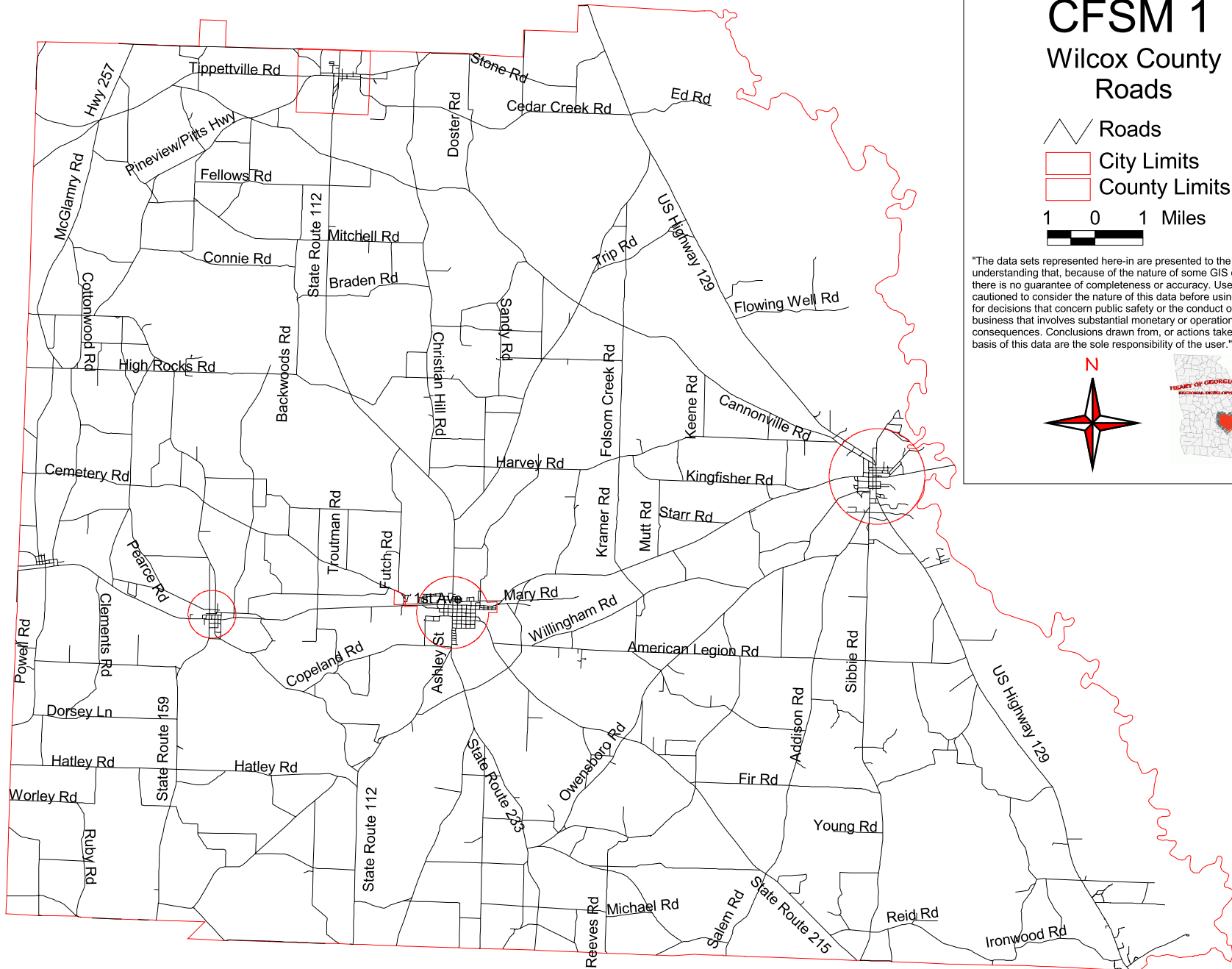
SOURCE: Heart of Georgia Altamaha RDC, 2005

CFSM 1

Wilcox County Roads



"The data sets represented here-in are presented to the user with the understanding that, because of the nature of some GIS datasets, there is no guarantee of completeness or accuracy. Users are cautioned to consider the nature of this data before using them for decisions that concern public safety or the conduct of business that involves substantial monetary or operational consequences. Conclusions drawn from, or actions taken on the basis of this data are the sole responsibility of the user."




CFSM 2


Wilcox County Facilities



 Roads

 City Limits

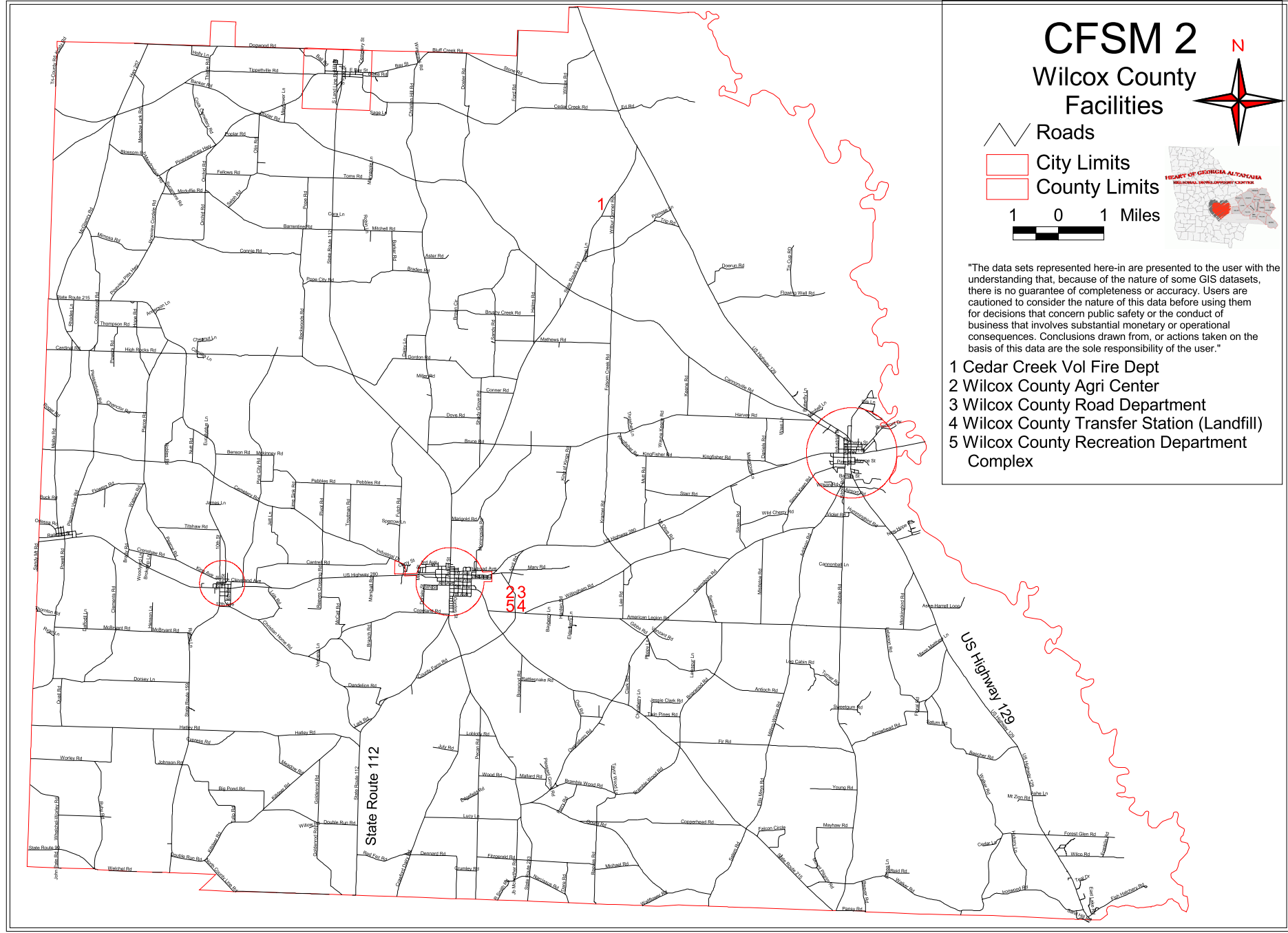
 County Limits

1 0 1 Miles




"The data sets represented here-in are presented to the user with the understanding that, because of the nature of some GIS datasets, there is no guarantee of completeness or accuracy. Users are cautioned to consider the nature of this data before using them for decisions that concern public safety or the conduct of business that involves substantial monetary or operational consequences. Conclusions drawn from, or actions taken on the basis of this data are the sole responsibility of the user."

- 1 Cedar Creek Vol Fire Dept
- 2 Wilcox County Agri Center
- 3 Wilcox County Road Department
- 4 Wilcox County Transfer Station (Landfill)
- 5 Wilcox County Recreation Department Complex



CFSM 3

City of Abbeville


Roads

500 0 500 Feet



 Roads

 City Limits

 County Limits






"The data sets represented here-in are presented to the user with the understanding that, because of the nature of some GIS datasets, there is no guarantee of completeness or accuracy. Users are cautioned to consider the nature of this data before using them for decisions that concern public safety or the conduct of business that involves substantial monetary or operational consequences. Conclusions drawn from, or actions taken on the basis of this data are the sole responsibility of the user."

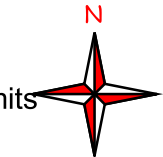


CFSM 4

City of Abbeville
Facilities

-  Roads
-  City Limits
-  County Limits

500 0 500 Feet

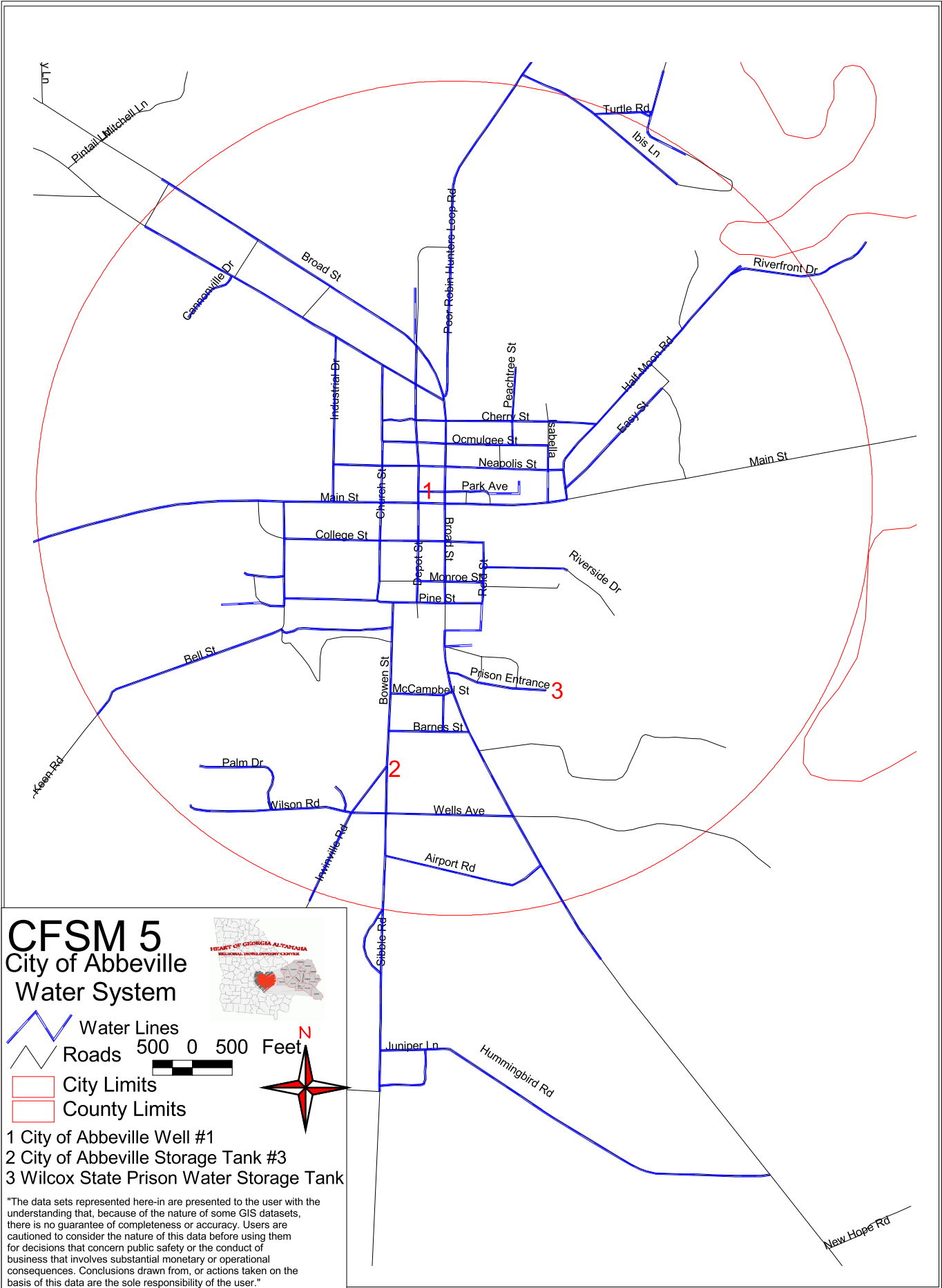


"The data sets represented here-in are presented to the user with understanding that, because of the nature of some GIS datasets, there is no guarantee of completeness or accuracy. Users are cautioned to consider the nature of this data before using them for decisions that concern public safety or the conduct of business that involves substantial monetary or operational consequences. Conclusions drawn from, or actions taken on the basis of this data are the sole responsibility of the user."



- 1 Wilcox County Jail & Sheriffs Office
- 2 Wilcox County Courthouse
- 3 Wilcox County Library
- 4 City of Abbeville City Hall & Police Dept
- 5 City of Abbeville Fire/Rescue & Wilcox Co. EMA
- 6 River Willows Nursing Home
- 7 City Maintenance Barn
- 8 Wilcox State Prison
- 9 Stubbs City Cemetery
- 10 Wilcox State Prison Fire Dept

- 11 Halfmoon Public Boat Landing
- 12 Lions Memorial Park
- 13 Cherry Street Park
- 14 City Basketball Gym & Auditorium
- 15 Wilcox Co. Arts Complex







CFSM 5

City of Abbeville

Water System



-  Water Lines
-  Roads
-  City Limits
-  County Limits

500 0 500 Feet



- 1 City of Abbeville Well #1
- 2 City of Abbeville Storage Tank #3
- 3 Wilcox State Prison Water Storage Tank



"The data sets represented here-in are presented to the user with the understanding that, because of the nature of some GIS datasets, there is no guarantee of completeness or accuracy. Users are cautioned to consider the nature of this data before using them for decisions that concern public safety or the conduct of business that involves substantial monetary or operational consequences. Conclusions drawn from, or actions taken on the basis of this data are the sole responsibility of the user."







CFSM 6

City of Abbeville Sewer System

500 0 500 Feet

- 1 City of Abbeville Lift Station #1
- 2 City of Abbeville Lift Station #2
- 3 City of Abbeville Sanitation Pond




 Sewer Lines
 Roads
 City Limits
 County Limits

"The data sets represented here-in are presented to the user with the understanding that, because of the nature of some GIS datasets, there is no guarantee of completeness or accuracy. Users are cautioned to consider the nature of this data before using them for decisions that concern public safety or the conduct of business that involves substantial monetary or operational consequences. Conclusions drawn from, or actions taken on the basis of this data are the sole responsibility of the user."

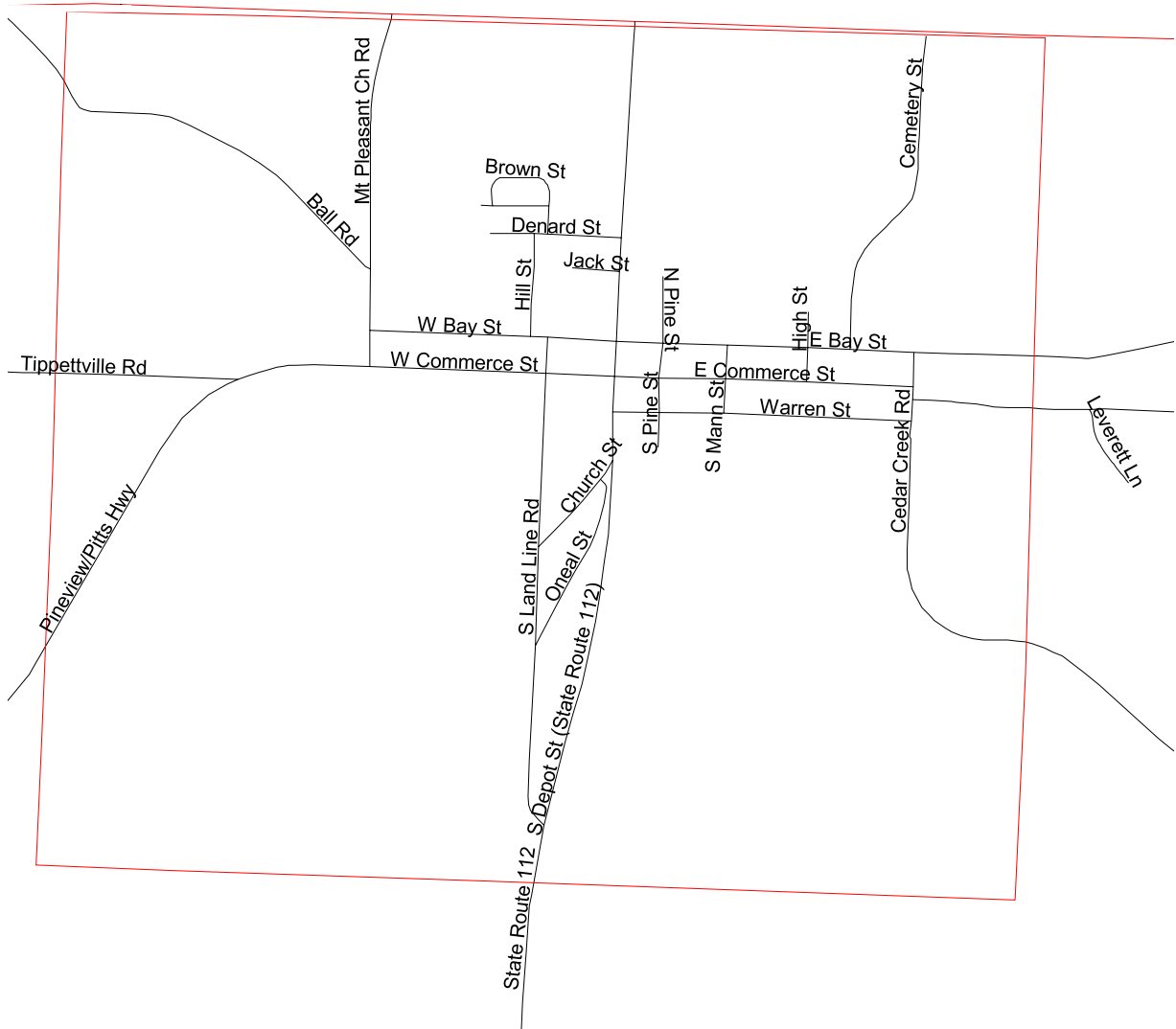
CFSM 7

City of Pineview
Roads
400 0 400 Feet



-  Roads
-  City Limits
-  County Limits

"The data sets represented here-in are presented to the user with the understanding that, because of the nature of some GIS datasets, there is no guarantee of completeness or accuracy. Users are cautioned to consider the nature of this data before using them for decisions that concern public safety or the conduct of business that involves substantial monetary or operational consequences. Conclusions drawn from, or actions taken on the basis of this data are the sole responsibility of the user."



CFSM 8 400 0 400 Feet

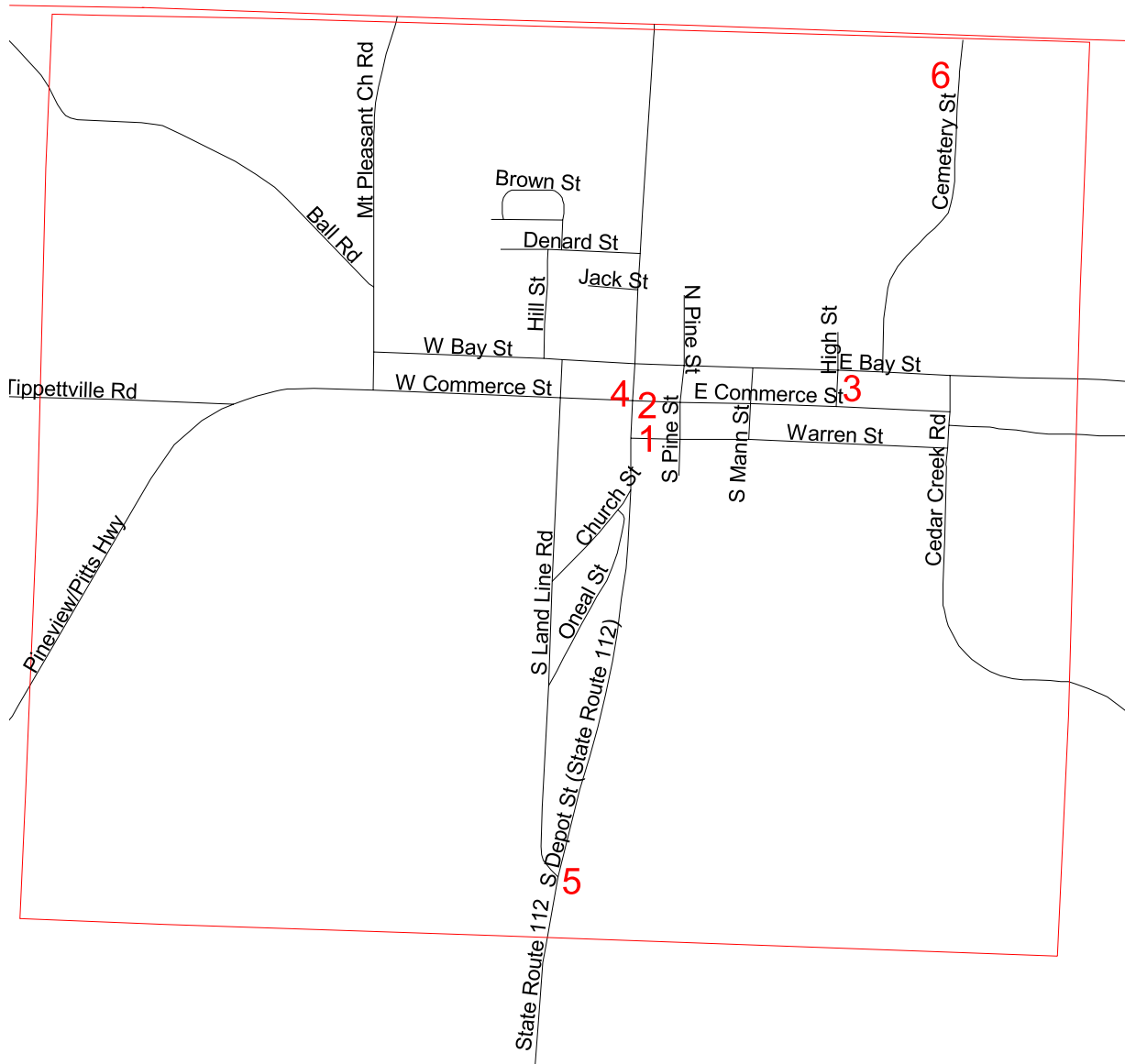
City of Pineview
Facilities

-  Roads
-  City Limits
-  County Limits

- 1 City of Pineview Vol Fire Dept
- 2 City of Pineview City Hall & Police Dept
- 3 Pineview Health Care
- 4 City of Pineview Community Center
- 5 City of Pineview Recreation Park
- 6 City of Pineview Cemetery



"The data sets represented here-in are presented to the user with the understanding that, because of the nature of some GIS datasets, there is no guarantee of completeness or accuracy. Users are cautioned to consider the nature of this data before using them for decisions that concern public safety or the conduct of business that involves substantial monetary or operational consequences. Conclusions drawn from, or actions taken on the basis of this data are the sole responsibility of the user."



CFSM 9

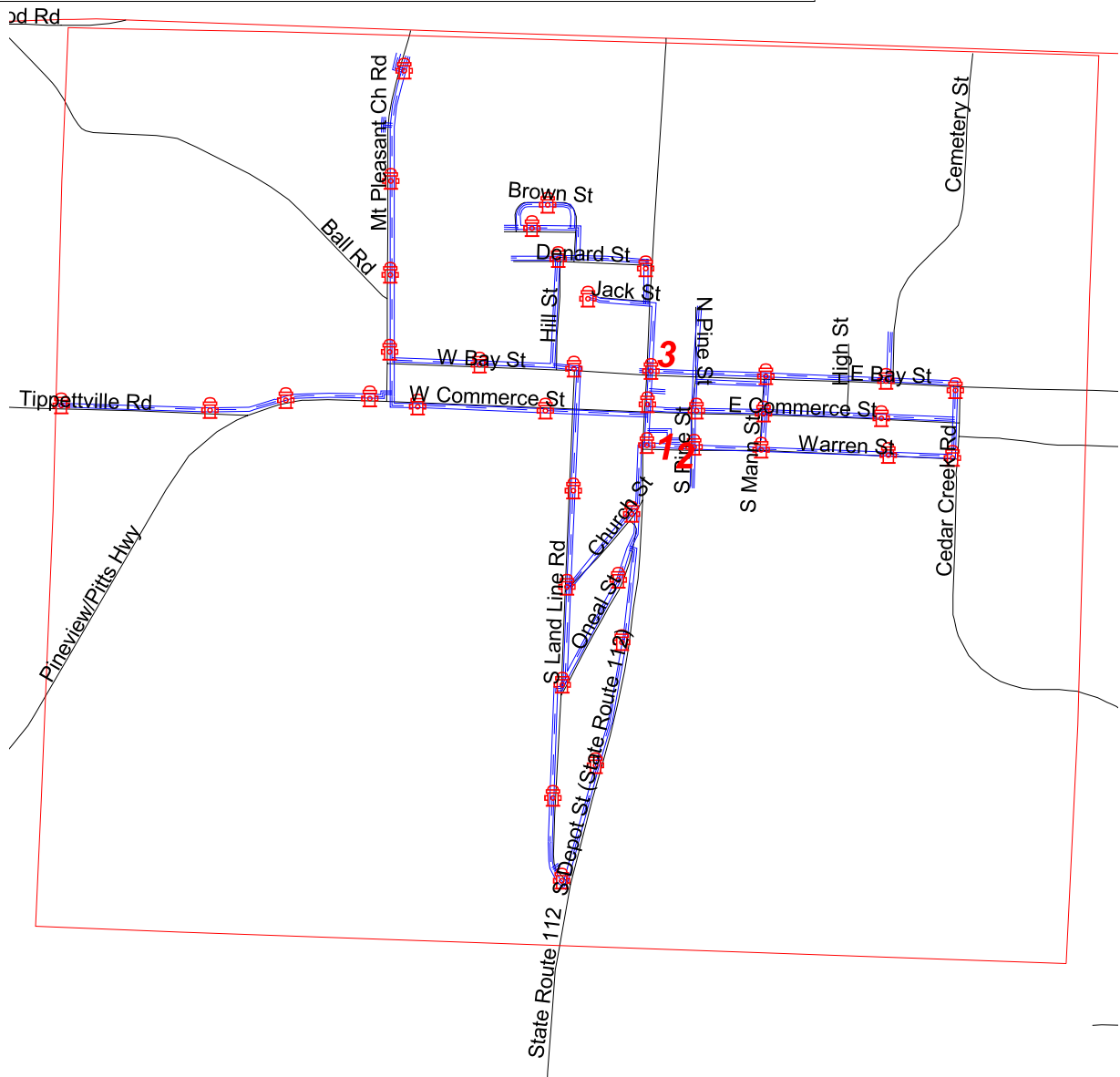
City of Pineview 1 City of Pineview Water Storage Tank #1
 Water System 2 City of Pineview Well #1
 400 0 400 Feet 3 City of Pineview Well #2



- Hydrants
- Water Lines
- Roads
- City Limits
- County Limits



"The data sets represented here-in are presented to the user with the understanding that, because of the nature of some GIS datasets, there is no guarantee of completeness or accuracy. Users are cautioned to consider the nature of this data before using them for decisions that concern public safety or the conduct of business that involves substantial monetary or operational consequences. Conclusions drawn from, or actions taken on the basis of this data are the sole responsibility of the user."



CFSM 10

City of Pitts
Roads

200 0 200 Feet

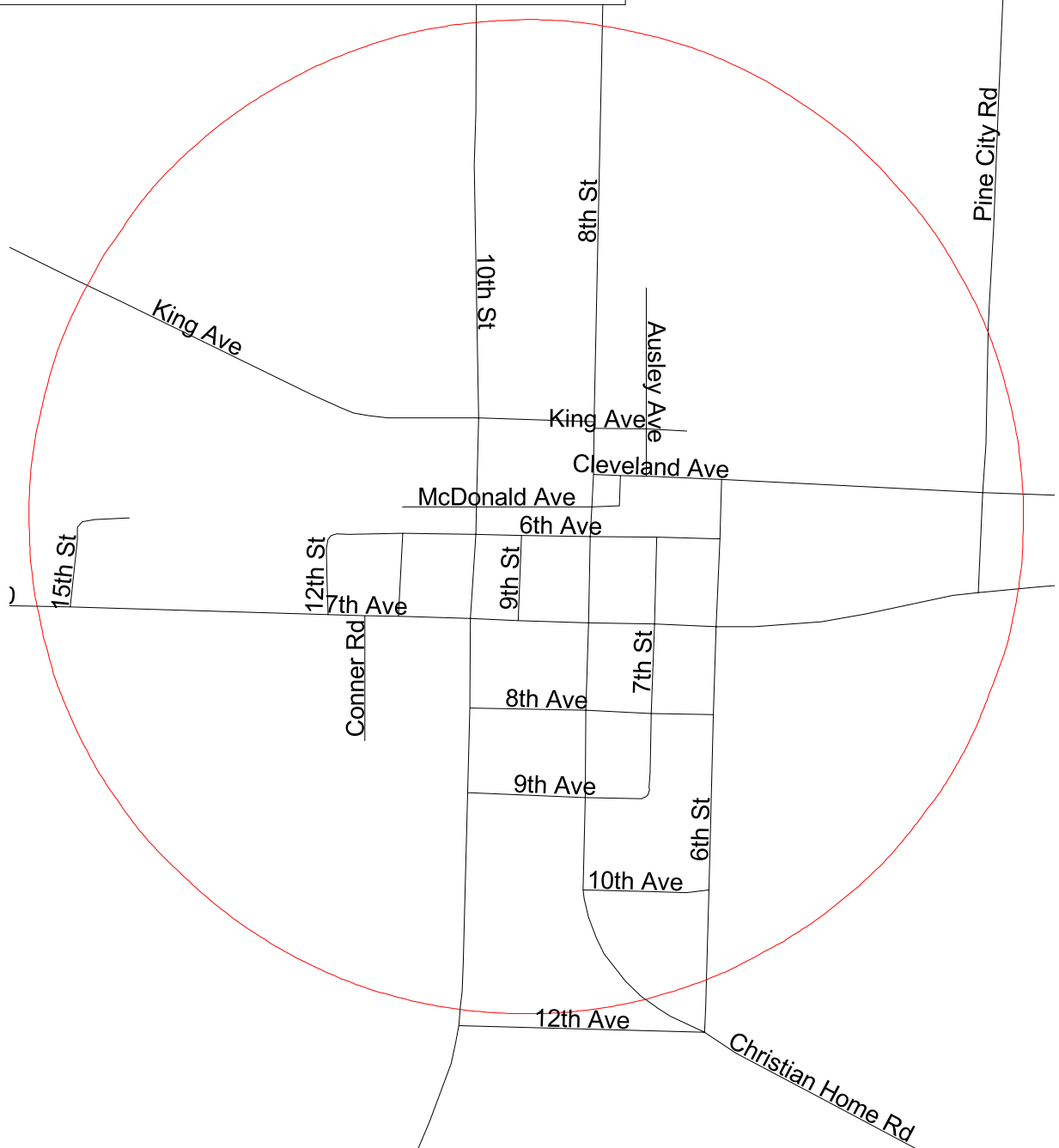


 Roads

 City Limits



"The data sets represented here-in are presented to the user with the understanding that, because of the nature of some GIS datasets, there is no guarantee of completeness or accuracy. Users are cautioned to consider the nature of this data before using them for decisions that concern public safety or the conduct of business that involves substantial monetary or operational consequences. Conclusions drawn from, or actions taken on the basis of this data are the sole responsibility of the user."



CFSM 11

City of Pitts
Facilities

200 0 200 Feet

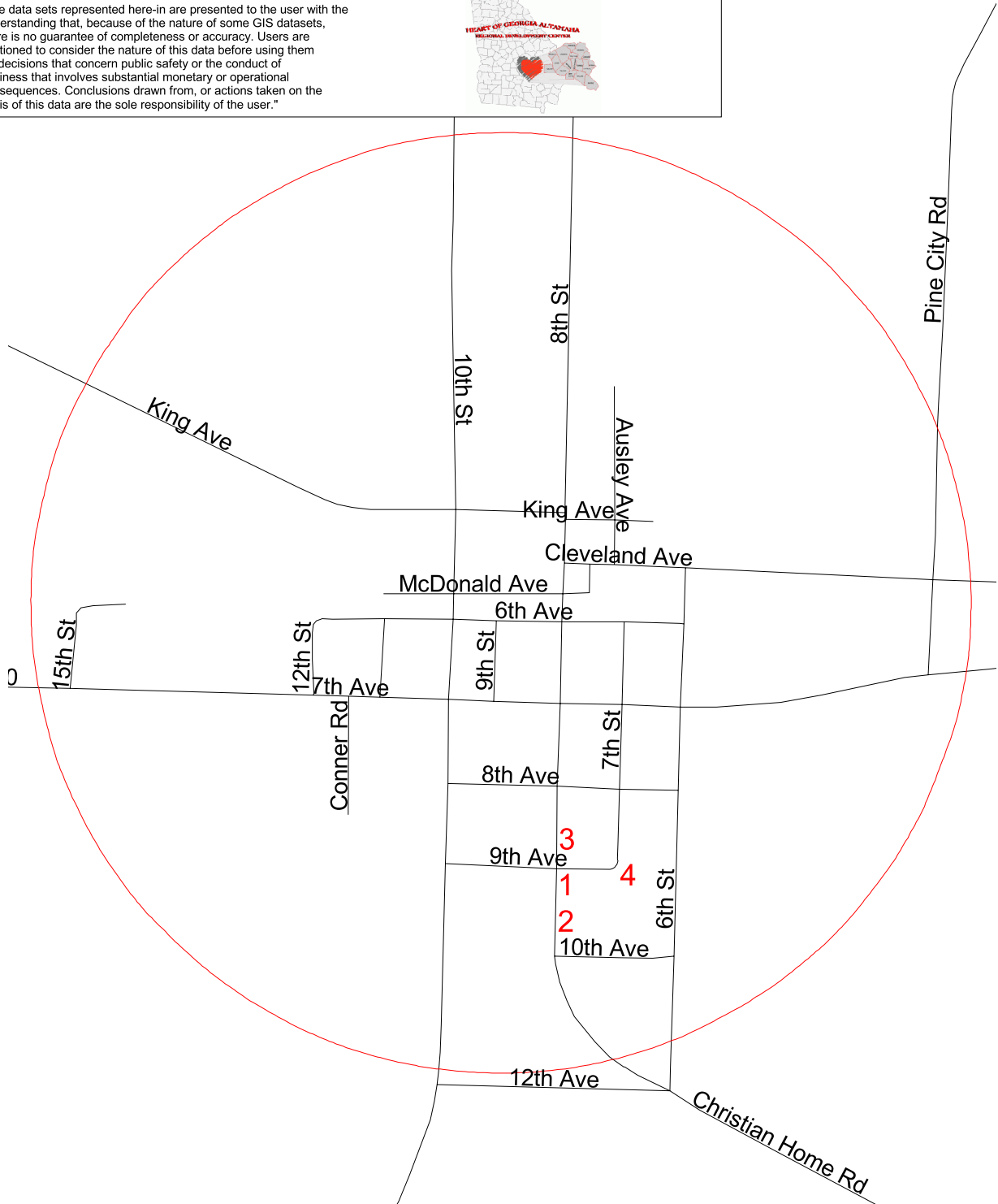


- Roads
- City Limits



- 1 City of Pitts City Hall
- 2 City of Pitts Vol Fire Dept
- 3 City of Pitts Community Center
- 4 City of Pitts Community Club & Recreation Area





"The data sets represented here-in are presented to the user with the understanding that, because of the nature of some GIS datasets, there is no guarantee of completeness or accuracy. Users are cautioned to consider the nature of this data before using them for decisions that concern public safety or the conduct of business that involves substantial monetary or operational consequences. Conclusions drawn from, or actions taken on the basis of this data are the sole responsibility of the user."



CFSM 12

City of Pitts
Water System
200 0 200 Feet

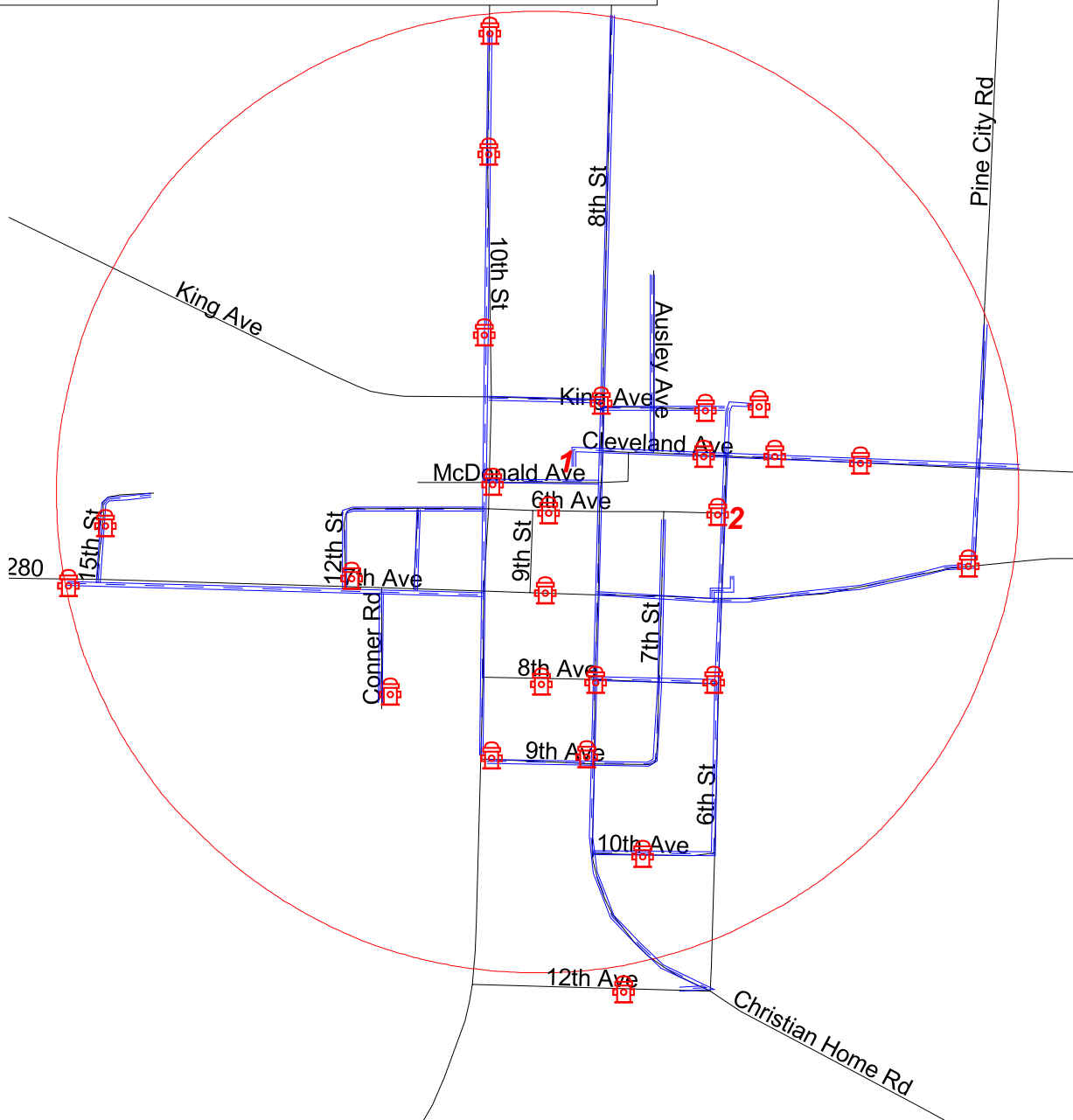


-  Water Lines
-  Hydrants
-  Roads
-  City Limits

- 1 City of Pitts Water Storage Tank & Well #2
- 2 City of Pitts Well #1



"The data sets represented here-in are presented to the user with the understanding that, because of the nature of some GIS datasets, there is no guarantee of completeness or accuracy. Users are cautioned to consider the nature of this data before using them for decisions that concern public safety or the conduct of business that involves substantial monetary or operational consequences. Conclusions drawn from, or actions taken on the basis of this data are the sole responsibility of the user."



CFSM 13

City of Rochelle
Roads
500 0 500 Feet

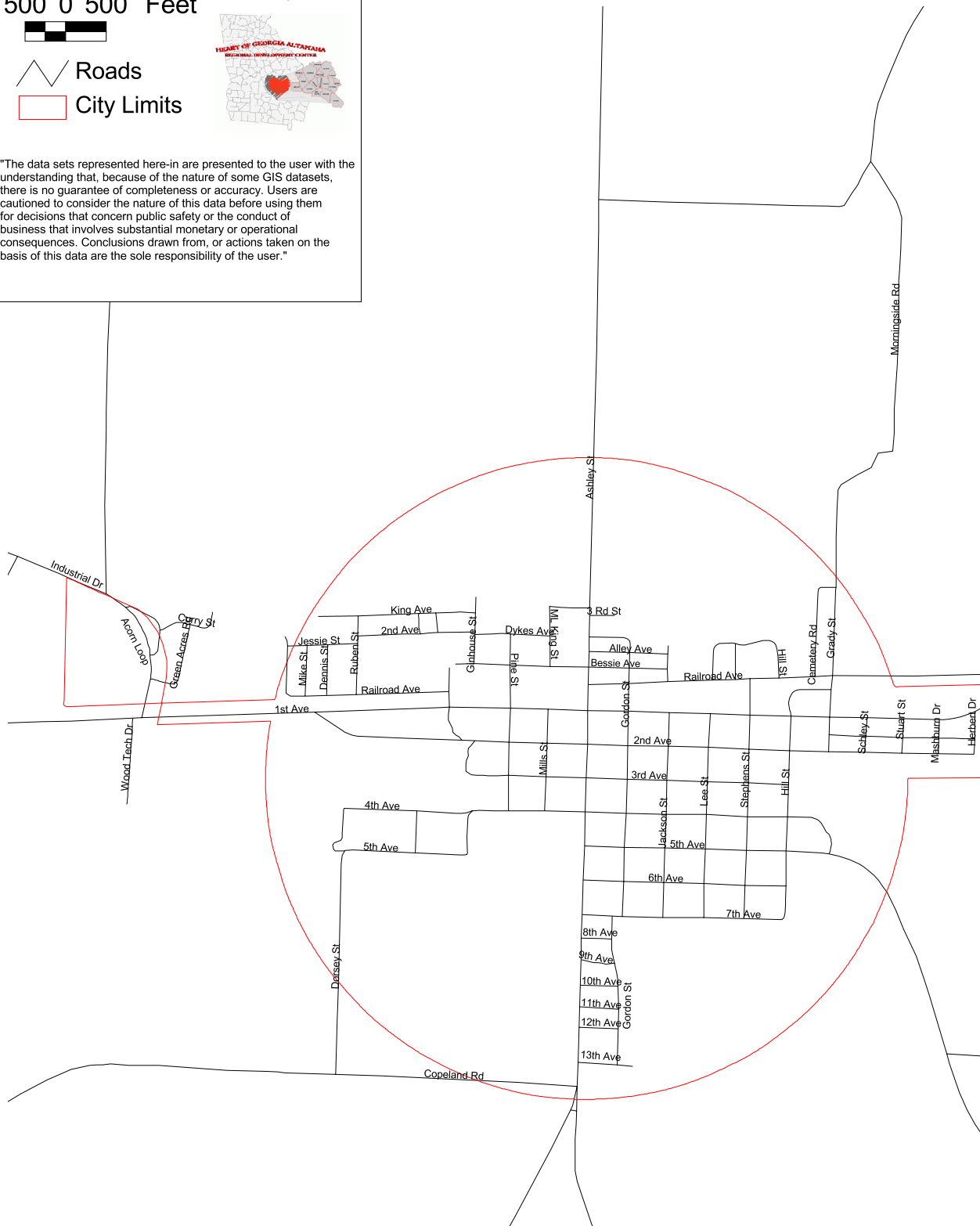


 Roads

 City Limits





"The data sets represented here-in are presented to the user with the understanding that, because of the nature of some GIS datasets, there is no guarantee of completeness or accuracy. Users are cautioned to consider the nature of this data before using them for decisions that concern public safety or the conduct of business that involves substantial monetary or operational consequences. Conclusions drawn from, or actions taken on the basis of this data are the sole responsibility of the user."



CFSM 14

City of Rochelle Facilities

- 1 Wilcox County Transit
- 2 Wilcox County Senior Citizens Center
- 3 City of Rochelle City Hall, Police, & Jail
- 4 Wilcox County Extension Office
- 5 City of Rochelle Maintenance Barn
- 6 Wilcox County Health Dept.
- 7 Wilcox County Middle School
- 8 Wilcox County Elementary School
- 9 Wilcox County EMS
- 10 City of Rochelle Vol Fire Dept
- 11 Wilcox County High School
- 12 Northside Villa Assisted Living

 Roads
 City Limits

500 0 500 Feet

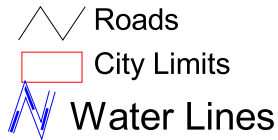


"The data sets represented here-in are presented to the user with the understanding that, because of the nature of some GIS datasets, there is no guarantee of completeness or accuracy. Users are cautioned to consider the nature of this data before using them for decisions that concern public safety or the conduct of business that involves substantial monetary or operational consequences. Conclusions drawn from, or actions taken on the basis of this data are the sole responsibility of the user."



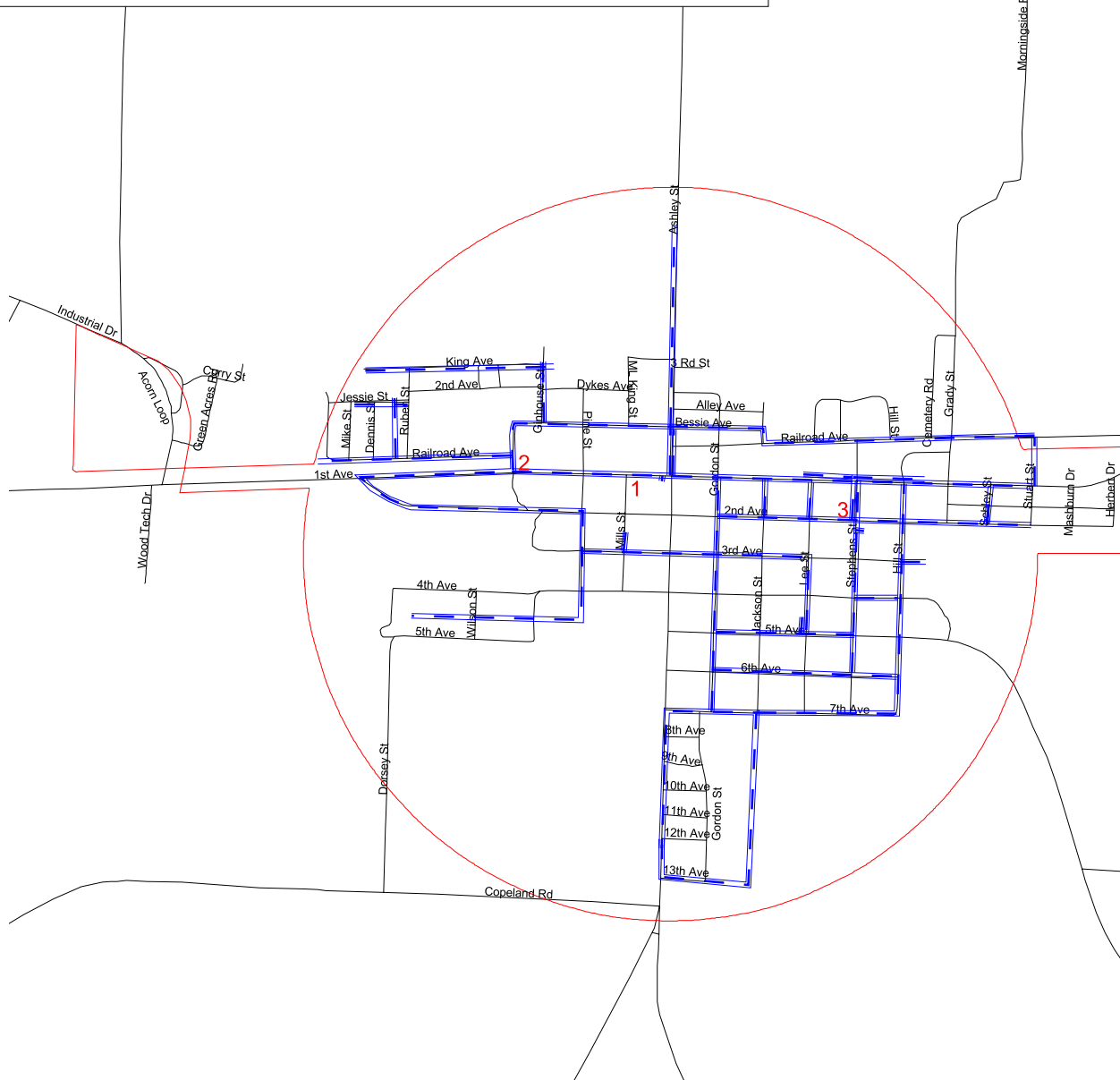
CFSM 15

City of Rochelle
Water System



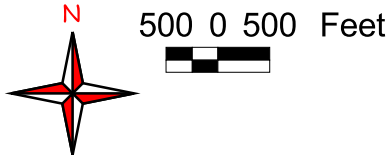
- 1 City of Rochelle Well #1
- 2 City of Rochelle Well #2
- 3 City of Rochelle Water Storage Tank

"The data sets represented here-in are presented to the user with the understanding that, because of the nature of some GIS datasets, there is no guarantee of completeness or accuracy. Users are cautioned to consider the nature of this data before using them for decisions that concern public safety or the conduct of business that involves substantial monetary or operational consequences. Conclusions drawn from, or actions taken on the basis of this data are the sole responsibility of the user."






CFSM 16

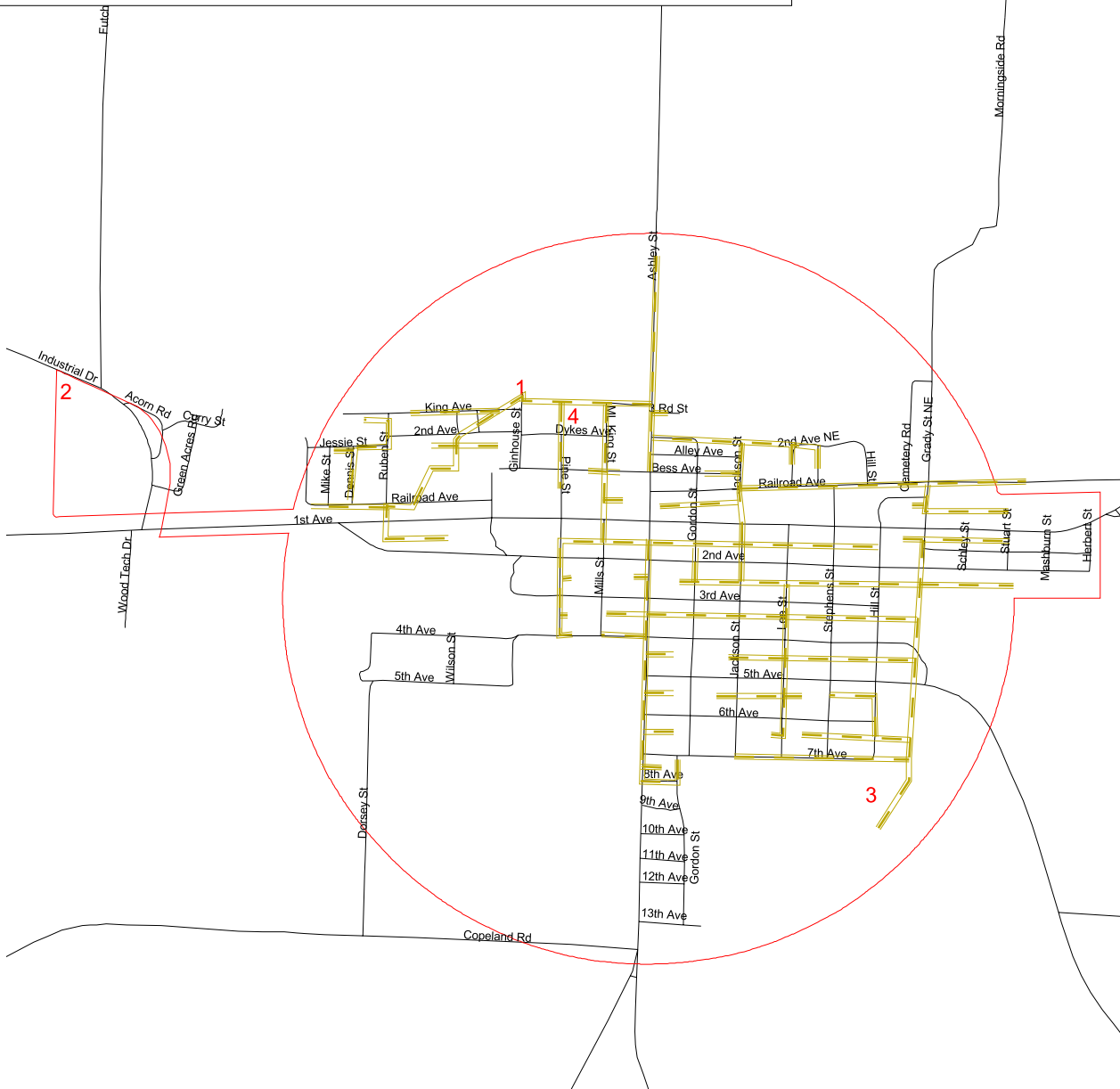
City of Rochelle Sewer System



- 1 City of Rochelle Lift Station #1
- 2 City of Rochelle Sanitation Pond #1
- 3 City of Rochelle Sanitation Pond #2
- 4 City of Rochelle Lift Station # 2

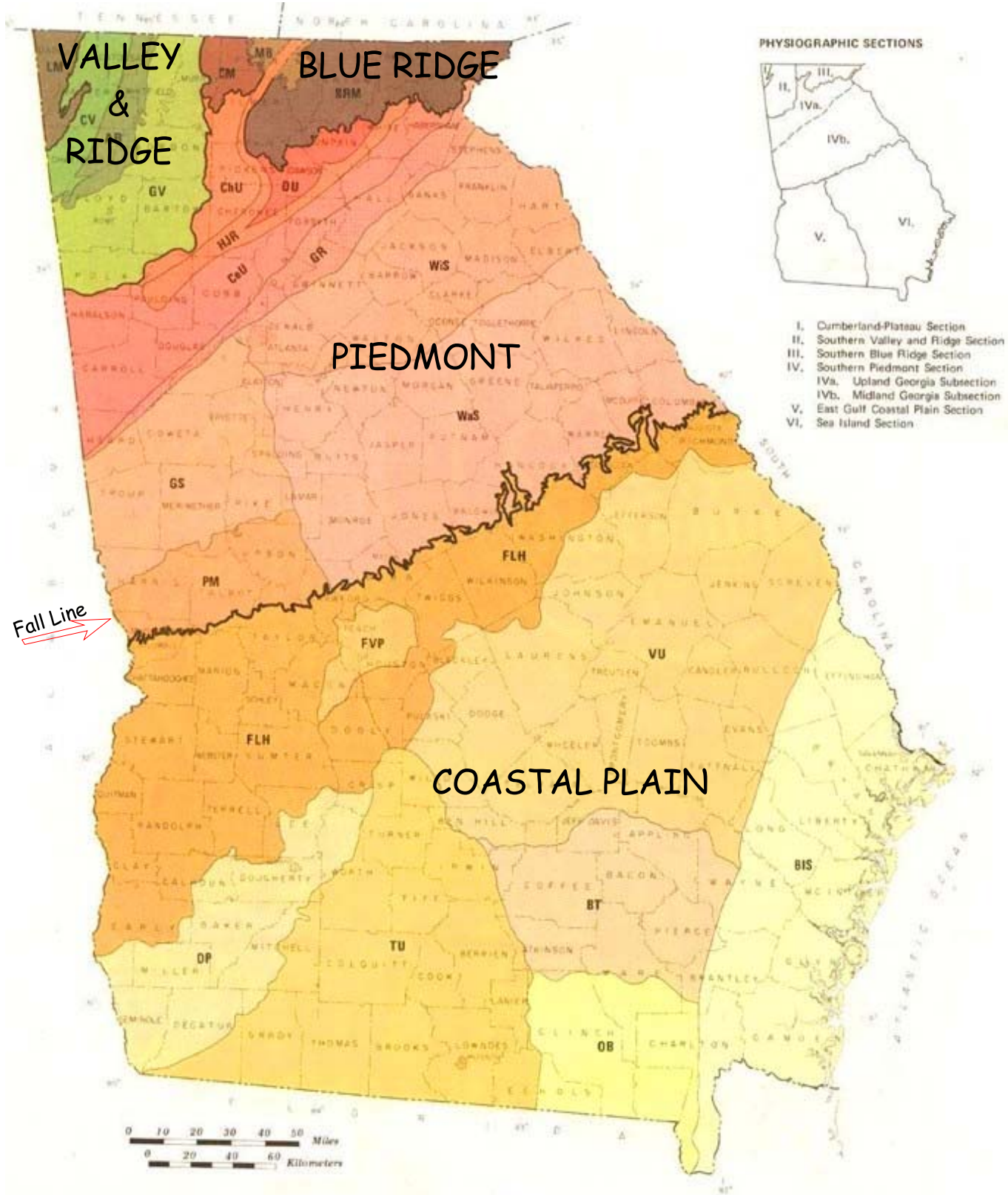
-  Sewer Lines
-  Roads
-  City Limits

"The data sets represented here-in are presented to the user with the understanding that, because of the nature of some GIS datasets, there is no guarantee of completeness or accuracy. Users are cautioned to consider the nature of this data before using them for decisions that concern public safety or the conduct of business that involves substantial monetary or operational consequences. Conclusions drawn from, or actions taken on the basis of this data are the sole responsibility of the user."



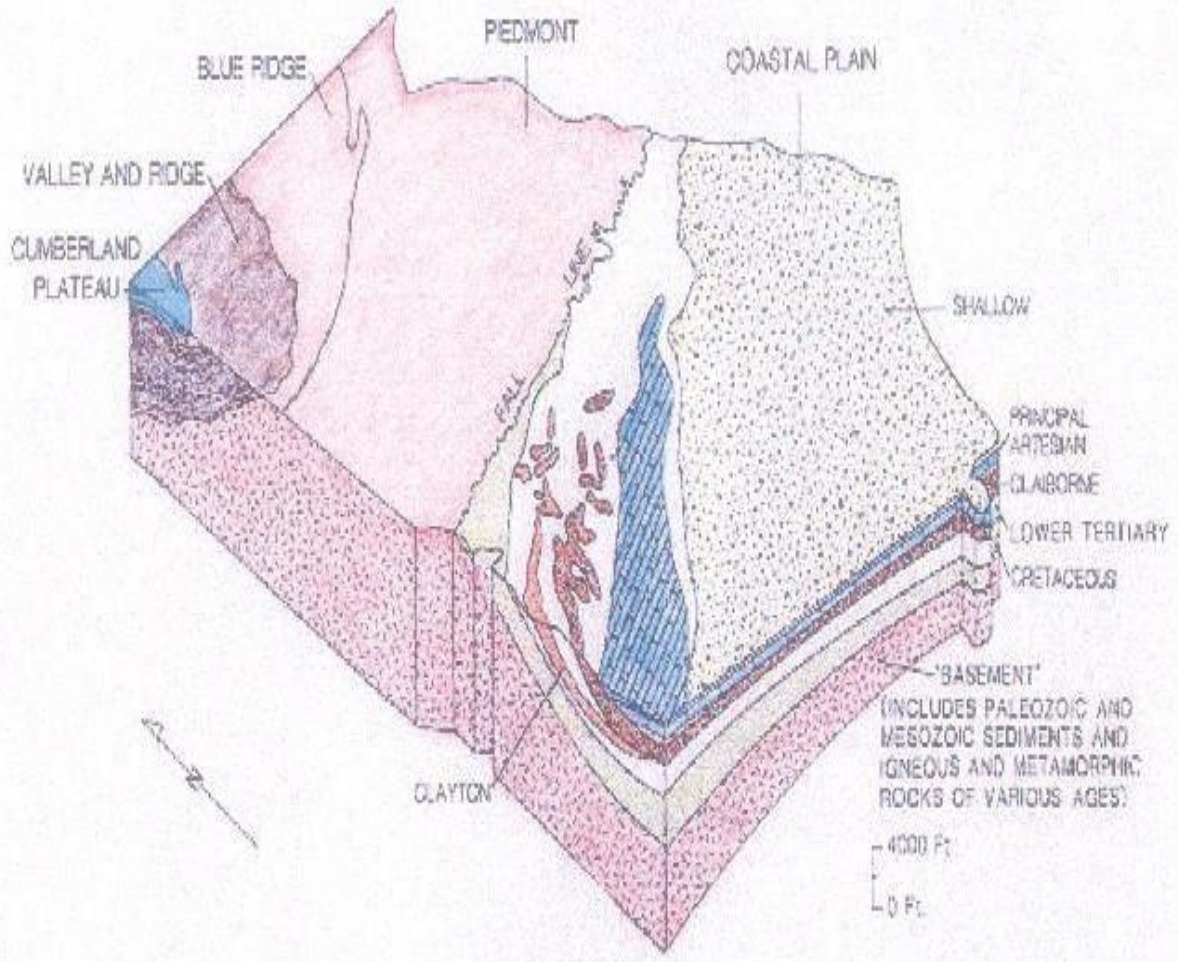
MAP NCR-1

PHYSIOGRAPHIC PROVINCES OF GEORGIA



MAP NCR-2

Block Diagram of Georgia

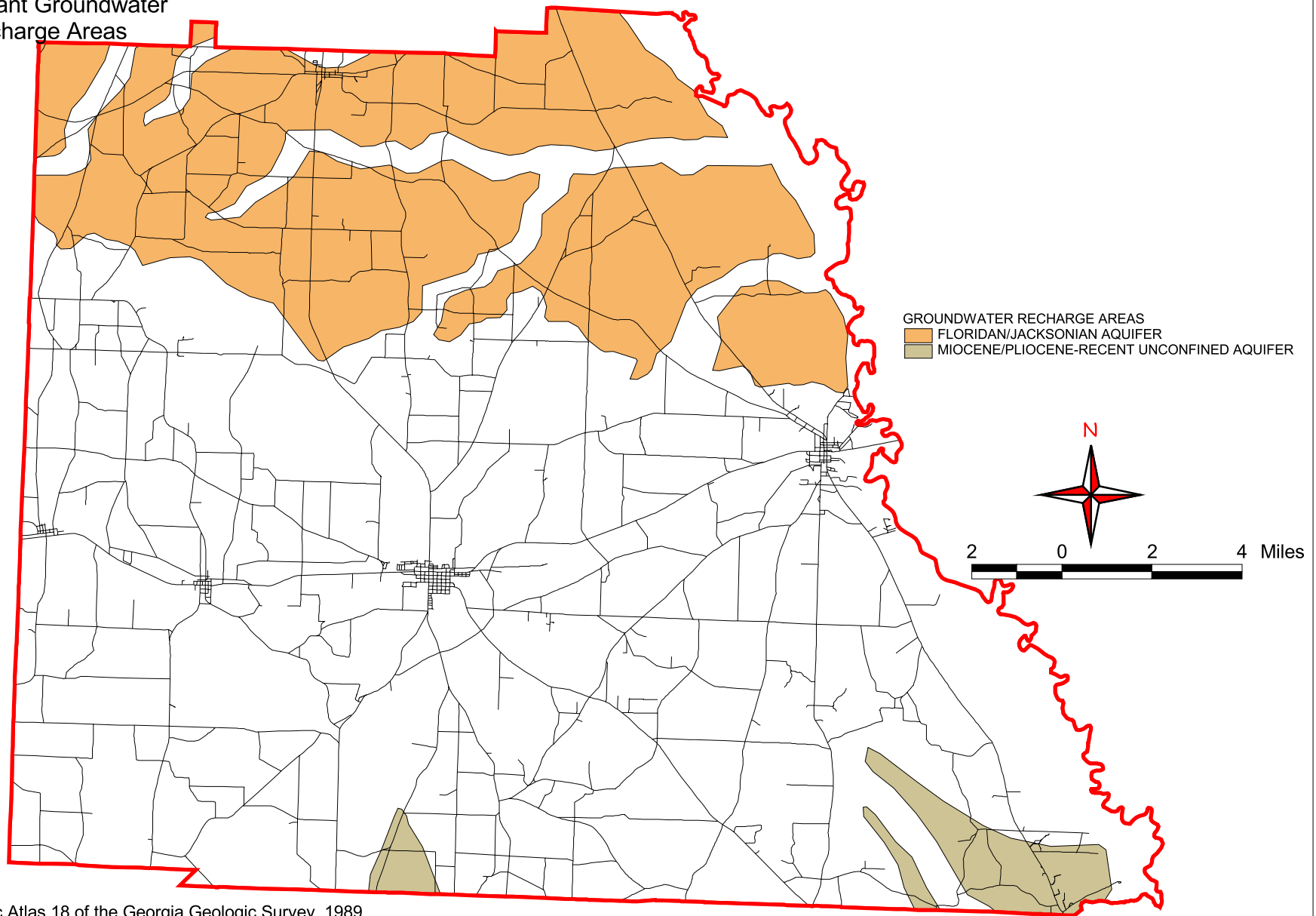


BLOCK DIAGRAM OF GEORGIA SHOWING COASTAL PLAIN AQUIFERS AND MAJOR PHYSIOGRAPHIC PROVINCES

SOURCE: Comprehensive Water Supply Plan, Wayne County
BE&K/Terranext, LLC, 2000
Heart of Georgia Altamaha RDC, 2004

MAP NCR-3

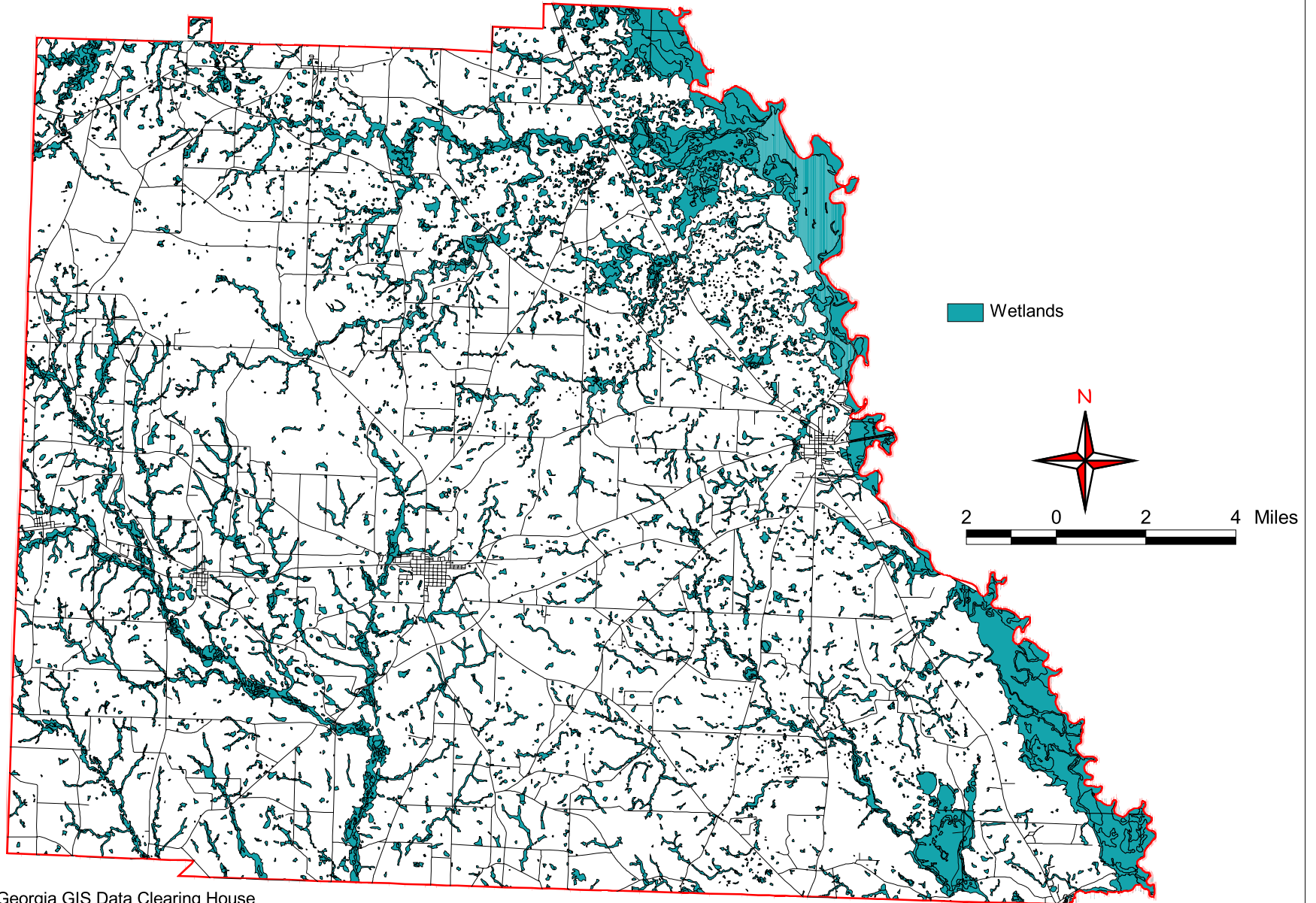
Wilcox County
Significant Groundwater
Recharge Areas



Hydrologic Atlas 18 of the Georgia Geologic Survey, 1989
Heart of Georgia Altamaha RDC, 2005

MAP NCR-4

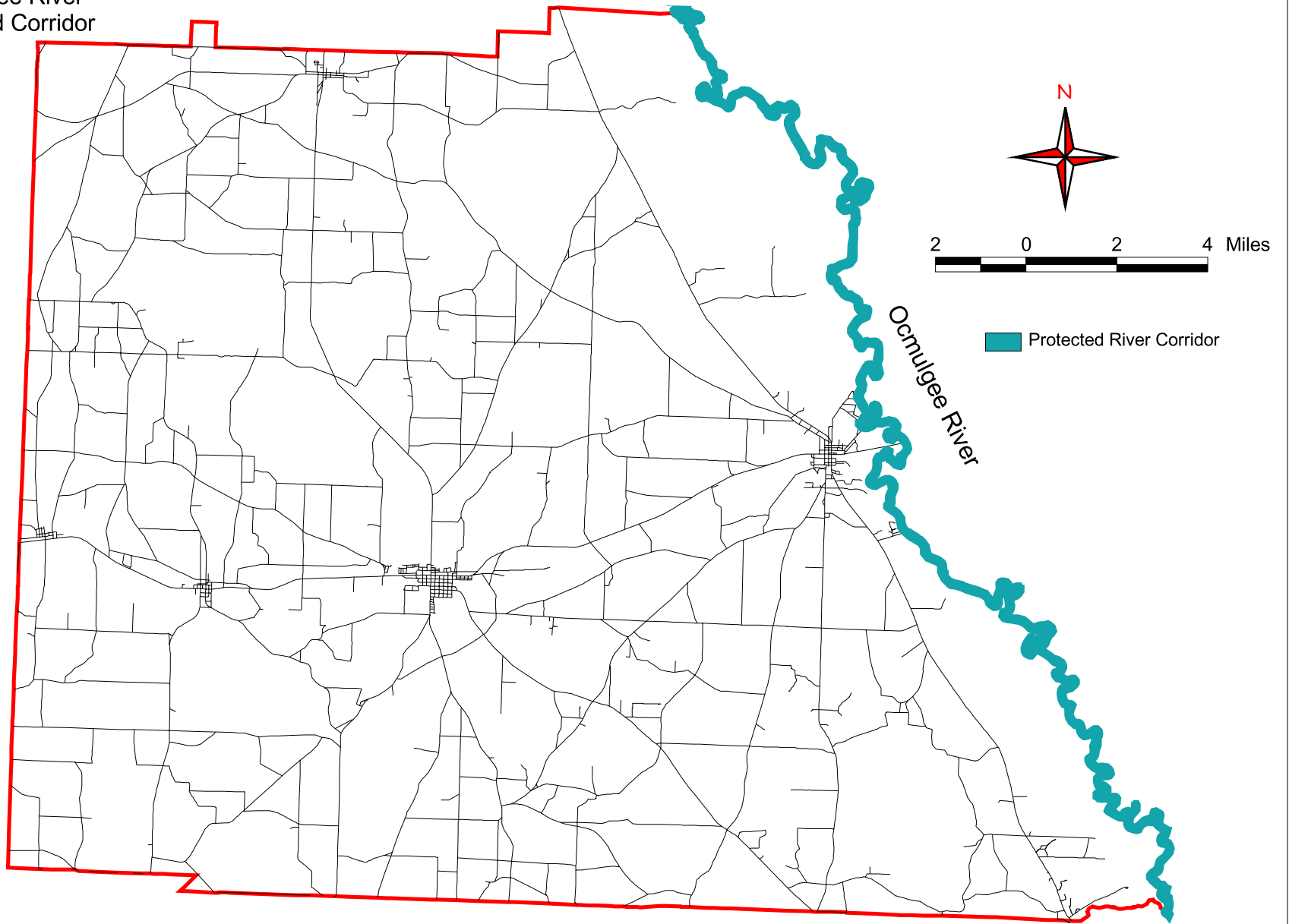
National Wetlands Inventory
Map of Wilcox County



SOURCE: Georgia GIS Data Clearing House
Heart of Georgia Altamaha RDC, 2005

MAP NCR-5

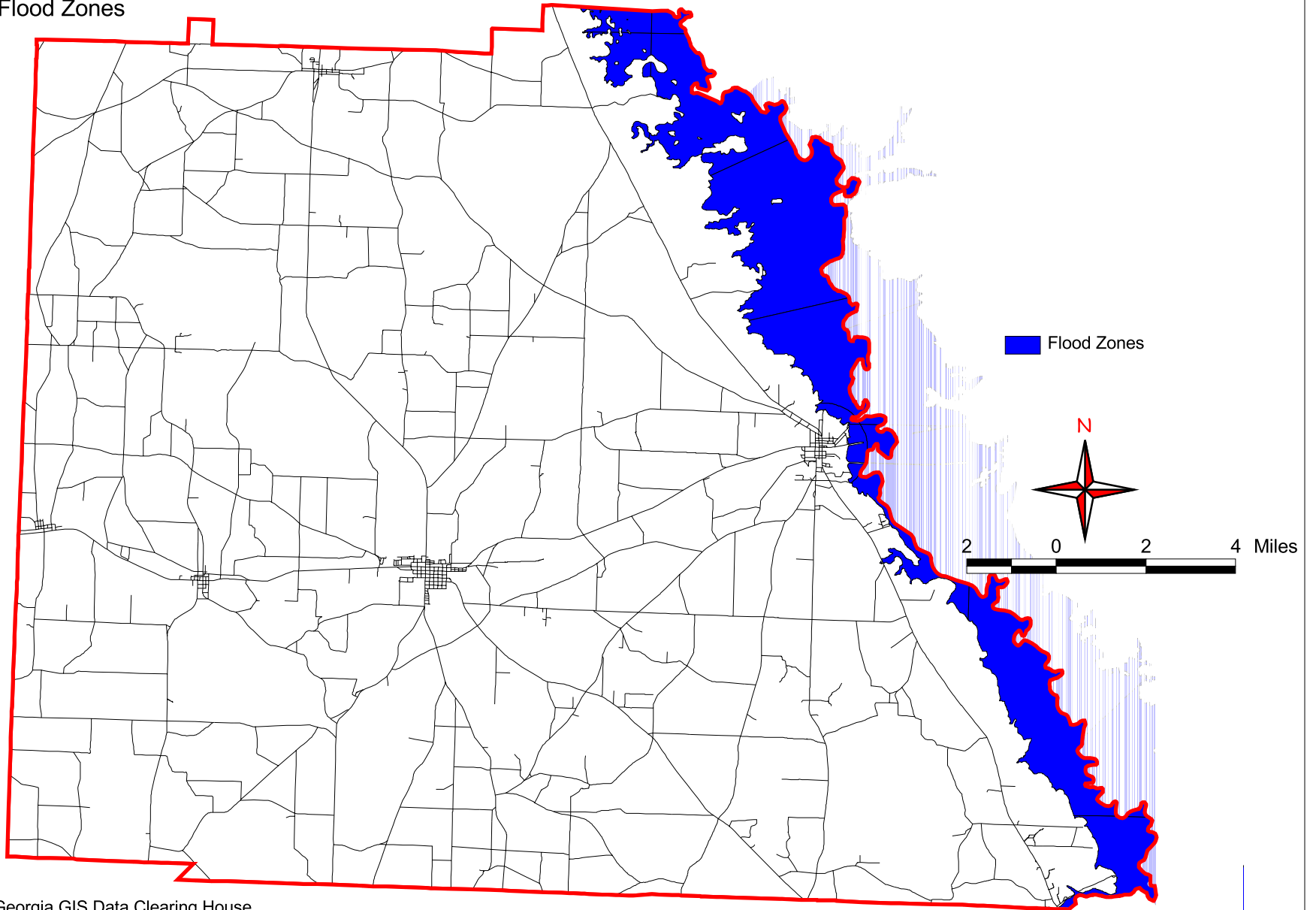
Wilcox County
Ocmulgee River
Protected Corridor



SOURCE: Georgia GIS Data Clearing House
Heart of Georgia Altamaha RDC, 2005

MAP NCR-6

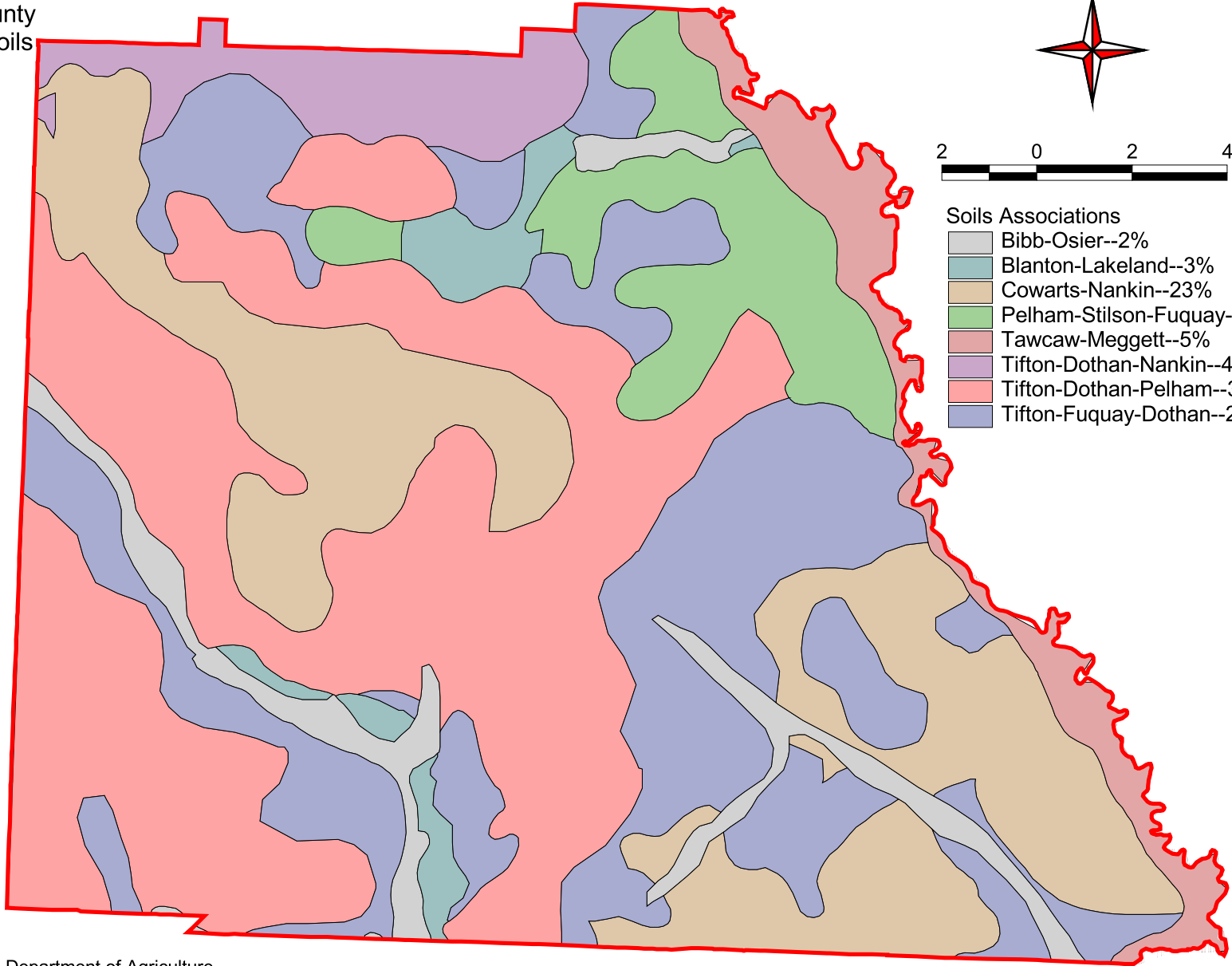
Wilcox County
Flood Zones



SOURCE: Georgia GIS Data Clearing House
Heart of Georgia Altamaha RDC, 2005

MAP NCR-7

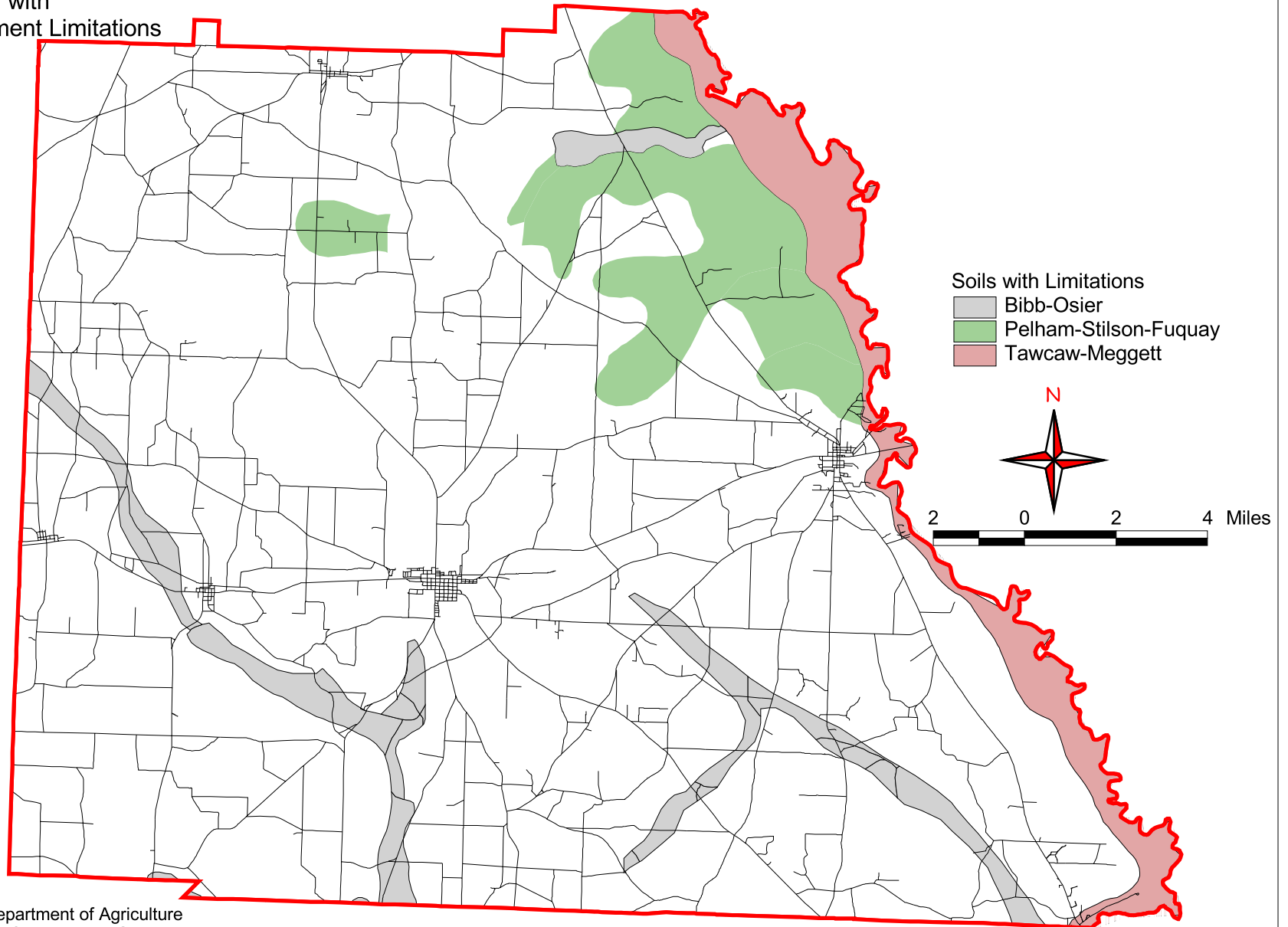
Wilcox County
General Soils



SOURCE: U.S. Department of Agriculture
Natural Resources Conservation Service
Pulaski and Wilcox Counties, 2003
Heart of Georgia Altamaha RDC, 2005

MAP NCR-8

Wilcox County Soils
with
Development Limitations



SOURCE: U.S. Department of Agriculture
Natural Resources Conservation Service
Pulaski and Wilcox Counties, 2003
Heart of Georgia Altamaha RDC, 2005

MAP NCR-9

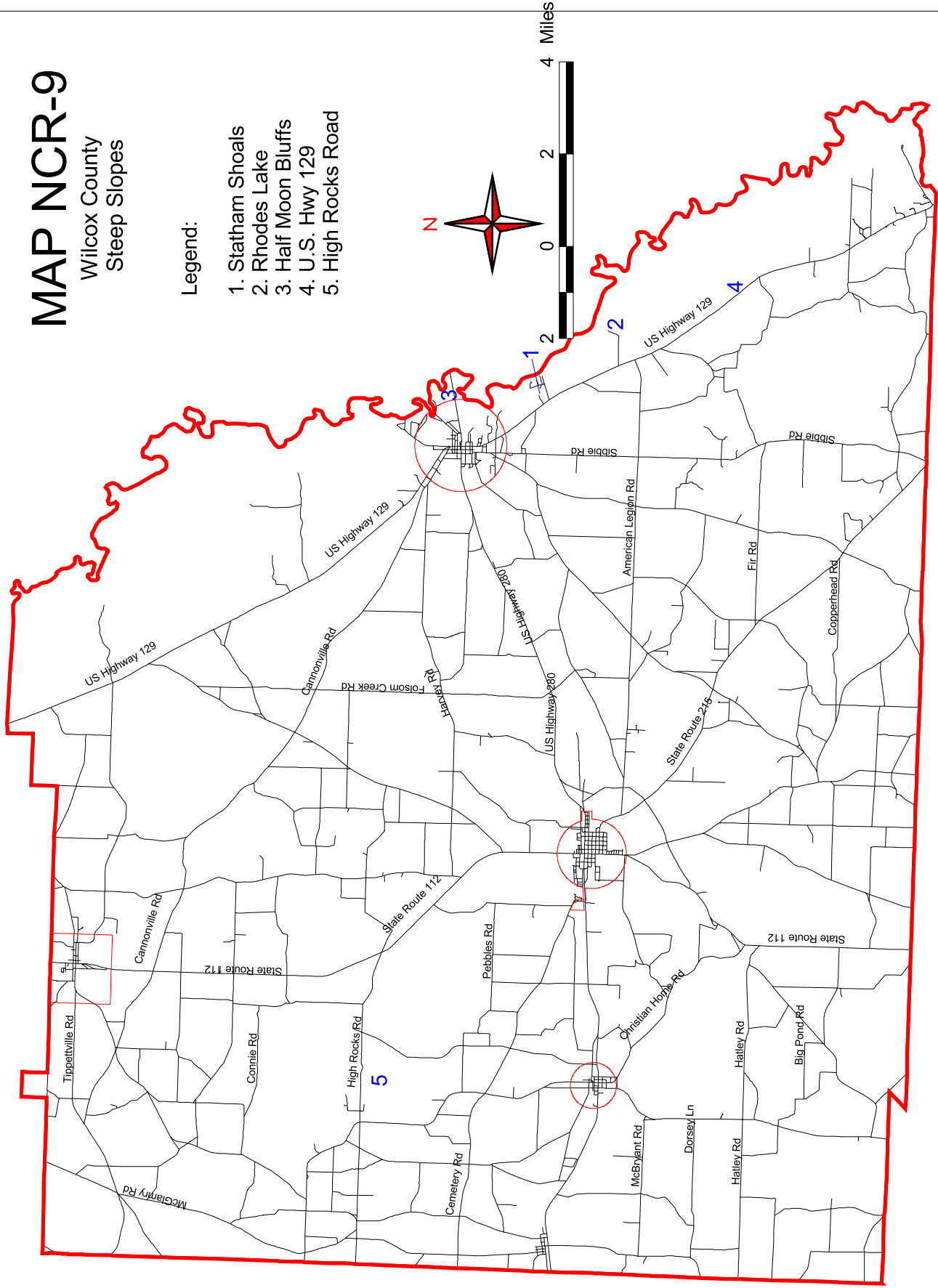
Wilcox County
Steep Slopes

Legend:

1. Statham Shoals
2. Rhodes Lake
3. Half Moon Bluffs
4. U.S. Hwy 129
5. High Rocks Road



0 2 4 Miles

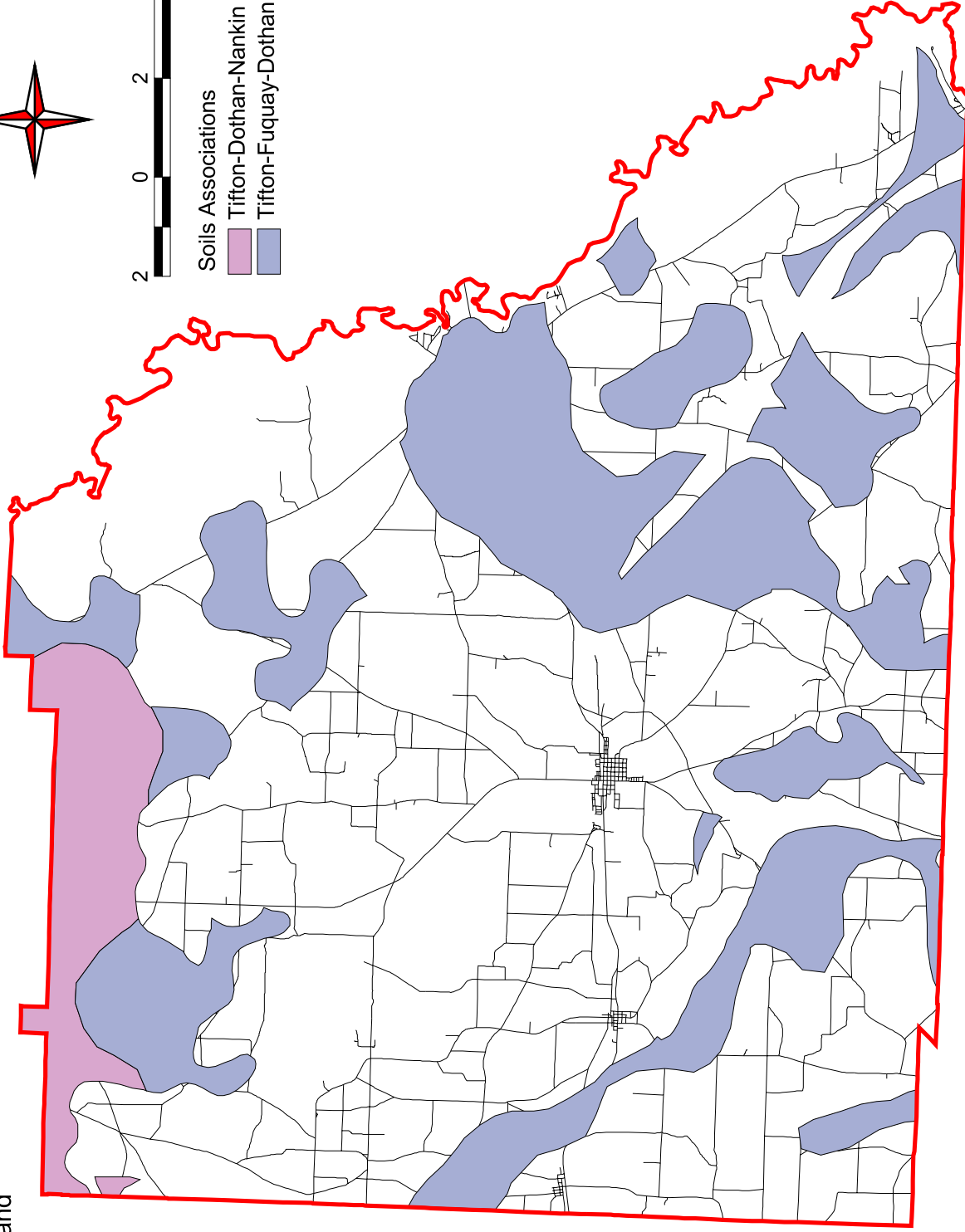


MAP NCR-10

Wilcox County
Prime Farmland



Soils Associations
Tifton-Dothan-Nankin
Tifton-Fuquay-Dothan



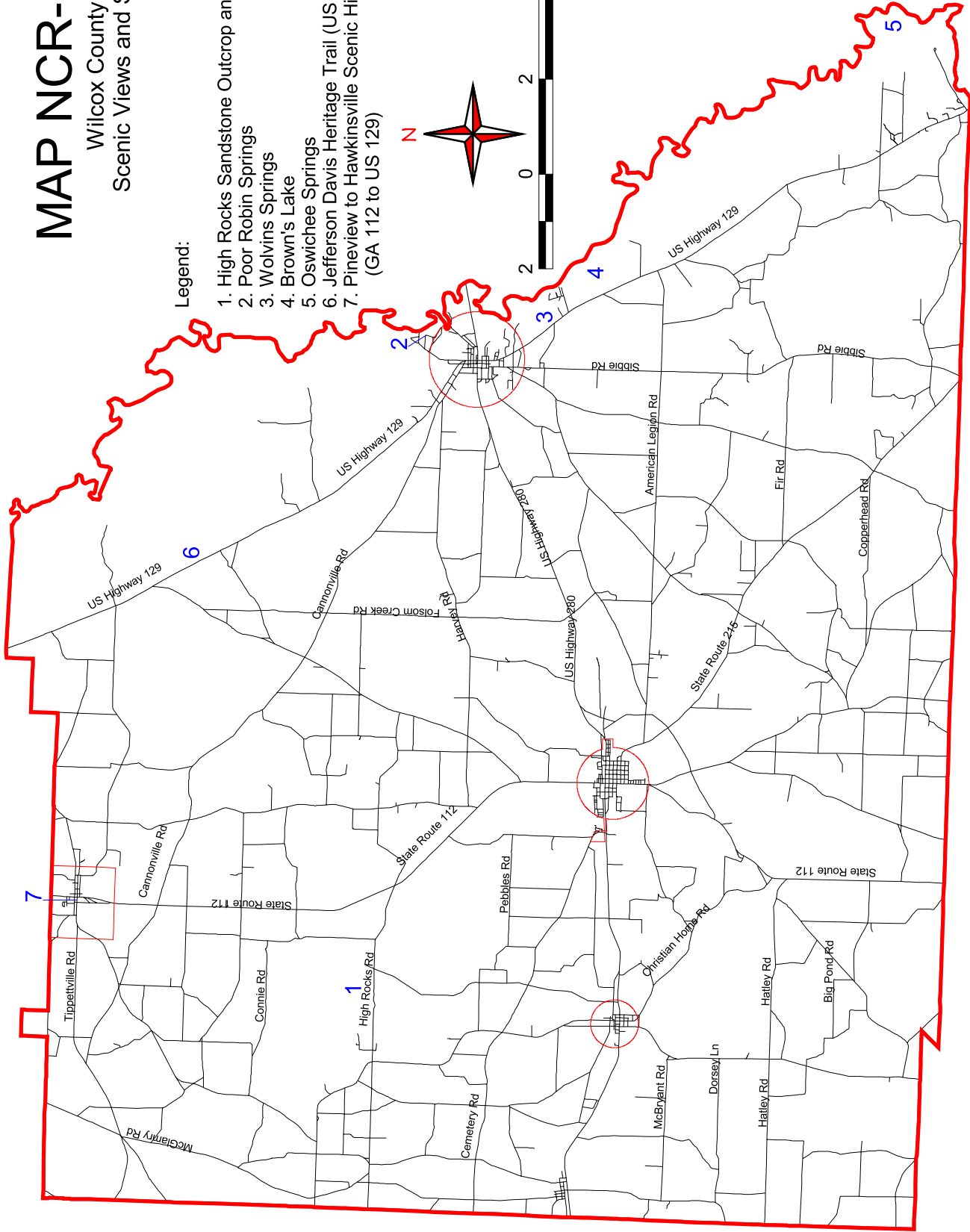
SOURCE: U.S. Department of Agriculture
Natural Resources Conservation Service
Pulaski and Wilcox Counties, 2003
Heart of Georgia Altamaha RDC, 2005

MAP NCR-11

Wilcox County
Scenic Views and Sites

Legend:

1. High Rocks Sandstone Outcrop and Caves
2. Poor Robin Springs
3. Wolvins Springs
4. Brown's Lake
5. Oswichee Springs
6. Jefferson Davis Heritage Trail (US 129)
7. Pineview to Hawkinsville Scenic Highway (GA 112 to US 129)

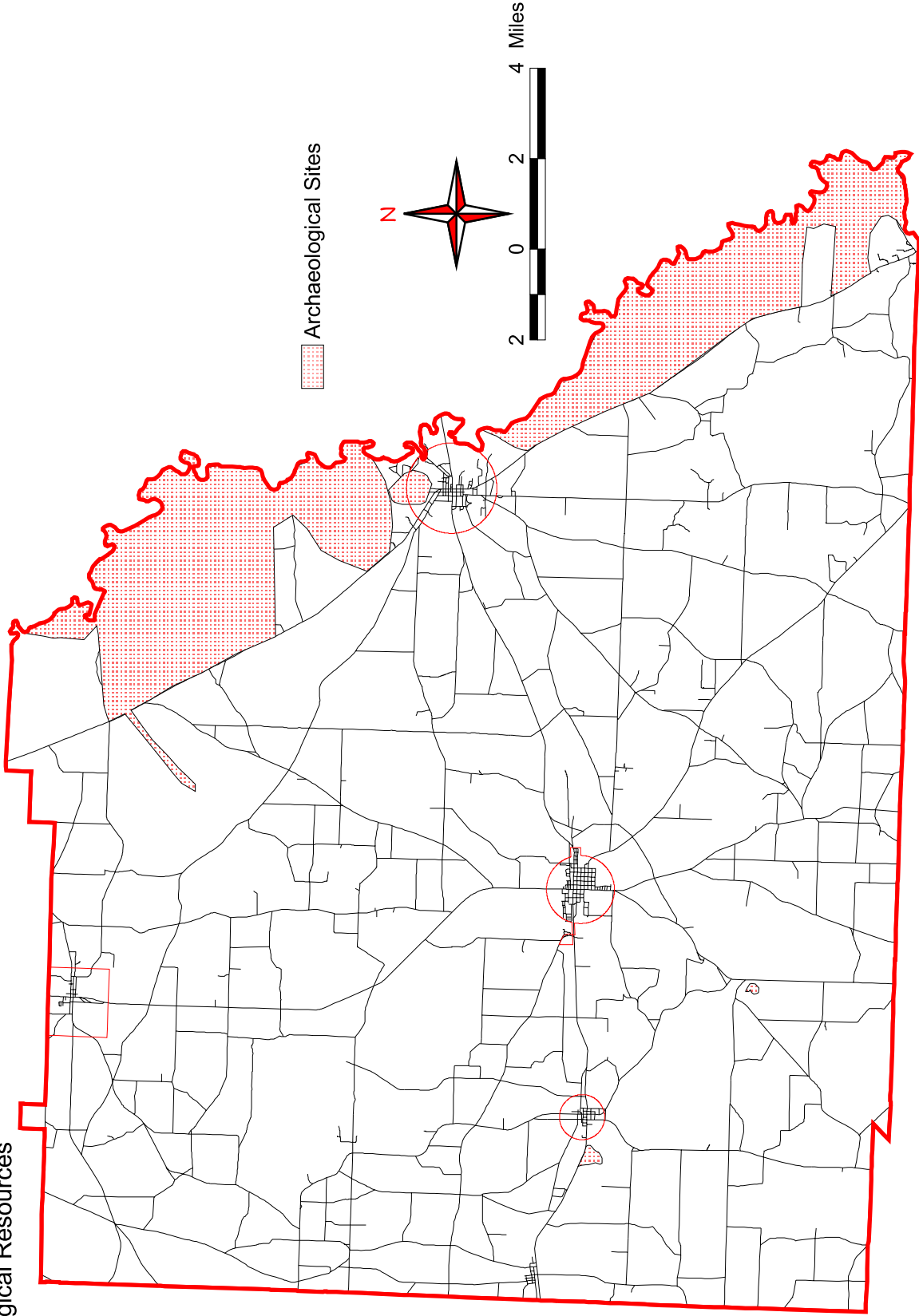


SOURCE: Wilcox County Comprehensive Plan Local Coordination Committee, 2005
Heart of Georgia Altamaha RDC, 2005

MAP NCR-12

Wilcox County

Archaeological Resources



SOURCE: <http://planning.rdid.org/mapviews2/client.asp>
Heart of Georgia Altamaha RDC, 2005

MAP NCR-13

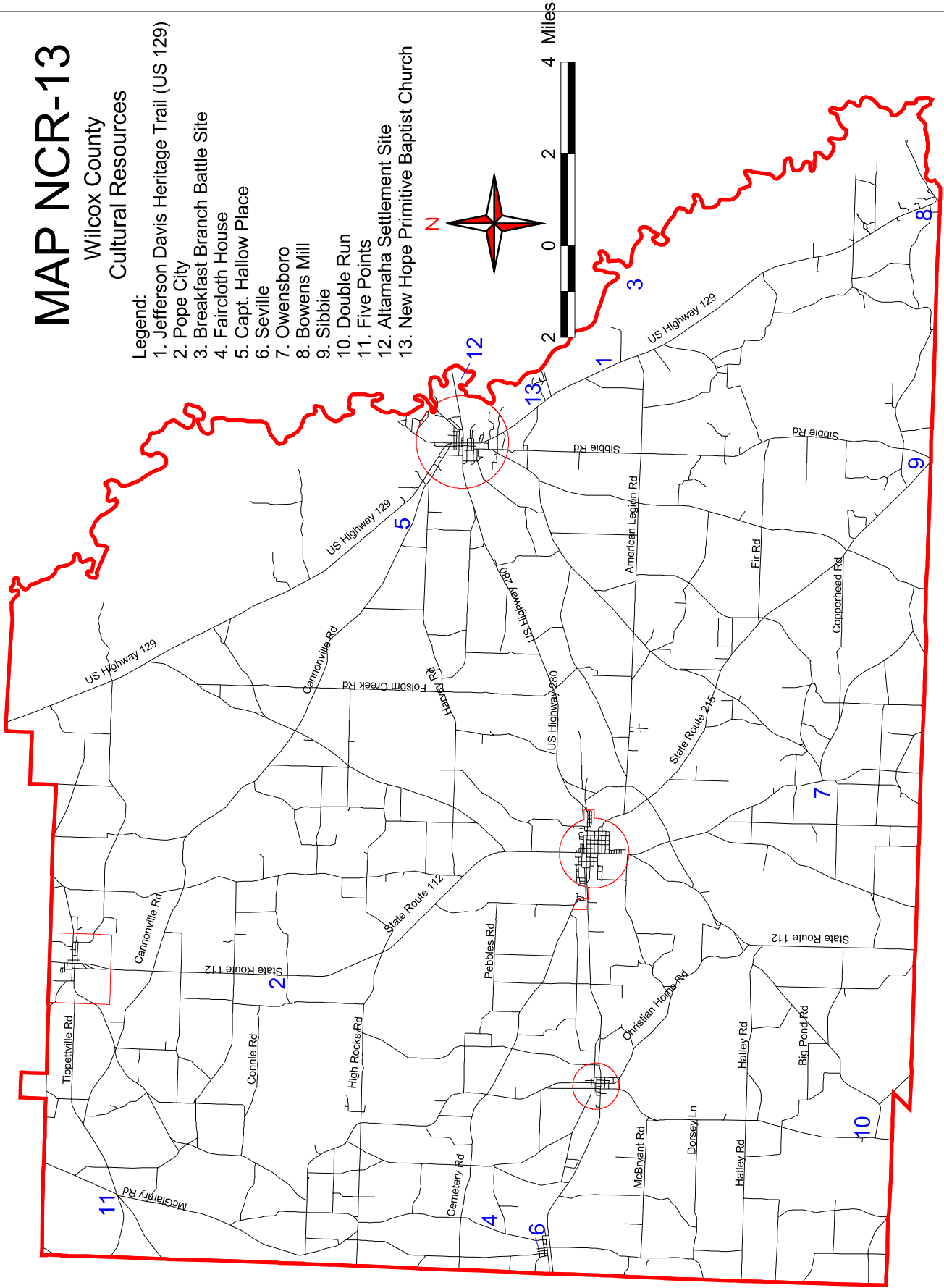
Wilcox County Cultural Resources

Legend:

1. Jefferson Davis Heritage Trail (US 129)
2. Pope City
3. Breakfast Branch Battle Site
4. Faircloth House
5. Capt. Hallow Place
6. Seville
7. Owensboro
8. Bowens Mill
9. Sibbie
10. Double Run
11. Five Points
12. Altamaha Settlement Site
13. New Hope Primitive Baptist Church



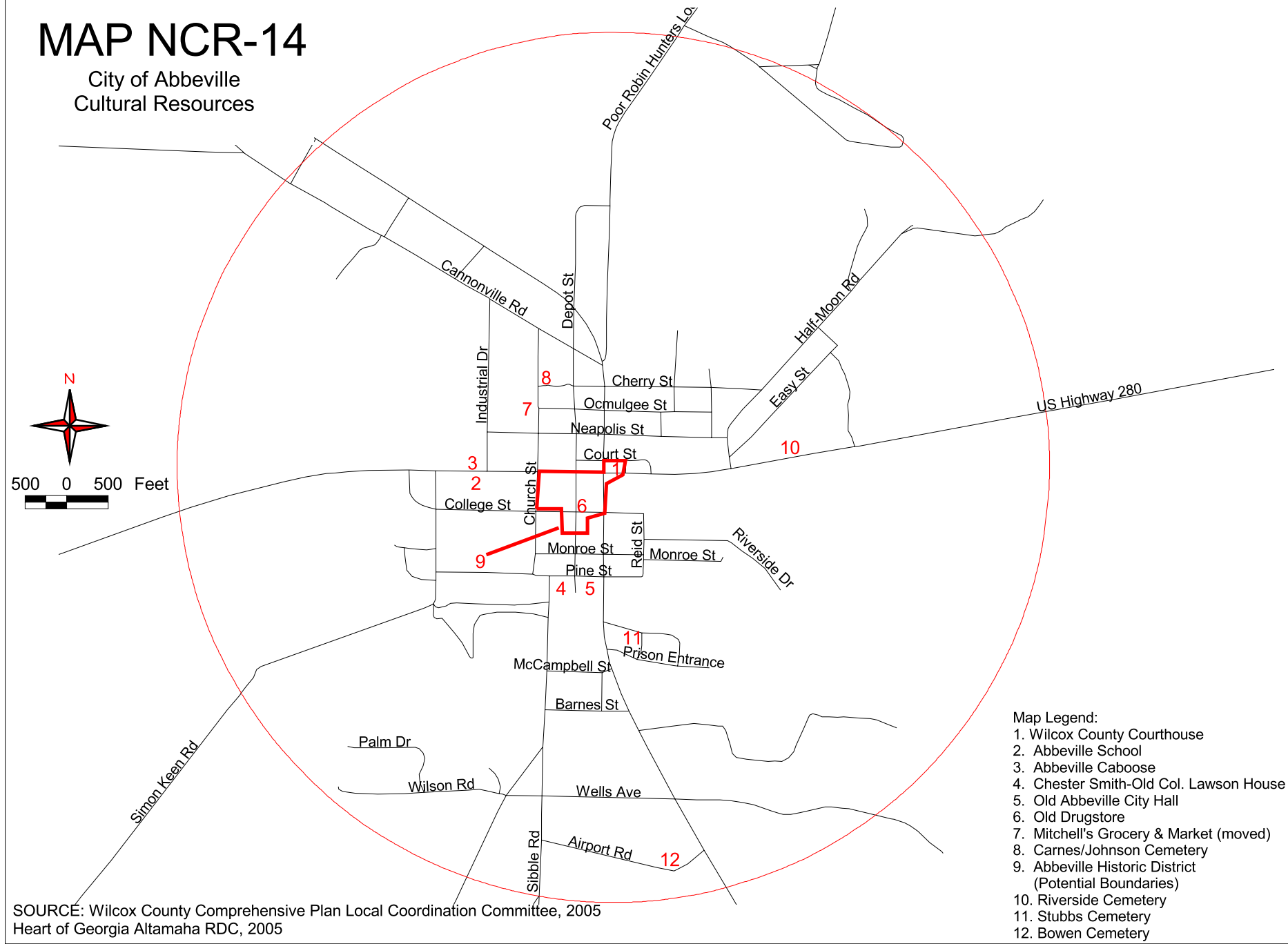
0 2 4 Miles



SOURCE: Wilcox County Comprehensive Plan Local Coordination Committee, 2005
Heart of Georgia Altamaha RDC, 2005

MAP NCR-14

City of Abbeville
Cultural Resources

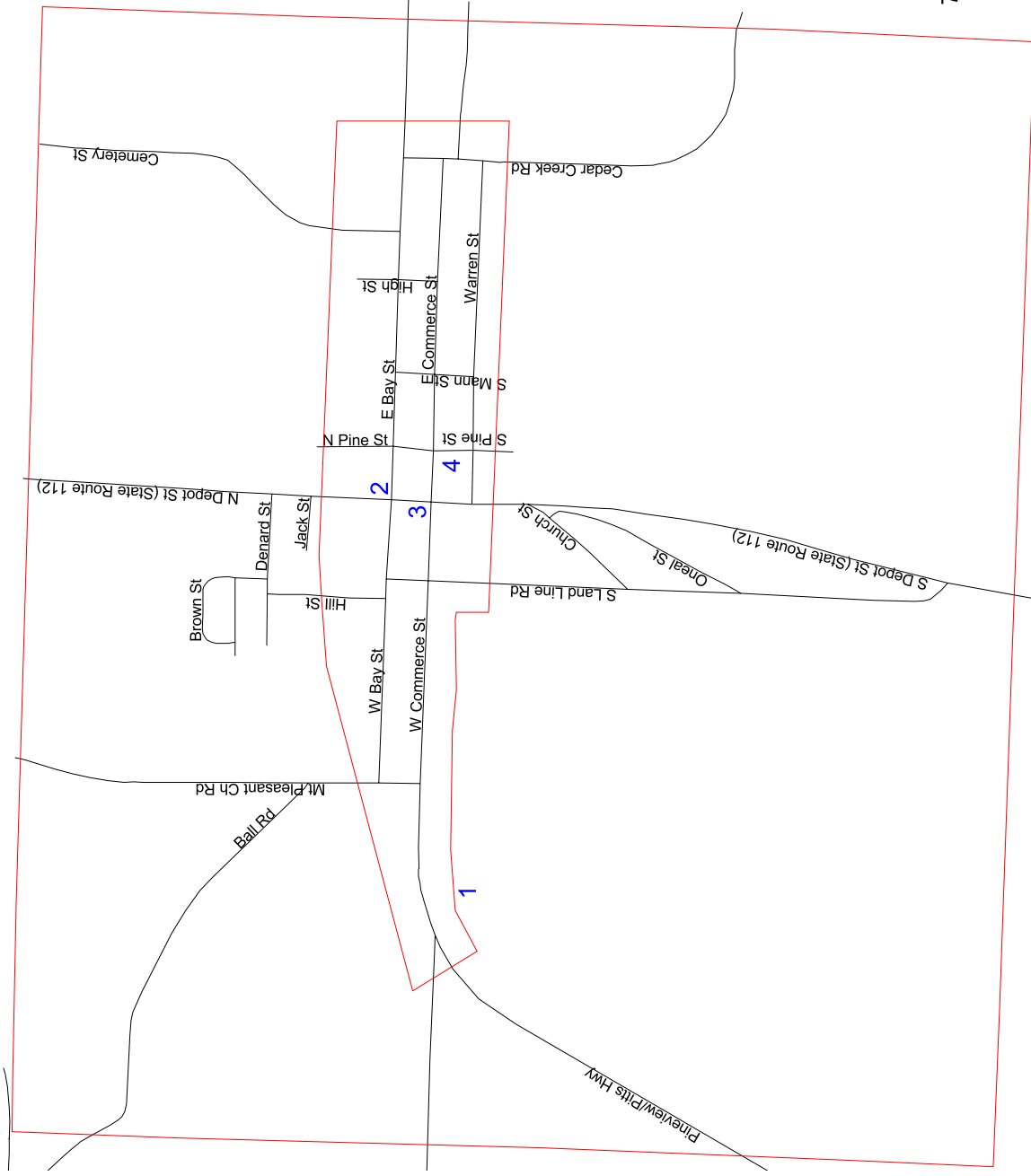


- Map Legend:
- 1. Wilcox County Courthouse
 - 2. Abbeville School
 - 3. Abbeville Caboose
 - 4. Chester Smith-Old Col. Lawson House
 - 5. Old Abbeville City Hall
 - 6. Old Drugstore
 - 7. Mitchell's Grocery & Market (moved)
 - 8. Carnes/Johnson Cemetery
 - 9. Abbeville Historic District (Potential Boundaries)
 - 10. Riverside Cemetery
 - 11. Stubbs Cemetery
 - 12. Bowen Cemetery

SOURCE: Wilcox County Comprehensive Plan Local Coordination Committee, 2005
Heart of Georgia Altamaha RDC, 2005

MAP NCR-15

City of Pineview
Cultural Resources



Legend:

- 1. Pineview Historic District (tentative boundaries)
- 2. Caboose Park
- 3. Old Masonic Building
- 4. Old Bank of Pineview



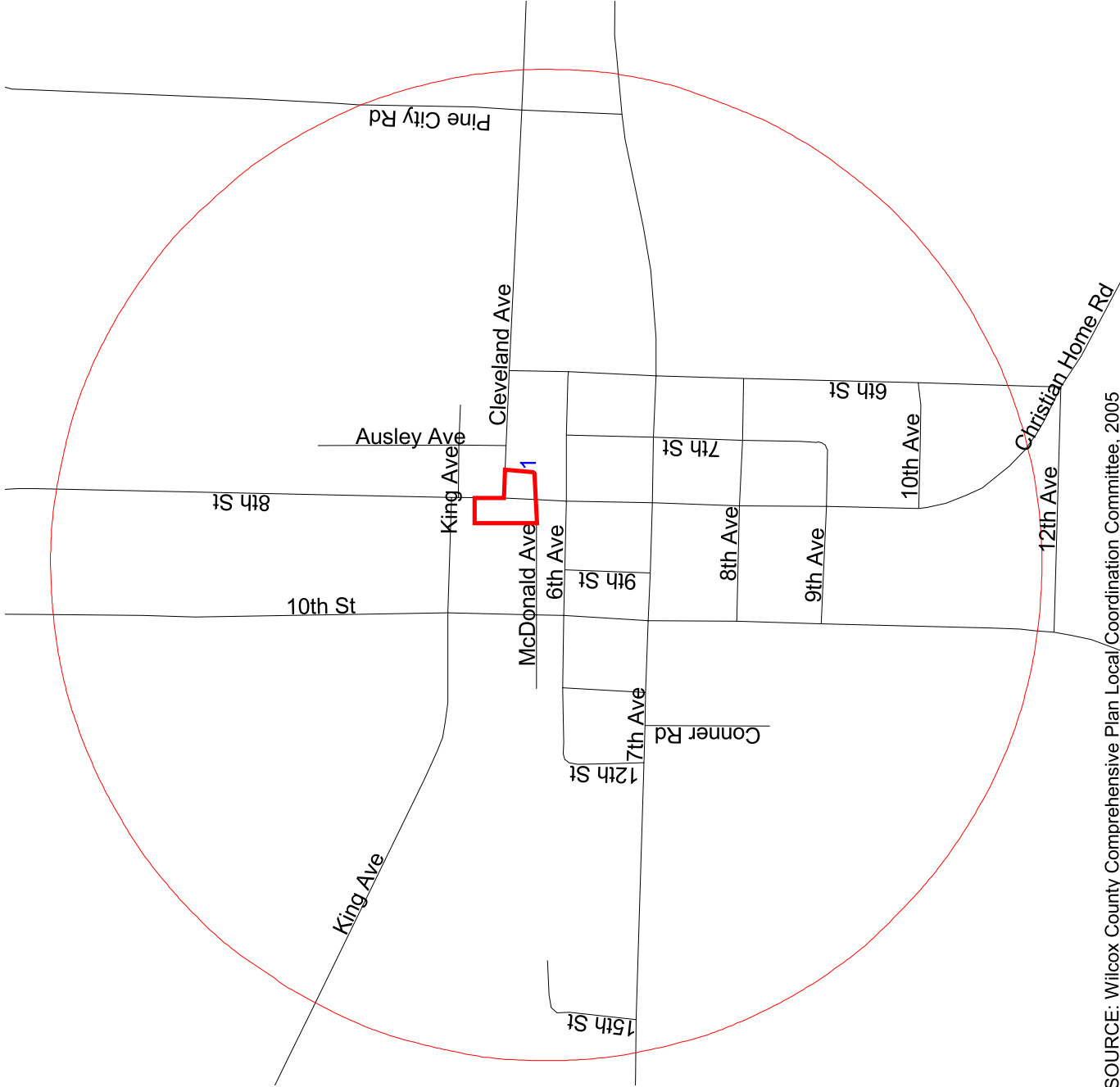
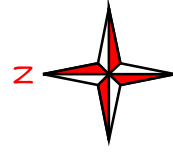
SOURCE: Wilcox County Comprehensive Plan Local Coordination Committee, 2005
Heart of Georgia Altamaha RDC, 2005

MAP NCR-16

City of Pitts
Cultural Resources

Legend:

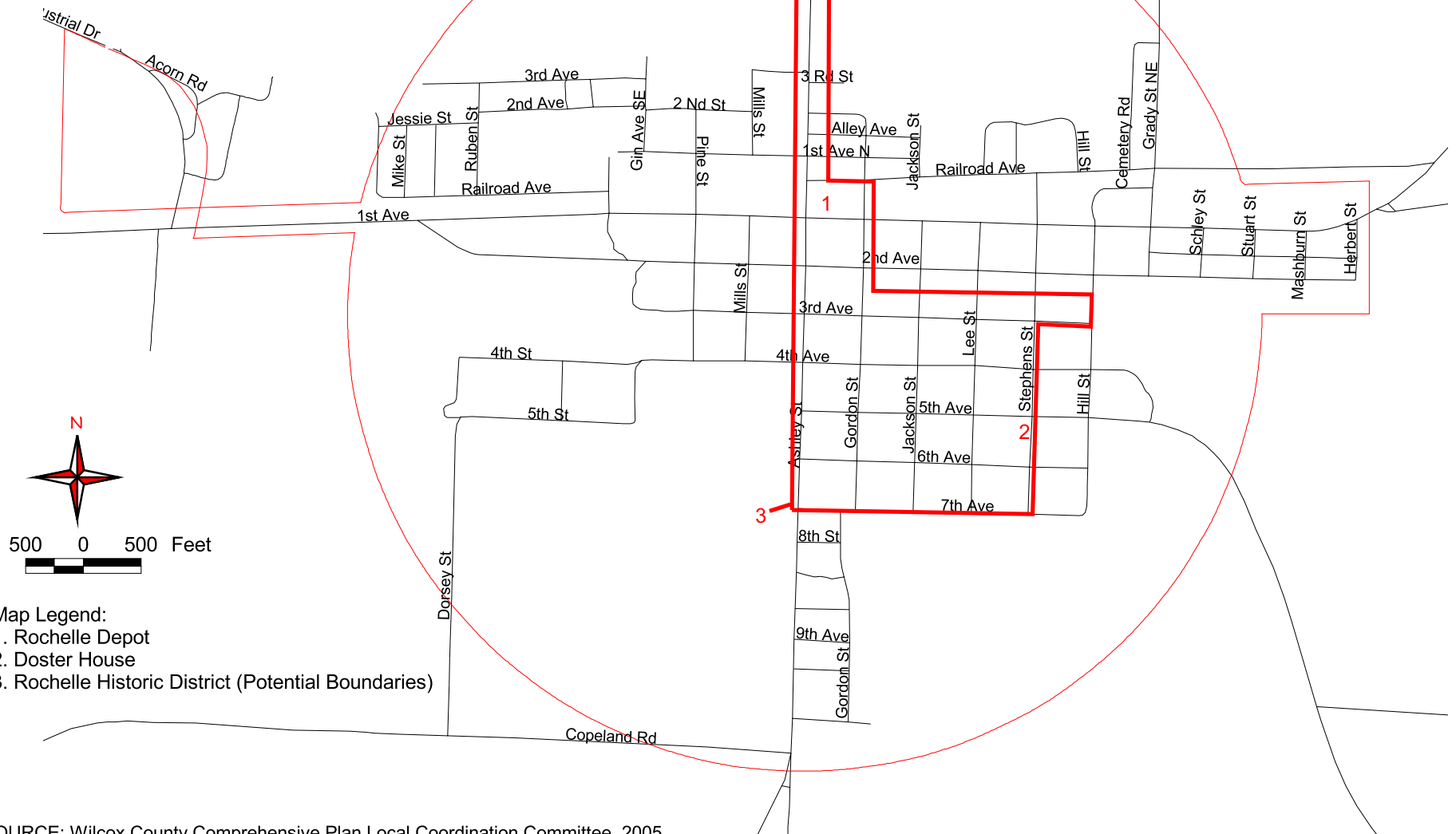
- 1. Downtown Pitts Historic District
(tentative boundaries)



SOURCE: Wilcox County Comprehensive Plan Local/Coordination Committee, 2005
Heart of Georgia Altamaha RDC, 2005

MAP NCR-17

City of Rochelle
Cultural Resources



Map Legend:

- 1. Rochelle Depot
- 2. Doster House
- 3. Rochelle Historic District (Potential Boundaries)

SOURCE: Wilcox County Comprehensive Plan Local Coordination Committee, 2005
Heart of Georgia Altamaha RDC, 2005