

The Joint Jeff Davis County Comprehensive Plan Jeff Davis County, Denton, and Hazlehurst 2025

A Joint Comprehensive Plan for Jeff Davis County, the City of Denton,
and the City of Hazlehurst, Georgia in accordance with the
Georgia Planning Act of 1989

Prepared By:

The Jeff Davis County Comprehensive Plan Executive
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Heart of Georgia Altamaha Regional Development Center

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INTRODUCTION

Purpose

The Joint Jeff Davis County Comprehensive Plan is a comprehensive plan prepared under the Minimum Planning Standards and Procedures of the Georgia Planning Act of 1989. It is a joint plan for Jeff Davis County and its municipalities -- the City of Denton and the City of Hazlehurst. 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 Jeff Davis County Comprehensive Plan* is a critical self-examination of Jeff Davis County and these two 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.

Jeff Davis County is a small, rural county in southeast Georgia. Its current population is only about 12,820 persons. The county was in a long period of basically steady growth since the early 20th century, with the exception of the 1950s, until the 1990s. Its influences were a long period of growth because of its being an early leader in rural economic diversification and industrialization. Hazlehurst rightly boasted of being "The Industrialized City" because of the location of a number of manufacturing concerns. But globalization and other competition have taken their toll on these manufacturing concerns and their jobs. Despite these setbacks, the county continues to exhibit limited growth. Factors, including location, transportation, and natural resources, which led to Jeff Davis' growth are still critical to the future. Abundant natural resources remain and to a large extent, Jeff Davis County's fields and forests, its location, and transportation are again keys to its future growth and development. The county has potential for residential growth and other new economic development because of its location and quality of life. In addition, significant numbers of local jobs remain, and this is another asset. 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 Jeff Davis 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 Jeff Davis 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 two 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 Jeff Davis 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; residential development; enhanced agricultural interests; improvement and promotion of Town's Bluff Landing; 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 continuing sound growth and development and bringing more prosperity to the county while maintaining its rural character and protecting its natural and cultural resources. The two 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 Hazlehurst and along U.S. 341.

The Joint Jeff Davis 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 Jeff Davis 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 Jeff Davis County, Denton, and Hazlehurst, and develop the plan.

The final sections of *The Joint Jeff Davis County Comprehensive Plan* are “Short-Term Work Programs” for each local government -- Jeff Davis County, the City of Denton, and the City of Hazlehurst. 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 Jeff Davis County Solid Waste Management Plan* which addresses the solid waste management activities of the three 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 and appropriately revised service descriptions for the Jeff Davis County Service Delivery Strategy are included as another appendix since it was revisited and recertified concurrently with the comprehensive plan preparation to ensure consistency and meet state requirements.

Plan Development

As stated, *The Joint Jeff Davis 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 Jeff Davis County Joint Comprehensive Plan Executive Committee was comprised of elected and appointed members appointed by the Jeff Davis County Board of Commissioners, the City of Denton, and the City of Hazlehurst. 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, Altamaha Technical College, the Jeff Davis Health Department, the Hazlehurst Housing Authority, the Hazlehurst/Jeff Davis Tourism Board, 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 December 7, 2004 at the Jeff Davis County Commissioners' Office at the Jeff Davis 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 28, 2005, again at the Jeff Davis County Commissioners' Office at the Jeff Davis 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 Jeff Davis County Comprehensive Plan* is a plan prepared by and for the people of Jeff Davis County and its municipalities of Denton and Hazlehurst, in the true spirit and intent of the Georgia Planning Act of 1989. Ownership of this plan rests with the citizens and governments of Jeff Davis 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 Jeff Davis County, Denton, and Hazlehurst better places to live and work.

Acknowledgements

Although *The Joint Jeff Davis 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 Jeff Davis County Joint Comprehensive Local Plan Coordination Committee and staff.

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JEFF DAVIS COUNTY COMMUNITY VISION

Jeff Davis is a small rural county whose fortunes have ebbed and flowed, but continues to exhibit slow, but steady growth. Jeff Davis County was an early leader in rural economic diversification, and Hazlehurst rightly boasted of being “The Industrialized City” because of the location of a number of manufacturing concerns. But recently globalization and other competition have taken their toll on manufacturing concerns within the County. Despite these setbacks, there have been other strides forward in development of trucking concerns, wood industries, and other economic development diversification. While the number of local jobs no longer exceeds the county labor force, significant numbers remain. There are other reasons for optimism. Hazlehurst and Jeff Davis County are located at the crossroads of several important highways, and not too far from the rapidly growing Georgia Coast. The county has much natural beauty and abundant natural and cultural resources, including the Ocmulgee and Altamaha rivers.

Jeff Davis County views itself as a progressive rural community with many assets for future growth. The future community will be one with a high quality of life which retains its rural character and abundant natural beauty, while accommodating more economic and population growth. There will be a better educated and more skilled labor force suitable for the modern information economy, and there will be new jobs and businesses to support and continue the growth and development. This future growth and development will be protective of, and complementary to, existing investment and the natural and cultural environment, while enhancing economic development and further diversification. There will be improved infrastructure and public facilities to support and attract the desired growth. Intense commercial and industrial growth will continue to center in Hazlehurst, and along U.S. 341.

The future Jeff Davis County is a larger community of new residents and workers continuing to enjoy a high quality of life in a county which maintains its rural character and preserves its natural beauty and cultural resources. The agricultural and forestry base would be maintained and utilized for further economic development, while compatible new businesses, industries, and residential developments are developed. The future Jeff Davis County will be an even better place to live and work, with appropriate land use regulation helping to guide and

manage compatible growth and development respective of the existing rural character and natural and cultural environment.

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 Jeff Davis County and the cities of Denton and Hazlehurst. 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 two 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

Tables P-1 through P-4 provide information on current, historic, and projected population levels for Jeff Davis County, Denton, and Hazlehurst in accordance with the Minimum Standards. Comparable information for Georgia and the United States is shown on Table P-1. Table P-1 also provides percentage of population change for comparison purposes, including those of Georgia and the U.S. Table P-5 provides daytime population information for Jeff Davis County so as to gain a glimpse into local commuting patterns. Jeff Davis County has two municipalities within its borders: Hazlehurst, the county seat, and Denton. Jeff Davis County is a rural, non-metropolitan area with planted pine plantations dominating its landscape, although it diversified industrially very early. The county's large presence of manufacturing concerns, its pine forests, along with its location along U.S. 341 and U.S. 221 and the Oconee River, have largely influenced its growth patterns over the years. The decline of manufacturing in the county in recent years has dramatically slowed growth, but the county's location and its natural and cultural resources quite possibly hold the keys to future growth and development.

Table P-1 is included to demonstrate the historic and current population trends within Jeff Davis 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 Jeff Davis County, Denton, and Hazlehurst. It also shows the percent change in population for each period. The information in this table for Jeff Davis County shows that from the period between 1980 and 2000, the County (10.6 percent) fell well short of the national growth average of 25.2 percent. Moreover, the county's growth rate over this time was even more significantly less than that of Georgia, which grew at the rapid rate of 50.1 percent. Much of the county's shortfall, compared to state and national growth, can be attributed to the fact of the county's economic misfortunes in its previously large manufacturing sector. In the period of 1980-1990, the County grew in population at only a +4.9 percent rate, while the state (18.6 percent) grew at a rate that was nearly double that of the nation (10.3 percent) for the same period. A similar county growth rate occurred from the period of 1990-2000 (5.4 percent). The county growth rate was only about 50 percent that of national growth (13.2) and 20 percent of state growth (27.0). Over the last two decades, the County has continued to experience

TABLE P-1

HISTORIC POPULATION AND PERCENT CHANGE

Jeff Davis County, Denton, Hazlehurst, Georgia, and U.S.

	1980	1990	1980-1990 % Change	2000	1990-2000 % Change	2003	2000-2003 % Change	1980-2000 % Change
Jeff Davis County	11,473	12,032	4.9	12,684	5.4	12,827	1.1	10.6
Denton	286	335	17.1	269	-19.7	274	1.9	-5.9
Hazlehurst	4,298	4,202	-2.2	3,787	-9.9	3,642	-3.8	-11.9
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

1980-2003

Source: U.S. 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
Jeff Davis County and Surrounding Counties
1980-2003

	1980	1990	1980-1990 % Change	2000	1990-2000 % Change	2003	2000-2003 % Change	1980-2000 % Change
Jeff Davis County	11,473	12,032	4.9	12,684	5.4	12,827	1.1	10.6
Appling County	15,565	15,744	1.2	17,419	10.6	17,856	2.5	11.9
Bacon County	9,406	9,566	1.7	10,103	5.6	10,273	1.7	7.4
Coffee County	26,894	29,592	10.0	37,413	26.4	39,158	4.7	39.1
Montgomery County	7,011	7,163	2.2	8,270	15.5	8,797	6.4	18.0
Telfair County	11,445	11,000	-3.8	11,794	7.2	12,917	9.5	3.0
Toombs County	22,592	24,072	6.6	26,067	8.3	26,489	1.6	15.4
Jeff Davis County	5,155	4,903	-4.9	6,179	26.0	6,619	7.1	19.9

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

TABLE P-3
POPULATION PROJECTIONS
Jeff Davis County and Georgia
2004-2025

	2004	2005	2006	2007	2008	2009	2010	2015	2020	2025
Jeff Davis County (Woods & Poole INC.)	12,798	12,820	12,851	12,881	12,918	12,963	12,990	13,187	13,382	13,619
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
Jeff Davis County (Woods & Poole INC. Adjusted¹)	12,820	12,842	12,873	12,903	12,940	12,985	13,012	13,209	13,404	13,641
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
Jeff Davis County (HOGA RDC)	12,820	12,885	12,950	13,015	13,080	13,146	13,212	13,546	13,890	14,242
GA Office Planning and Budget							12,205			
Note: ¹ Adjusted numbers are due to the Woods and Poole Inc. estimate of 2004 being lower than the 2004 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, 2005.

TABLE P-4
POPULATION PROJECTIONS
Jeff Davis County, Denton, and Hazlehurst
2004-2025

	2004	2005	2006	2007	2008	2009	2010	2015	2020	2025
Jeff Davis County	12,820	12,885	12,950	13,015	13,080	13,146	13,212	13,546	13,890	14,242
Denton	275	276	277	278	279	280	281	285	288	295
Hazlehurst	3,640	3,658	3,677	3,695	3,714	3,732	3,751	3,846	3,944	4,043

Source: U.S. Bureau of the Census, www.census.gov, 2004; Heart of Georgia Altamaha RDC Staff; 2005.

TABLE P-5
COMMUTING PATTERNS
Jeff Davis County
1990-2000

<i>Category</i>	1990	2000
Daytime Population Inside County	12,223	12,712
Number of People Leaving the County During the Day to Work	1,157	1,391
Number of People Coming Into the County During the Day to Work	1,348	1,419
Total Number of Workers During the Day	5,582	5,093

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

an increasing population, but one growing at a rate significantly less than either the nation or the state. Again the county growth is only about 40 percent that of the nation, and 20 percent that of the state. The growth in North Georgia and its high metropolitan growth 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. The U.S. is growing more than twice as fast as Jeff Davis County, while Georgia is growing nearly five times as fast. But the county is growing despite its economic problems.

Table P-2 lists historic and current populations for Jeff Davis County and its surrounding counties between 1980 and 2003. From 1980-1990, Jeff Davis County ranked third out of eight (4.9 percent) in comparison to the growth rate of its surrounding counties. Jeff Davis' growth, while significantly trailing both the nation and state, trailed only the growth centers of Coffee and Toombs counties. Growth during this period ranged from a high of 10.0 percent in the regional growth center of Coffee County (Douglas) to a low of minus 4.9 percent in Wheeler County. Coffee County again achieved the highest growth from 1990-2000 in comparison to its surrounding counties with a 26.4 percent increase. Much of Wheeler County's growth (26.0) can be traced to the opening of the Wheeler Correctional Facility in the late 1990s with its inmate population of almost 1,500, as opposed to actual population growth. During the period 1990-2000, Jeff Davis County's growth (5.4 percent) had fallen to last among its surrounding counties. This coincides with the beginning of the significant losses of manufacturing jobs within the county. Overall, from the period of 1980-2000 Jeff Davis County ranked sixth out of the eight listed counties with a 10.6 percent growth rate. During the 2000-2003 period, Jeff Davis County again ranks last in terms of growth when compared to its surrounding counties, with a minimal 1.1 percent increase. The loss of jobs from Jeff Davis County's manufacturing sector has continued in the early 2000s.

Table P-3 gives the population projections for Jeff Davis County and Georgia for the years of 2004-2010, 2015, 2020, and 2025. The projections are from the econometrics firm Woods and Poole, Inc., as of 2004, and are adjusted by the HOGA RDC staff due to the fact that their 2004 estimate is lower than the actual 2004 Census estimate. Also, included in this table are the 2010 population projections from the Georgia Office of Planning and Budget for Jeff Davis County to offer yet another perspective. The HOGA RDC staff projections using an exponential growth formula provided by Microsoft Excel and also adjusted for Census estimates,

show that Jeff Davis County will increase its population from 12,820 in 2004 to 14,242 in 2025, an increase of 1,422 people or 11.1 percent. The State's adjusted Woods and Poole numbers for the same period show a 28.9 percent increase, over 160 percent higher than Jeff Davis County during the same period. Much of this disparity between the county and the state is due to the rapidly expanding population of Metro Atlanta and North Georgia as a whole. Again, those 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 Jeff Davis County, Denton, and Hazlehurst. These are HOGA RDC staff projections due to Woods and Poole's 2004 population estimates being lower than the 2004 Census estimate. The data in this table is shown in the years 2004-2010, 2015, 2020, and 2025. Jeff Davis County is projected to see an increase of 1,422 persons, or 11.1 percent, from 2004-2025. This is more than 50 percent greater than the percentage increase that is projected for the City of Denton, which is projected to increase by only 20 persons, or 7.3 percent, during the same period. The City of Hazlehurst (403 persons, or 11.1 percent) is projected to experience population growth just below that of Jeff Davis County in terms of percentages (based on 2004 Census estimates). The 2000-2025 expected growth rates would be 12.2 percent for Jeff Davis County, 9.7 percent for Denton, and 6.8 percent for Hazlehurst.

There are no known spikes in seasonal population in Jeff Davis County, and therefore seasonal population is not applicable as a major factor in the county. There were only 53 seasonal units identified by the 2000 Census for Jeff Davis County, including 2 in Denton and 9 in Hazlehurst. This was only about one (1) percent of total housing units and seven (7) 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 is very small and is not large enough for measurement or major impact.

Table P-5 shows the commuting patterns and daytime population for Jeff Davis County for 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. The numbers for all of the categories, except for the total workers during the day, increased from 1990 to 2000. In 2000, there was a population of 12,712 during the daytime, which was up from the 12,223 of 1990. This is a slight increase of 489 people, or 4.0 percent, in Jeff Davis County during the day. The number of people leaving the county during the day to go to work increased from 1,157 in 1990 to 1,391 in 2000, which was an increase of 20.2 percent. This will be discussed further in the Economic Development element, but it indicates a larger segment of the population having to leave the county each day to work elsewhere due to the loss of jobs locally. The number of people coming into the county to work during the day also saw a very slight increase during the same period, rising from 1,348 in 1990 to 1,419 in 2000, an increase of 5.3 percent. However, the gain in actual numbers was significantly less than the gain in those having to commute elsewhere. The total number of workers during the day saw a decrease of 489 persons, or 8.8 percent, in Jeff Davis County, again illustrating the known loss of manufacturing jobs. This is again discussed in greater detail under “Commuting Patterns” in the Economic Development element, but these numbers are indicative of the continuing loss of manufacturing jobs in the county.

Denton and Hazlehurst. Tables P-1 and P-4 show the historic, current, and projected populations for the two cities of Jeff Davis County. The population growth of these cities can be described as fluctuating at best (Denton), and steady decline in the case of Hazlehurst. From 1980 to 1990, Denton experienced an increase of 17.1 percent of its total population, only to reverse itself and lose 19.7 percent from 1990 to 2000. These numbers cannot be easily explained, and could be Census anomalies. From 2000-03, Denton gained 1.9 percent (5 persons) as the population loss (if true) that happened in the 1990s stabilized. From 1980 to 2000, Denton exhibited a decrease of 5.9 percent, again according to Census numbers. It truly has remained relatively stable. The future projections through 2025 for the City of Denton show that, although at a minimal rate, the population will increase during each period from 2004-2010, 2015, 2020 and 2025 as shown in Table P-4. Denton is projected to experience a growth of 7.3 percent (20 persons) from 2004-2025, as mentioned earlier.

Hazlehurst, on the other hand, consistently lost population during the 1980-2003 period, as shown in Table P-1. There was a 2.2 percent decrease from 1980-1990, a 9.9 percent decrease

from 1990-2000, and a 3.8 percent decrease from 2000-2003. Hazlehurst had the largest percentage of loss of both cities in Jeff Davis County from 1980-2000, experiencing a significant decrease of 11.9 percent in population. This was likely the result of both the loss of manufacturing jobs and the movement to unincorporated areas. Hazlehurst is projected to experience a 11.1 percent increase in population from 2004-2025 as shown in Table P-4, with much of this growth again likely due to natural increase, but with some immigration likely.

Assessment

From 1980-2000, Jeff Davis County experienced population growth at a rate that was only about 20 percent that of the state and 40 percent of the nation as a whole. The county as a whole, unlike its cities, continues to exhibit limited growth despite the significant loss of manufacturing jobs. What growth occurred was mostly the result of natural increase. The continuing growth, however limited, highlights the county's assets for growth, including its location, continuing public infrastructure investment, and its abundant natural and cultural resources. Among surrounding counties, Jeff Davis County ranked last from 1980 to 2000 with a growth rate of 1.1 percent, again due in large part to the significant loss of manufacturing jobs. In real terms, the county as a whole is experiencing slow growth at best, but growth nonetheless. Future projections show current trends continuing for the next 20-25 years or so. Jeff Davis County (11.1 percent), Denton (7.3 percent), and Hazlehurst (11.1 percent) are all projected to continue to see small increases in their population from 2004 to 2025 as shown in Table P-4. These trends should continue, barring major economic development events occurring, be it the closing of another major employer, or the location of a major new establishment(s) bringing with it abundant jobs.

Households

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

TABLE P-6
TOTAL NUMBER OF HOUSEHOLDS
Jeff Davis County, Denton, Hazlehurst, and Georgia
1980-2000

Total Households	1980	1990	2000
Jeff Davis County	3,797	4,357	4,828
Denton	89	117	96
Hazlehurst	1,446	1,573	1,513
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
Jeff Davis County, Georgia, and the U.S.
1980-2025

Persons per Household	1980	1990	2000	2005	2010	2015	2020	2025
Jeff Davis County	3.01	2.74	2.61	2.56	2.54	2.53	2.53	2.55
Georgia	2.84	2.66	2.65	2.61	2.59	2.59	2.60	2.63
United States	2.74	2.63	2.59	2.56	2.54	2.54	2.55	2.58

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
Jeff Davis County and Georgia
2000-2025

Total Households	2000	2005	2010	2015	2020	2025
Jeff Davis County						
Unadj. Households	4,839	4,965	5,078	5,175	5,241	5,286
Persons Per Household	2.61	2.56	2.54	2.53	2.53	2.55
Adj. Population	12,684	12,842	13,012	13,209	13,404	13,641
RDC Population	12,684	12,885	13,212	13,546	13,890	14,242
Adj. Households	4,828	4,990	5,165	5,316	5,440	5,528
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, 2005).

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
Denton and Hazlehurst
1980-2025

	1980	1990	2000	2005	2010	2015	2020	2025
<i>Denton</i>								
Total Households	89	117	96	100	104	107	109	112
Persons Per Household	3.21	2.86	2.80	2.75	2.69	2.67	2.64	2.64
<i>Hazlehurst</i>								
Total Households	1,446	1,573	1,513	1,512	1,563	1,609	1,643	1,671
Persons Per Household	2.97	2.67	2.44	2.42	2.40	2.39	2.40	2.42

Sources: U.S. Bureau of the Census, www.census.gov (STF-1), 2004; Heart of Georgia Altamaha RDC Staff projections, 2005.

As shown in Table P-6, the total number of households in Jeff Davis County increased by 1,031 from 1980 to 2000, which is an increase of 27 percent during that time. This is compared to a 10.6 percent 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 double the rate of the county's growth. The greater household than population increase is reflective of the national trend of declining household size. Jeff Davis County is no exception to this rule, which had its average household size steadily decrease from 3.01 in 1980 to 2.74 in 1990 to 2.61 in 2000. As shown in Table P-7, the county had a noticeably higher average household size than the state in both 1980 and 1990. However, by 2000 Georgia's average household size of 2.65 was higher than Jeff Davis County's (2.61) for the first time. This trend is projected to continue through at least 2025 when Georgia is projected to have an average household size of 2.63 and Jeff Davis County's is projected to be 2.55, thus slightly widening the gap. Also, Jeff Davis County's average household size was higher than the national average in both of the last two decades, although by 2000 the county's average household size was nearly equivalent to that for the nation as a whole. This trend is also expected to continue through 2025, with the county's average household size projected to be just below that of the U.S. It is interesting to note that with Georgia's booming population, the state's average household size is expected to remain slightly higher than the nation through 2025, as both are expected to remain fairly stable.

As shown in Table P-8, households are expected to increase about 15 percent in Jeff Davis County to a total of 5,528 in 2025, based upon adjusted figures. This is roughly only about 40 percent of the projected Georgia net increase of roughly 39 percent during the same period. While the county continues to see a slow but steady increase in the number of households and a decrease in average household size, which is expected to go from 2.61 persons per household in 2000 to 2.55 in 2025, it remains below that of the state's 2025 estimate of 2.63. Since households are equivalent to occupied housing units, a minimal amount of net housing units will be needed in the county to accommodate the number of households that are expected (See Housing Element for projected housing figures). The modest projected increase in population growth is not expected to put any substantial pressure on the local housing market.

Denton and Hazlehurst. Total households increased only slightly during the period of 1980-2000 in both Denton and Hazlehurst, as shown in Table P-6. Denton experienced a net gain of just 7 households, or 7.9 percent, between 1980 and 2000. However, Denton actually gained 28 households, or 31.5 percent, during the 1980s, before declining by 21 households, or – 17.9 percent between 1990 and 2000. These numbers might appear to be somewhat suspect, but could be the result of natural increase or the movement of some of the population to the unincorporated area of the county. The City of Hazlehurst gained a net total of just 67 new households over the last two decades, or an increase of 4.6 percent. Again, as was the case in Denton, most of this gain occurred during the 1980s. Hazlehurst gained a total of 127 new households, or an increase of 8.8 percent, between 1980 and 1990. During the 1990s, however, the city actually lost a total of 60 households, or a decrease of –3.8 percent. The city's net growth over the last two decades was almost one-sixth the percentage increase seen at the county level. Future projections in Table P-8A show that steady and minimal increases in the number of households are anticipated to continue for both Denton and Hazlehurst. Denton is projected to add a net total of only 16 new households by 2025, or a gain of 16.7 percent from 2000. This would actually be double the percentage increase seen over the last two decades, but this is more the result of a small beginning base than actual expected growth. Hazlehurst is forecast to experience a net gain of 158 additional households between 2000 and 2025, or 10.4 percent. This percentage gain would be about two-thirds of the roughly 15 percent gain projected for the county. Average household sizes are expected to continue to decline in Denton through 2025, but are expected to decline in Hazlehurst through 2015, when slight increases are projected to occur through 2025.

Assessment

Because of the trend of population migrating more to the unincorporated areas of Jeff Davis County, the county was actually the recipient of the largest actual and percentage increase in the number of households in the county from 1980-2000. Only minimal changes have occurred overall in the two municipalities, and their percentage growth is projected to remain well below that of the county through 2025. From 1980 through 1990, Jeff Davis County had a larger average household size than that of the United States and Georgia. This trend is not

projected to reverse itself until 2005, when the county is projected to have an equal number of persons per household compared to the nation. Future trends project this to remain the case through 2015, and then the county is projected to have a smaller average household size than the nation through 2025. The increased numbers of households in Jeff Davis County can be attributed to smaller household sizes within the County, as opposed to actual significant 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, with the exception of Denton where projections call for a slow decline to continue until 2020 and then hold steady through 2025. Together these projections do not reflect a significant increased demand for new housing. The modest population growth that is expected is not projected to be sufficient enough to warrant additional pressures on the local housing market.

Age Distribution

The current and historic population by age distribution for Jeff Davis County and the cities of Denton and Hazlehurst are shown in Tables P-9 and P-11. Table P-10 shows current population information by age distribution for Jeff Davis County, Georgia, and the U.S. Tables P-12 through P-15 detail population projections by age distribution for Jeff Davis County, Denton, and Hazlehurst through 2025.

Jeff Davis County is in some respects like most counties in terms of its age structure. A combination of two categories: the less than 25 and 25-54 categories, represented a combined 78.5 percent of the county's population in 2000. This trend is not just a county trend because these same two combined categories represent 78.9 percent of the U.S. population in 2000 and 82.3 percent of Georgia's population in 2000, as shown in Table P-9. However, all three experienced decreases in the less than 25 age population from 1980-2000 in terms of percentage of overall population. Jeff Davis County ranks slightly below the U.S. and significantly above Georgia in terms of its elderly percentage of total population at 11.9 percent in 2000, but this county percentage continues to increase, while the state and nation actually declined, from the number in 1990. The county percentage was below the national number of 12.4 percent, but above that of the state, which was at 9.6 percent in 2000. The county's population is somewhat

older than the state, but slightly younger than the nation. Being a little younger than the nation does offer some hope for the future.

Table P-12 and P-15 give Jeff Davis County's projected population distribution by age. In terms of single age categories, the 35 to 44 group had the highest population in 2000 with 1,872 persons (14.8 percent). This was also the highest population category in the state and nation, but at greater percentages (16.8 and 16.3, respectively). In 2025, the category 45-54 is projected to be the largest in the county with a population of 2,184 persons, or 15.3 percent, as shown in Table P-12. From 2000 to 2025, the 25-54 combined age category is projected to see an increase in size of just 11.9 percent, as shown in Table P-15. Its percentage of the total population is likewise expected to decline slightly from 42 percent in 2000 to almost 42 percent by 2025. For the same period, the less than 25 combined age category is projected to see the smallest increase, 5.7 percent. At the same time, the 55-64 age category is projected to grow faster (21.3 percent), and the 65 and older age category is projected to increase by the most (26.8 percent). Overall, the total population is projected to increase 12.3 percent in the county as a whole from 2000 to 2025. As these projections show, the population in Jeff Davis County is clearly getting older, which again is typical for a small, rural area, but with some indication it is getting so at a rate less than that of some rural areas.

Denton and Hazlehurst. The cities of Jeff Davis County are represented in Tables P-11 and individually in Tables P-13 through P-14. Unlike the county as a whole, Denton had the 5-13 year old population as their highest age group in 2000, with the 35-44 age group right behind, as shown in Tables P-11 and P-13. These numbers were similar to their numbers in 1990, but with the 5-13 group down and the 35-44 group up from 1980. For Hazlehurst, the 65 and over population represented 605 out of 3,787 people, or 16 percent, in 2000, making this group the city's largest single age category. As shown in Table P-13, by the year 2025 the 5-13, followed by the 45-54 and 65+, age group is projected to still comprise the largest segment of Denton's population, but with growth in these categories expected to minimal, except in the 65+ age group (36 percent increase). Projections for 2025 for Hazlehurst, as shown in Table P-14, show the 65 and over category remaining dominant through 2025 (707 persons, or 17.5 percent of the population), unlike the county or Denton. However, this age category makes up significantly

TABLE P-9

HISTORIC POPULATION AGE DISTRIBUTION

Jeff Davis County, Georgia, and U.S.

1980-2000

	United States			Georgia			Jeff Davis County					
							Percent			Number		
	1980	1990	2000	1980	1990	2000	1980	1990	2000	1980	1990	2000
Total	100	100	100	100	100	100	100	100	100	11,473	12,032	12,684
Less Than 25	41.4	36.5	35.3	43.5	39.7	36.7	44.6	39.5	36.5	5,122	4,727	4,628
Age 25-54	37.7	42.6	43.6	38.6	46.0	45.6	36.7	40.6	42.0	4,205	4,907	5,326
Age 55-64	9.6	8.4	8.6	8.5	3.8	8.1	8.7	8.7	9.6	996	1,067	1,216
Age 65 & Over	11.3	12.5	12.4	9.4	10.5	9.6	10.0	11.2	11.9	1,150	1,331	1,514

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

TABLE P-10**DETAILED AGE DISTRIBUTION
Jeff Davis County, Georgia, and U.S.
2000**

	United States	Georgia	Jeff Davis County
Total	100	100	12,684 (100)
Age 0 to 4	6.8	7.2	975 (7.7)
Age 5 to 9	7.3	7.5	904 (7.1)
Age 10 to 14	7.3	7.5	982 (7.7)
Age 15 to 19	7.1	7.2	962 (7.6)
Age 20 to 24	6.8	7.2	805 (6.3)
Age 25 to 34	14.1	15.8	1,709 (13.5)
Age 35 to 44	16.3	16.8	1,872 (14.8)
Age 45 to 54	13.4	13.1	1,745 (13.8)
Age 55 to 59	4.8	4.5	638 (5.0)
Age 60 to 64	6.6	3.5	578 (4.6)
Age 65 & Over	12.4	9.6	1,514 (11.9)

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

TABLE P-11**HISTORIC POPULATION BY AGE DISTRIBUTION****Jeff Davis County, Denton, and Hazlehurst
1980-2000**

	Jeff Davis County			Denton			Hazlehurst		
	1980	1990	2000	1980	1990	2000	1980	1990	2000
TOTAL Population	11,473	12,032	12,684	286	335	269	4,249	4,202	3,787
0 – 4 Years Old	925	892	975	27	29	21	329	327	280
5 – 13 Years Old	1,887	1,693	1,693	49	40	42	684	630	492
14 – 17 Years Old	982	792	786	26	22	19	374	290	219
18 – 20 Years Old	595	598	525	15	14	9	226	209	165
21 – 24 Years Old	737	752	649	11	26	15	268	245	178
25 – 34 Years Old	1,787	1,863	1,709	31	49	36	595	573	424
35 – 44 Years Old	1,281	1,761	1,872	32	39	39	452	572	485
45 – 54 Years Old	1,135	1,283	1,745	23	39	37	455	438	519
55 – 64 Years Old	995	1,067	1,216	33	26	23	352	398	420
65 Years and Over	1,149	1,331	1,514	39	51	28	514	520	605

Source: U.S. 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
Jeff Davis County
2000-2025

	2000	2005	2010	2015	2020	2025
Total	12,684	12,885	13,212	13,546	13,890	14,242
Age 0 to 4	975	985	985	998	1,010	1,035
Age 5 to 13	1,693	1,715	1,704	1,684	1,720	1,790
Age 14 to 17	786	780	790	785	815	845
Age 18 to 20	525	508	510	520	550	570
Age 21 to 24	649	627	605	612	625	650
Age 25 to 34	1,709	1,690	1,670	1,651	1,680	1,715
Age 35 to 44	1,872	1,949	2,028	2,135	2,045	2,059
Age 45 to 54	1,745	1,805	1,949	2,062	2,204	2,184
Age 55 to 64	1,216	1,252	1,307	1,362	1,416	1,475
Age 65 & Over	1,514	1,574	1,664	1,737	1,825	1,919

Sources: U.S. Bureau of the Census, www.census.gov, 2005; Heart of Georgia Altamaha RDC Staff, 2005.

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

	2000	2005	2010	2015	2020	2025
Total	269	276	281	285	288	295
Age 0 to 4	21	23	21	21	21	23
Age 5 to 13	42	41	42	42	41	43
Age 14 to 17	19	18	19	18	18	19
Age 18 to 20	9	11	10	9	9	10
Age 21 to 24	15	14	14	13	14	14
Age 25 to 34	36	35	38	38	38	37
Age 35 to 44	39	37	37	39	38	37
Age 45 to 54	37	38	38	39	38	38
Age 55 to 64	23	27	28	30	34	36
Age 65 & Over	28	32	34	36	37	38

Sources: U.S. Bureau of the Census, www.census.gov, 2005; Heart of Georgia Altamaha RDC Staff, 2005.

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

	2000	2005	2010	2015	2020	2025
Total	3,787	3,658	3,751	3,846	3,944	4,043
Age 0 to 4	280	267	273	284	292	296
Age 5 to 13	492	420	435	453	463	470
Age 14 to 17	219	227	234	240	255	263
Age 18 to 20	165	148	147	149	153	159
Age 21 to 24	178	153	151	152	156	161
Age 25 to 34	424	377	375	378	386	395
Age 35 to 44	485	489	481	491	499	509
Age 45 to 54	519	528	545	538	548	561
Age 55 to 64	420	429	450	471	497	524
Age 65 & Over	605	620	660	690	695	707

Sources: U.S. Bureau of the Census, www.census.gov, 2005; Heart of Georgia Altamaha RDC Staff, 2005.

TABLE P-15

PROJECTED POPULATION AGE DISTRIBUTION

**Jeff Davis County, Denton, and Hazlehurst
2000-2025**

Jeff Davis County			
	2000	2025	% Change 2000-2025
Total	12,684	14,242	12.3
Less Than 25	4,628	4,890	5.7
Age 25-54	5,326	5,958	11.9
Age 55-64	1,216	1,475	21.3
Age 65 & Over	1,514	1,919	26.8
Denton			
	2000	2025	% Change 2000-2025
Total	269	295	9.7
Less Than 25	106	109	2.8
Age 25-54	112	112	0.0
Age 55-64	23	36	56.5
Age 65 & Over	28	38	35.7
Hazlehurst			
	2000	2025	% Change 2000-2025
Total	3,787	4,043	6.8
Less Than 25	1,334	1,347	1.0
Age 25-54	1,428	1,465	2.6
Age 55-64	420	524	24.8

Age 65 & Over	605	707	16.9
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Sources: U.S. Bureau of the Census, www.census.gov, 2004; Heart of Georgia Altamaha RDC staff, 2005.

more of Hazlehurst's population than in the county as a whole. This age group is projected to grow some 16.9 percent in Hazlehurst between 2000 and 2025, as shown in Table P-15, which is less of a percentage increase than the county (26.8) or Denton (35.7). The 55-64 age category is also expected to increase by 24.8 percent by 2025, with all other age categories projected to show minimal change. Table P-15 shows that all the county's local governments are getting noticeably older, but that Hazlehurst will retain the oldest age structure.

Assessment

In what seems to be an inevitable trend in Denton, Hazlehurst, and Jeff Davis County, the projected population of those 65 years old and older increases in each projected year from 2005 through 2025. It is projected that although Jeff Davis County is currently a place with many young to middle aged residents, it will see those same residents growing older in the county and cities, yielding an increase in the elderly population. The county should maintain a relatively younger population than either Denton or Hazlehurst. These trends are typical for a rural area, and consistent with wage earners moving out of Hazlehurst into the unincorporated county. It is also reflective of a population in which people may be leaving the county seeking better paying jobs elsewhere, leaving behind an older citizenry. Until the population and the number of available jobs increase significantly, this trend will likely continue. This will present a challenge to local governments in that the elderly population requires different service needs than a younger population, particularly in terms of health care.

Racial Composition

Tables P-16 and P-17 deal with the current and historic racial composition of Jeff Davis County's governments, Georgia, and the United States. Tables P-18 and P-19 show current and future projections for Jeff Davis County, Georgia, and the U.S. Tables P-20 through P-22 show current and future projections by race for the county and the cities of Denton and Hazlehurst. Table P-16 shows that in Jeff Davis County from 1980-2000, the two races with the smallest overall rate of increase were the White (6.9 percent) and Black (5.4 percent) races. This is especially low for the Black race in comparison to other areas. Neither population segment matched the overall growth rate of the county's population as a whole (19.9 percent). During

this period, the race with the largest absolute increase was that of the White race, which increased from 9,634 in 1980 to 10,300 in 2000, only a 6.9 percent increase. However, the largest percent increase in the county over the same period comes from the other category that increased from 18 to 303, an increase of 1,583 percent. The numbers are skewed due to the fact of increase from such a low beginning figure. Hispanics, which are a burgeoning segment of the state's population, experienced very healthy gains in the county as well, growing from 0 to 651 in absolute numbers from 1980 to 2000, and 352 percent in the last 10 years. For Georgia and the U.S., the largest percent increase came from the Asian or Pacific Islander group in the U.S. (210.3 percent) and the Other category for Georgia (956.9 percent). As of 2000, the largest reported minority in the U.S. was that of Persons of Hispanic Origin, as shown in Table P-17. For Jeff Davis County, the Black race remained the largest minority in 2000, making up some 15 percent of the local population although Hispanics are now over 5 percent (1 in 20 persons). It is interesting to note that although neither category had a comparable percent increase from 1980-2000, the Black and White categories remain the two largest racial categories in both the State and Jeff Davis County. This is a simple matter of scale, and the lack of other races in Jeff Davis County until recent years. There are only about half as many blacks (15.1 percent) in the county as in the state (28.7 percent). In Georgia, the two categories (Black and White) combined to make up 93.8 percent of the total population in 2000. Despite the rapid gains in the Hispanic population, this group only comprised some 5.3 percent of the state's total population in 2000, and 5.1 percent in Jeff Davis County. In Jeff Davis County, the same two categories made up 96.3 percent of the population in 2000. As mentioned previously, the U.S. saw White and Persons of Hispanic Origin as the two largest categories, making up 87.6 percent of the population in 2000.

The future makeup of Jeff Davis County and Georgia will tend to follow the same historic pattern as the 1980-2000 period, with White and Black making up well over 90 percent of the population in both Jeff Davis County and Georgia by 2025, as shown in Table P-18. It should also be noted that these groups also include Hispanics of any race. However, the White population is expected to continue to slowly decline as a percentage of both the county's and the state's total populations, while Blacks are expected to increase in terms of its percentage of the total. The county's White population will remain higher than that of the state, while its Black population will remain lower than that of the state. The White population nationally should remain relatively stable, with Asian and Pacific Islanders and those of Hispanic origin projected

to see healthy increases. The same could be said at the state level, while only Hispanics of any race are expected to see significant percentage gains in the county. Its percentage of the county's population is projected to more than double (5.1 percent to 11.0 percent) between 2000 and 2025. From 2000-2025, Hispanics of any race will see the biggest increase in Jeff Davis County with 130.0 percent as shown in Table P-19. This is unlike Georgia and the U.S., which will see the Asian and Pacific Islander race have the highest increase (217 percent and 115 percent, respectively). However, the U.S. will also continue to see the trend of Hispanic being the dominating minority, increasing its percentage of the population from 12.56 percent in 2000 to 19.27 percent in 2025. Jeff Davis County is projected to follow this trend as well through 2025, where the Hispanic population is expected to increase by 140.4 percent, as shown in Table P-20. All races, with the exception of Whites (2.3 percent), and Native American (-66.7 percent) are projected to increase at a faster rate than the county population as a whole (12.3 percent) through 2025.

Denton and Hazlehurst. Tables P-21 and P-22 deal with the current and projected population by race for Denton and Hazlehurst. Like the county, Denton will experience its highest racial percentage growth in the Hispanic category. Denton is projected to experience a growth of 16 Hispanic persons, a 88.9 percent increase, from 2000-2025. Hazlehurst's increase in the Hispanic population is projected to be 83 persons, or 63.9 percent, during the same period. Hazlehurst's largest percentage growth racial category will actually be "other" which is expected to increase by 101 percent. While Denton's population is projected to grow at a rate of 9.7 percent between 2000 and 2025, the White population is projected to increase by only 2.5 percent over the same period. Blacks are expected to increase at a rate over five times that of Whites in terms of percentage growth, with a projected increase of 14.0 percent. In Hazlehurst, where the total population is projected to grow by 6.8 percent through 2025, the White population is projected to actually decrease by 12.3 percent, while Blacks will increase by 41.2 percent. Blacks are expected to be nearly 37 percent of Hazlehurst's population by 2025, up from nearly 28 percent in 2000. Whites will also remain the largest segment of Denton's population, though decreasing as a percentage of the total from 74.0 percent in 2000 to 69.2 percent in 2025.

TABLE P-16

POPULATION BY RACE

**Jeff Davis County Local Governments, Georgia, and U.S.
1980**

Category	U.S.	Georgia	Jeff Davis County	Denton	Hazlehurst
TOTAL Population	224,810,192	5,457,566	11,473	286	4,249
White	186,877,632	3,944,056	9,634	227	3,162
Black	26,338,700	1,462,670	1,821	59	1,080
American Indian or Alaska Native	1,378,993	7,400	NA	NA	NA
Asian or Pacific Islander	3,429,179	22,911	NA	NA	NA
Other	6,726,155	18,572	18	0	7
Hispanic Origin	14,538,182	61,223	0	0	0

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

TABLE P-16 (Continued)

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

Category	U.S.	Georgia	Jeff Davis County	Denton	Hazlehurst
TOTAL Population	248,709,873	6,478,216	12,032	335	4,202
White	199,686,070	4,600,148	10,084	269	3,096
Black	29,986,060	1,746,565	1,834	66	1,092
American Indian or Alaska Native	1,959,234	13,348	10	0	2
Asian or Pacific Islander	7,273,662	75,781	24	0	10
Other	9,804,847	42,374	80	0	2
Hispanic Origin	22,354,059	108,922	144	0	21

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

TABLE P-16 (Continued)**POPULATION BY RACE
Jeff Davis County Local Governments, Georgia, and U.S.
2000**

Category	U.S.	Georgia	Jeff Davis County	Denton	Hazlehurst	% Change 1980-2000 (U.S.)	% Change 1980-2000 (GA)	% Change 1980-2000 (Jeff Davis)
TOTAL Population	281,421,906	8,186,453	12,684	269	3,787	25.2	50.0	10.6
White	211,460,626	5,327,281	10,300	199	2,596	13.2	35.1	6.9
Black	34,658,190	2,349,542	1,920	50	1,048	31.6	60.6	5.4
American Indian or Alaska Native	2,475,956	21,737	30	0	16	79.5	193.7	N/A
Asian or Pacific Islander	10,641,833	177,416	61	0	28	210.3	674.4	N/A
Other	15,359,073	196,289	303	18	63	128.3	956.9	1,583.3
Two or More Races	6,826,228	114,188	70	2	36	N/A	N/A	N/A
Hispanic Origin	35,305,818	435,227	651	18	130	142.8	610.9	N/A

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

TABLE P-17

PERCENT OF POPULATION BY RACE
Jeff Davis County, Georgia, and U.S.
2000

	United States	Georgia	Jeff Davis
TOTAL Population	100	100	100
White	75.1	65.1	81.2
Black	12.3	28.7	15.1
American Indian or Alaska Native	0.9	0.3	0.2
Asian or Pacific Islander	3.8	2.2	0.5
Other	5.5	2.4	2.4
Two or More Races	2.4	1.4	0.6
Hispanic Origin	12.5	5.3	5.1

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

TABLE P-18

PROJECTED PERCENT OF POPULATION BY RACE
Jeff Davis County, Georgia, and U.S.
2000-2025

	United States						Georgia						Jeff Davis 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	79.25	77.36	75.47	73.75	71.87	69.97
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	15.00	15.59	16.21	16.84	17.52	18.16
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	0.18	0.18	0.16	0.14	0.11	0.07
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	0.44	0.47	0.69	0.77	0.80	0.81
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	5.13	6.40	7.47	8.51	9.71	10.99

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-19

PROJECTED PERCENT CHANGE IN POPULATION BY RACE

**Jeff Davis County, Georgia, and U.S.
2000-2025**

	United States % Change	Georgia % Change	Jeff Davis County % Change
Total	27.0	35.9	7.3
White Population	9.5	19.6	-5.3
Black Population	30.1	41.4	29.9
Native American	31.1	13.7	-56.5
Asian & Pacific Islander	114.6	217.0	96.4
Hispanic, any Race	94.9	127.9	130.0

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

TABLE P-20**PROJECTED POPULATION BY RACE****Jeff Davis County
2000-2025**

	2000	2005	2010	2015	2020	2025	% Change 2000-2025
Total	12,684	12,885	13,212	13,546	13,880	14,242	12.3
White Population	10,300	10,266	10,311	10,402	10,453	10,534	2.3
Black Population	1,920	2,069	2,216	2,377	2,550	2,738	42.6
Native American	30	25	23	20	17	10	-66.7
Asian & Pacific Islander	61	62	94	108	117	121	98.4
Other	373	463	568	639	743	839	124.9
Hispanic, any Race	651	825	987	1,153	1,348	1,565	140.4

Sources: U.S. Bureau of the Census, www.census.gov, 2005; www.georgiaplanning.com, 2005 (as adjusted by HOGARDC Staff proportionately)

TABLE P-21
PROJECTED POPULATION BY RACE
Denton
2000-2025

	2000	2005	2010	2015	2020	2025	% Change 2000-2025
Total	269	276	281	285	288	295	9.7
White Population	199	200	201	202	202	204	2.5
Black Population	50	52	53	54	55	57	14.0
Other	20	24	27	29	31	34	70.0
Hispanic	18	22	26	28	20	34	88.9

Sources: U.S. Bureau of the Census, www.census.gov, 2005; www.georgiaplanning.com, 2005 (as adjusted by HOGARDC Staff proportionately).

TABLE P-22
PROJECTED POPULATION BY RACE
Hazlehurst
2000-2025

	2000	2005	2010	2015	2020	2025	% Change 2000-2025
Total	3,787	3,658	3,751	3,846	3,944	4,043	6.8
White Population	2,596	2,385	2,364	2,339	2,313	2,276	-12.3

Black Population	1,048	1,105	1,190	1,280	1,375	1,480	41.2
Other	143	168	197	227	256	287	100.7
Hispanic	130	147	163	180	196	213	63.9

Sources: U.S. Bureau of the Census, www.census.gov, 2005; www.georgiaplanning.com, 2005 (as adjusted by HOGARDC Staff proportionately).

Assessment

The racial composition of Jeff Davis County and its municipalities is projected to be more diverse by 2025. From 1980-2000 within the county and its municipalities, the White race saw the smallest increase out of any reported racial category. Although the White race is projected to decrease in terms of its share of the total population in Jeff Davis County by 2025, it should continue to maintain a higher percentage of the overall population than any other race in Jeff Davis County and both of its municipalities through 2025. The county should experience the same trend as the state and nation in terms of a rapidly expanding Hispanic population. The presence of Hispanics locally may be greater than shown since this segment of the population is difficult to accurately count. 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. This presents interesting challenges to local governments in terms of language and cultural barriers, education, and other service provisions. Total Hispanic numbers are officially expected to be 1,565 in Jeff Davis County in 2025, 11 percent of the population (1 in 9 persons). This will roughly be more than half the Black population of the county.

Educational Attainment

Tables P-23 through P-25 provide information on current and historic education levels of the adult population in Jeff Davis County, Denton, and Hazlehurst. In Table P-23, Georgia is included for comparisons in educational attainment of the percentage of persons 25 and older. Table P-24 compares the educational attainment of persons 25 and older in Jeff Davis County to those in surrounding counties and the State of Georgia. Table P-25 again deals with Jeff Davis County, surrounding counties, and the state in discussing graduation statistics.

Jeff Davis County has a less educated population in comparison to the state, as shown in Table P-23. This is not all that unexpected with the county being a predominantly rural area, where lower educational levels are common. In 2000, Jeff Davis 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, with the

exception of those with a ninth to twelfth grade education but who did not complete the requirements to receive a high school diploma, which rose slightly (21.9 percent to 23.6 percent). Over the last two decades, the percentage of county residents with less than a ninth grade education has declined by almost two-thirds (37.6 percent to 13.1 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. However, the percentage of residents who have at least some college but have not completed the requirements for a degree more than doubled since 1980 (6.9 percent to 14.5 percent). There are still more county residents (36.7 percent) who do not have at least a high school diploma as those who do (35.4 percent).

In terms of surrounding counties, Jeff Davis County consistently has had less college graduates in its population than some of its neighbors, particularly the regional growth centers of Coffee and Toombs counties and Montgomery County, which is home to Brewton-Parker College. However, the county compares more favorably to more rural areas such as Bacon, Telfair, and Jeff Davis counties. In terms of residents with a graduate degree, Jeff Davis County at 3.3 percent ranks fourth among all counties in 2000, behind Coffee, Montgomery, and Toombs counties, as shown in Table P-24. The same is also true when comparing those with an Associate Degree or a Bachelor's Degree. Jeff Davis County and all its surrounding counties trail the Georgia rate of those with an Associate Degree (5.2 percent), a Bachelor's Degree (16.0 percent), and a Graduate Degree (8.3 percent). Conversely, only Jeff Davis County had a higher percentage of those with less than a ninth grade education (15.4 percent) than did Jeff Davis County in 2000 (13.1 percent). Jeff Davis County also had a higher percentage of residents with a ninth to twelfth grade education but no high school diploma (23.6 percent) than the other counties, with the exception of Telfair County (26.1 percent).

Table P-25 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 almost 4 percentage points between 1999 and 2000 before climbing back up more than a full point in 2001. Overall, there was a minimal increase in the county's dropout rate between 1995 and 2001. The county's 2001 dropout rate of 7.7 percent was surpassed by Bacon (9.3 percent), Coffee (9 percent), and Telfair (8.5 percent) counties and was considerably higher than Georgia

(6.4 percent). The percentage of county high school graduates attending a public technical college in Georgia more than doubled from 1995 to 1999 (9.7 percent to 19.4 percent). Only Appling County (21.3 percent) had a higher percentage; however, Jeff Davis County's percentage and those of its neighbors were higher than the state. The presence of a satellite campus of Altamaha Technical College in both Appling and Jeff Davis counties likely helps lead to much higher percentages in those areas as opposed to the other neighboring counties. The percentage of those county graduates going on to attend a public college in the state more than doubled from 1995-2000 (16.4 percent to 35.1 percent). The county's absolute percentage increase (nearly 19 percentage points) was the highest among its neighbors. Only Appling (37.5 percent), Bacon (40.2 percent), and Coffee (38.5 percent) counties had higher percentages in 2000. The county's test scores were down by more than one-third in 2001 from their 89 percent in 1995. Only Jeff Davis County (43 percentage points) exceeded this decline, and Bacon County (30 percentage points) approached the decline of Jeff Davis. Although Jeff Davis County remains near the middle 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.

Denton and Hazlehurst. Denton had the lowest number of those without a high school education of the two cities in Jeff Davis County in 2000 at a combined 46.8 percent, possibly attributable in part due to an older population compared to Hazlehurst. Hazlehurst's 2000 percent of those without a high school diploma was 35 percent, which was slightly less than the county as a whole (36.7 percent). Both municipalities had lower percentages of college-educated residents than the county (13.3 percent), with Denton having very few college graduates (1.9 percent, all with associate degrees) and Hazlehurst having a percentage that was slightly less than the county (11.8 percent). Hazlehurst had the highest percentage of its residents with a graduate or professional degree at 3.8 percent in 2000, which was slightly higher than the county. Hazlehurst had a somewhat lower percentage of those with a Bachelor's Degree than the county. Denton had a significantly higher rate of those 25 years old and older with less than a 9th grade

TABLE P-23
EDUCATIONAL ATTAINMENT
Percent of Persons Age 25 and Older
Jeff Davis County, Denton, Hazlehurst, 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
Jeff Davis County								
1980	6,347	37.6	21.9	26.2	6.9*	NA	4.5	2.9
1990	7,309	20.6	24.2	32.5	11.4	3.1	6.1	2.2
2000	8,036	13.1	23.6	35.4	14.5	4.0	6.0	3.3
Denton								
1980	141	76.6	32.0	18.4	0.0*	NA	4.3	NA
1990	215	25.1	36.3	30.7	2.8	0.9	1.9	2.3
2000	154	20.8	26.0	35.1	16.2	1.9	0.0	0.0
Hazlehurst								
1980	2,368	37.7	20.2	24.4	7.6*	NA	10.1	NA
1990	2,494	21.8	22.0	29.4	15.3	2.5	7.3	1.6
2000	2,354	11.2	23.8	40.5	12.7	3.6	4.4	3.8
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-24
EDUCATIONAL ATTAINMENT
Percent of Persons Age 25 and Older
Jeff Davis 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
Jeff Davis								
1980	6,347	37.6	21.9	26.2	6.9*	NA	4.5	2.9
1990	7,309	20.6	24.2	32.5	11.4	3.1	6.1	2.2
2000	8,036	13.1	23.6	35.4	14.5	4.0	6.0	3.3
Appling								
1980	8,386	32.2	26.2	27.5	7.6*	NA	3.9	2.5
1990	9,646	19.9	23.0	34.4	11.7	2.8	4.7	3.5
2000	11,004	11.6	21.1	37.2	17.7	4.0	5.3	3.1
Bacon								
1980	5,186	33.4	24.9	29.6	5.2*	NA	3.8	3.0
1990	5,730	17.9	24.0	39.9	8.8	2.8	3.7	2.9
2000	6,525	12.0	20.3	44.0	13.0	4.0	3.7	2.9
Coffee								
1980	14,532	33.9	22.8	23.5	11.6*	NA	5.1	3.1
1990	17,427	17.8	24.2	29.6	12.1	5.2	6.6	4.5
2000	22,798	12.2	22.9	33.0	17.1	4.8	6.6	3.5
Montgomery								
1980	3,736	33.0	25.1	28.2	6.6*	NA	7.1	3.2
1990	4,304	19.1	23.5	32.0	11.4	3.9	6.5	3.6
2000	5,108	9.3	19.3	39.4	14.4	4.2	8.9	4.6

TABLE P-24 (Cont'd)
EDUCATIONAL ATTAINMENT
Percent of Persons Age 25 and Older
Jeff Davis 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
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
Toombs								
1980	12,577	31.0	25.0	24.8	9.9*	NA	6.3	2.9
1990	14,172	18.2	22.8	31.7	12.1	3.9	7.4	4.0
2000	16,212	11.4	21.3	35.0	15.5	4.1	8.4	4.2
Jeff Davis								
1980	2,963	41.1	22.1	21.2	8.1*	NA	4.3	3.2
1990	3,040	21.4	21.9	33.6	11.7	2.9	5.8	2.8
2000	4,144	15.4	16.7	41.8	15.5	3.4	4.4	2.8
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-25
EDUCATIONAL GRADUATION STATISTICS
Jeff Davis 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
Jeff Davis County				
1995	89%	7.5%	16.4%	9.7%
1996	89%	8.8%	38.6%	15.7%
1997	66%	7.4%	30.5%	13.7%
1998	77%	7.5%	37.7%	13.8%
1999	65%	10.1%	35.1%	14.9%
2000	71%	6.5%	NA	19.4%
2001	57%	7.7%	NA	NA
Appling County				
1995	76%	5.6%	23.8%	11.4%
1996	69%	7.0%	36.0%	9.6%
1997	60%	7.4%	36.3%	11.5%
1998	67%	8.7%	25.0%	11.9%
1999	64%	9.8%	37.5%	13.6%
2000	71%	8.9%	NA	21.3%
2001	66%	5.2%	NA	NA

TABLE P-25 (Cont'd)
EDUCATIONAL GRADUATION STATISTICS
Jeff Davis 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
Bacon County				
1995	79%	14.1%	34.7%	10.9%
1996	70%	13.7%	34.1%	3.3%
1997	51%	9.3%	29.5%	13.9%
1998	46%	8.6%	36.0%	9.0%
1999	45%	10.6%	40.2%	12.5%
2000	58%	12.9%	NA	11.1%
2001	49%	9.3%	NA	NA
Coffee County				
1995	76%	11.7%	34.6%	7.0%
1996	70%	12.5%	38.3%	9.3%
1997	67%	10.5%	42.5%	9.3%
1998	65%	0.1%	41.4%	12.9%
1999	63%	6.2%	38.5%	8.0%
2000	65%	9.3%	NA	12.6%
2001	70%	9.0%	NA	NA

TABLE P-25 (Cont'd)
EDUCATIONAL GRADUATION STATISTICS
Jeff Davis 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
Montgomery County				
1995	65%	9.9%	8.8%	12.3%
1996	72%	12.8%	16.2%	10.3%
1997	62%	6.4%	18.0%	14.0%
1998	45%	7.1%	21.3%	17.5%
1999	66%	7.6%	25.5%	8.5%
2000	62%	5.2%	NA	11.9%
2001	48%	6.7%	NA	NA
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

TABLE P-25 (Cont'd)
EDUCATIONAL GRADUATION STATISTICS
Jeff Davis 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
Toombs County				
1995	73%	13.1%	29.3%	8.1%
1996	79%	10.2%	31.9%	7.4%
1997	62%	13.1%	33.6%	12.8%
1998	63%	12.6%	30.4%	10.8%
1999	60%	6.9%	28.8%	8.5%
2000	59%	9.2%	NA	14.0%
2001	56%	7.3%	NA	NA
Jeff Davis County				
1995	89%	9.8%	15.9%	19.0%
1996	65%	3.8%	32.1%	13.2%
1997	58%	5.1%	22.1%	14.7%
1998	56%	3.0%	36.5%	7.8%
1999	68%	3.8%	31.7%	13.3%
2000	60%	7.4%	NA	13.6%
2001	46%	2.6%	NA	NA

TABLE P-25 (Cont'd)
EDUCATIONAL GRADUATION STATISTICS
Jeff Davis 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.

education in 2000 than the county, about one-fifth of its adult population, while Hazlehurst had a somewhat lower percentage compared to the county.

Assessment

Jeff Davis County continues to lag behind in efforts to have a more educated population than Georgia. From 1980-2000, Jeff Davis 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 Jeff Davis 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, and the fact that a higher percentage of residents are currently attending a public four-year college or technical college is an encouraging sign for the future. 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 Jeff Davis County, Georgia, and the U.S. from 1980-2000, and projected through 2025, as shown in 1996 dollars, are shown in Table P-26. Table P-27 shows the per capita income for Jeff Davis County, Denton, Hazlehurst, Georgia, and the U.S. in actual dollars from 1980 to 2000. Table P-28, again using actual dollars, shows the median household income for Jeff Davis County, Denton, Hazlehurst, Georgia, and the U.S. from 1980 to 2000. Table P-29 shows mean household income in current dollars for Jeff Davis County and Georgia from 1980 to projections through 2025. Table P-30 shows the household income distribution for Jeff Davis County and its municipalities from 1980-2000. Table P-31 shows the percentage of

household income distribution for Jeff Davis County and makes a comparison with the state, while Table P-32 shows the percentage distribution of household income for the two municipalities.

From 1980 to 2000, Jeff Davis 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-26. In absolute numbers, Jeff Davis County's per capita income increased by \$5,330, or 42 percent, to \$17,898 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. Jeff Davis County's 1980 per capita income of \$12,568 was 81.8 percent of the state's 1980 per capita income and 68.1 percent of the national per capita income. By 2000, however, the gap between the county's per capita income and that of the state and the nation had widened somewhat, as the county's per capita income had become 70.4 percent of Georgia's per capita income and 66.3 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. Jeff Davis County's projected 2025 per capita income is expected to be 70.2 percent of Georgia's and 65.7 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 slower rate through 2025 (31 percent) than either Georgia (31.4 percent) or the U.S. (32.2 percent), thus widening the gap between the county and the rest of the state and nation even further.

Table P-27 gives another perspective on per capita income, utilizing actual dollars rather than controlling for inflation, as was the case in Table P-26. Jeff Davis County's 1980 per capita income of \$5,091 was approximately three-fourths of Georgia's (79.5 percent) and slightly more than two-thirds (69.8 percent) of the nation's per capita income. In 2000, Jeff Davis County's per capita income had more than doubled (170.7 percent) to \$13,780, which was still some \$7,400 less than Georgia's per capita income of \$21,154 and roughly \$7,800 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-28 and P-29, respectively, Jeff Davis County significantly lags behind the U.S. and Georgia in both categories. For median household income, Jeff Davis County was \$1,896 behind the state in 1980, a number that rose to \$15,123 by 2000, as shown in Table P-28. Jeff Davis County's median household income trailed that of the U.S. by \$3,704 in 1980, and that gap increased to \$14,684 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 (107.9 percent), while significant, still substantially trailed that of Georgia (182.3 percent) and the U.S. (149.4 percent). Jeff Davis 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-29. The county's 1990 mean household income of \$24,353 was roughly 73 percent of Georgia's \$33,259. By 2025, the county's figure of \$47,968 is projected to be nearly 81 percent of the state's total. The percentage change is even more significant. The county's growth in mean household income of 97 percent is projected to outpace the growth seen in the state as a whole (77.5 percent).

As shown in Tables P-30 and P-31, by 2000 Jeff Davis County had the highest percent of its household income distribution in the \$20,000-\$29,999 income category, which was also the case in Georgia. However, 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 Jeff Davis County lie in the higher income categories, those ranging from \$60,000 and upwards. Jeff Davis County has a combined 16.22 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 (55.27 percent) of the county's households had incomes of under \$30,000, compared to 34.63 percent at the state level. Some one-fifth (17.26 percent) of the county's households alone had incomes of less than \$10,000, indicating that poverty is a

TABLE P-26
PER CAPITA INCOME
Jeff Davis County, Georgia, and the U.S.
1980-2025

Income per Capita (1996 \$)	1980	1990	2000	2005	2010	2015	2020	2025
Jeff Davis County	\$12,568	\$15,693	\$17,898	\$18,867	\$19,869	\$20,942	\$22,150	\$23,445
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-27
PER CAPITA INCOME
Jeff Davis County Governments, Georgia, and the U.S.
1980-2000

Income per Capita (actual \$)	1980	1990	2000
Jeff Davis County	\$5,091	\$9,632	\$13,780
Denton	\$3,405	\$7,602	\$7,649
Hazlehurst	\$5,143	\$9,044	\$12,996
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-28
MEDIAN HOUSEHOLD INCOME
Jeff Davis County Governments, Georgia, and the U.S.
1980-2000

Median Household Income (Actual \$)	1980	1990	2000
Jeff Davis County	\$13,137	\$21,470	\$27,310
Denton	NA	\$19,792	\$20,833
Hazlehurst	NA	\$16,614	\$24,306
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-29
MEAN HOUSEHOLD INCOME
Jeff Davis County, Georgia, and the U.S.
1980-2025

Mean Household Income (Current \$)	1980	1990	2000	2005	2010	2015	2020	2025
Jeff Davis County	NA	\$24,353	\$35,034	\$32,122	\$35,038	\$37,970	\$46,708	\$47,968
Georgia	NA	\$33,259	\$42,158	\$44,169	\$52,533	\$54,203	\$63,964	\$59,049

Source: Woods & Poole Economics, 2004.

TABLE P-30
HOUSEHOLD INCOME DISTRIBUTION
Jeff Davis County, Denton, and Hazlehurst
1980-2000

Category	Jeff Davis County			Denton			Hazlehurst		
	1980	1990	2000	1980	1990	2000	1980	1990	2000
TOTAL Households	3,825	4,403	4,844	NA	123	82	NA	1,600	1,507
Income less than \$5000	694	466	NA	NA	9	NA	NA	258	NA
Income \$5000 - \$9999	759	555	836	NA	17	21	NA	275	356
Income \$10000 - \$14999	689	543	499	NA	23	4	NA	196	177
Income \$15000 - \$19999	680	444	413	NA	13	15	NA	202	91
Income \$20000 - \$29999		965	929	NA	34	13	NA	275	289
Income \$30000 - \$34999	761 ^{1/}	341	324	NA	7	3	NA	61	86
Income \$35000 - \$39999		246	327	NA	6	6	NA	30	116
Income \$40000 - \$49999	171 ^{2/}	336	449	NA	6	14	NA	126	133
Income \$50000 - \$59999		173	281	NA	5	2	NA	67	84
Income \$60000 - \$74999		174	372	NA	0	4	NA	55	76
Income \$75000 - \$99999		89	176	NA	3	0	NA	30	19
Income \$100000 or more	71 ^{3/}	71	238	NA	0	0	NA	25	80

^{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-31
HOUSEHOLD INCOME DISTRIBUTION BY PERCENTAGE
Jeff Davis County and Georgia
1980-2000

Category	Jeff Davis 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	18.14%	10.58%	NA	16.20%	7.90%	NA
Income \$5,000 - \$9,999	19.84%	12.61%	17.26%	17.10%	8.87%	10.13%
Income \$10,000 - \$14,999	18.01%	12.33%	10.30%	16.28%	8.62%	5.85%
Income \$15,000 - \$19,999	17.78%	10.08%	8.53%	14.19%	8.87%	5.91%
Income \$20,000 - \$29,999		21.92%	19.18%	11.53%	17.13%	12.74%
Income \$30,000 - \$34,999	19.90% ¹	7.74%	6.69%	8.23%	7.90%	6.22%
Income \$35,000 - \$39,999		5.59%	6.75%	5.53%	6.77%	5.87%
Income \$40,000 - \$49,999	4.47% ²	7.63%	9.27%	3.36%	11.03%	10.85%
Income \$50,000 - \$59,999		3.93%	5.80%	2.04%	7.61%	9.24%
Income \$60,000 - \$74,999		3.95%	7.68%	1.47%	6.85%	10.48%
Income \$75,000 - \$99,999		2.02%	3.63%	2.57%	4.63%	10.36%
Income \$100,000 or more	1.86% ³	1.61%	4.91%	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-32
HOUSEHOLD INCOME DISTRIBUTION BY PERCENTAGE
Denton and Hazlehurst
1980-2000

Category	Denton			Hazlehurst		
	1980	1990	2000	1980	1990	2000
TOTAL Households	NA	100.00%	100.00%	NA	100.00%	100.00%
Income less than \$5,000	NA	7.32%	NA	NA	16.13%	NA
Income \$5,000 - \$9,999	NA	13.82%	25.61%	NA	17.19%	23.62%
Income \$10,000 - \$14,999	NA	18.70%	4.88%	NA	12.25%	11.75%
Income \$15,000 - \$19,999	NA	10.57%	18.29%	NA	12.63%	6.04%
Income \$20,000 - \$29,999	NA	27.64%	15.85%	NA	17.19%	19.18%
Income \$30,000 - \$34,999	NA	5.69%	3.66%	NA	3.81%	5.71%
Income \$35,000 - \$39,999	NA	4.88%	7.32%	NA	1.88%	7.70%
Income \$40,000 - \$49,999	NA	4.88%	17.07%	NA	7.88%	8.83%
Income \$50,000 - \$59,999	NA	4.07%	2.44%	NA	4.19%	5.57%
Income \$60,000 - \$74,999	NA	0.00%	4.88%	NA	3.44%	5.04%
Income \$75,000 - \$99,999	NA	2.44%	0.00%	NA	1.88%	1.26%
Income \$100,000 or more	NA	0.00%	0.00%	NA	1.56%	5.31%

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

significant concern locally. This was down by more than one-half from 37.98 percent in 1980, but was still almost double that of the state in 2000 (10.13 percent).

Denton and Hazlehurst. By 2000 as shown in Table P-27, neither Denton nor Hazlehurst had a higher per capita income than the county as a whole. Hazlehurst's per capita income was some 94 percent of the county's, but Denton's per capita income was barely over one-half of the county's per capita income. Hazlehurst's per capita income in 1980 was slightly higher than the county as a whole, before falling below the county in 1990. Hazlehurst's per capita income experienced by far the largest absolute and percentage increase of the two cities. Hazlehurst had a slightly lower median household income in 2000 than the county as a whole, as shown in Table P-28, with Denton's somewhat farther behind. Denton's median household income in 2000 (\$20,833) was slightly less than one-half of the state and national figures, again likely attributable to the significant elderly population. Hazlehurst's median household income in 2000 (\$24,306) was slightly more than one-half of the state and the nation, but was an increase of nearly 50 percent from 1990 (\$16,614). 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-32 shows that in 2000, household incomes in both municipalities were largely distributed in the lowest income categories. In Denton, some one-fourth (25.61 percent) of the city's households in 2000 had incomes below \$10,000. Almost one-fourth of Hazlehurst's households (23.62 percent) in 2000 had incomes of less than \$10,000. Some 60 percent of households in both municipalities had incomes of less than \$30,000. 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 Jeff Davis 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 Jeff Davis County and its two 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.

An understanding of the factors driving a community's economic development is necessary to address concerns, build upon successes and opportunities, and devise strategies with excellent chances of future success. Jeff Davis County was first settled because of its forests, fertile lands, and proximity to major rivers. Its towns and early growth can be traced to the advent of railroads. This in turn led to lumber, turpentine, and commercial farming industries and activities that exploited the abundant natural resources. Commercial and support business developed to serve the burgeoning population, agricultural and timber operations. Key factors in further growth occurred when a large industrial concern from New York purchased a local turpentine still and sawmill in 1888, and vastly expanded operations. Similarly the location of a major tobacco warehouse and market in Hazlehurst in 1920 led to further growth. After World War II, concerted local efforts to attract industry and economic diversity proved successful and led to Hazlehurst's current designation as "The Industrial City." Agriculture remains important to the community, but there are many other economic opportunities available today as a result of past economic development strategies and successes. Globalization and other competition caused a significant loss of manufacturing jobs in the community in the late 1990s and early 2000s, but limited growth continues and significant numbers of jobs remain. Future efforts can build upon these strengths and opportunities.

This plan element addresses the state of economic development of the Jeff Davis County community, including its incorporated cities of Denton and Hazlehurst. 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 Hazlehurst, and almost none is available for Denton. The county as a whole is truly an inseparable economic entity, most significant economic activity centers on Hazlehurst, 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 which 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 help to 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 three governments in the county to address economic development issues and concerns as a joint effort. It has been accepted for a long time in Jeff Davis County that the economic fate of the community and all local governments is intertwined, and that the local economy could not be analyzed or developed except on a county-wide 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 Denton, Hazlehurst, or unincorporated Jeff Davis 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 goal, objectives, and planned implementation activities of the community regarding economic development are set forth.

Economic Base

Overall Description/Trends. Jeff Davis County is a relatively small rural county in southeast Georgia with an agrarian past and a developmental history intricately tied to its fields and forests. While over 86 percent of its land area remains in agriculture and forestry, including about one-fourth in farms, post World War II economic diversification led to the development of a very significant manufacturing base, although that base has declined somewhat as global pressures and the general decline of manufacturing both nationally and statewide have had considerable impacts on local manufacturing. The establishment and growth of Jeff Davis' municipalities can be traced to transportation influences, the advent of railroads and later major highways. Many of these developmental factors offer future potential. Agricultural and forest resources provide opportunities for continuing economic development. The county's location on two major highways; its central position between the metropolitan areas of Macon, Savannah, and Jacksonville; and its existing manufacturing base offer additional opportunities for growth. The county has exhibited steady growth since 1930, and while currently less than that of the state, it has exhibited growth matching or exceeding the state in the past (1930-1940 and 1970-1980).

Data from the private econometrics firm of Woods and Poole are shown in Tables ED-1 through ED-14 to illustrate the Jeff Davis County economic base and compare it to the Georgia economy. While one may take issue with specific numbers, especially in future projections, (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 Jeff Davis County economy has exhibited generally modest growth in the last twenty years, particularly in terms of employment. Employment increased from 6,246 workers in 1980 to 7,155 in 1990 before declining somewhat to 6,908 in 2000. Total earnings, on the other hand, have increased (in constant 1996 dollars) from \$132.9 million in 1980 to \$159.6 million in 2000. However, the majority of this growth in earnings took place in the 1980s as earnings actually declined slightly between 1990 and 2000. While this overall 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, Jeff Davis County's total employment grew by approximately 10.6 percent, while total earnings increased by 20.1 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 less than one-third that of the U.S. (75.9 percent) and just

one-seventh that of Georgia (141.2 percent). This is certainly evidence of a local economy that was experiencing growth in some respects, 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 Jeff Davis 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 Jeff Davis County in 2000 were, in order of most jobs first, Manufacturing, Retail Trade, Services, State & Local Government, and Transportation/Communications/Public Utilities. 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 1990, Farming was the second leading employment sector in Jeff Davis County, before total employment in this sector declined by one-half locally over the next two decades. Farm employment is now just sixth in the county in terms of total employment. Manufacturing, typically a leading sector of employment in most rural areas, was almost one-half of total employment in the county in 1980, but total manufacturing employment has declined by some 20 percent in the county over the last 20 years and is now down to just one-third of total countywide employment. 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 presence of a significant local manufacturing base helped to spur development in the local Retail Trade sector, as actual employment in this sector nearly doubled over the last two decades, allowing this sector to now become the second largest local employer. Such was also the case with the local Services sector, which has moved from fifth in total employment in 1980 to fourth as of 2000. Although starting from a small base, employment growth in the local Transportation/Communications/Public Utilities sector has been significant over the last two decades, much of it occurring during the 1980s, due in large part to the presence of several

Table ED-1
Employment By Economic Sector
Jeff Davis County
1980-2025

Category	1980	1990	2000	2005	2010	2015	2020	2025
Total	6,246	7,155	6,908	7,027	7,175	7,358	7,587	7,873
Farm	679	414	346	354	351	343	333	324
Agricultural Services, Other	215	92	114	124	133	140	148	156
Mining	24	0	0	0	0	0	0	0
Construction	106	190	194	197	199	202	204	207
Manufacturing	2,909	2,890	2,319	2,213	2,142	2,098	2,077	2,081
Trans., Comm., & Public Utilities	173	718	567	635	701	766	831	899
Wholesale Trade	152	230	263	252	244	237	233	230
Retail Trade	656	978	1,189	1,211	1,236	1,269	1,309	1,358
Finance, Insurance, & Real Estate	170	119	128	122	118	115	114	113
Services	514	791	919	1,005	1,095	1,192	1,303	1,431
Federal Civilian Government	28	36	30	28	27	26	25	25
Federal Military Government	47	53	48	49	49	50	50	50
State & Local Government	573	644	791	837	880	920	960	999

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

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

Category	1980	1990	2000	2005
Total	100.00%	100.00%	100.00%	100.00%
Farm	10.87%	5.79%	5.01%	5.04%
Agricultural Services, Other	3.44%	1.29%	1.65%	1.76%
Mining	0.38%	0.00%	0.00%	0.00%
Construction	1.70%	2.66%	2.81%	2.80%
Manufacturing	46.57%	40.39%	33.57%	31.49%
Trans., Comm., & Public Utilities	2.77%	10.03%	8.21%	9.04%
Wholesale Trade	2.43%	3.21%	3.81%	3.59%
Retail Trade	10.50%	13.67%	17.21%	17.23%
Finance, Insurance, & Real Estate	2.72%	1.66%	1.85%	1.74%
Services	8.23%	11.06%	13.30%	14.30%
Federal Civilian Government	0.45%	0.50%	0.43%	0.40%
Federal Military Government	0.75%	0.74%	0.69%	0.70%
State & Local Government	9.17%	9.00%	11.45%	11.91%

Category	2010	2015	2020	2025
Total	100.00%	100.00%	100.00%	100.00%
Farm	4.89%	4.66%	4.39%	4.12%
Agricultural Services, Other	1.85%	1.90%	1.95%	1.98%
Mining	0.00%	0.00%	0.00%	0.00%
Construction	2.77%	2.75%	2.69%	2.63%
Manufacturing	29.85%	28.51%	27.38%	26.43%
Trans., Comm., & Public Utilities	9.77%	10.41%	10.95%	11.42%
Wholesale Trade	3.40%	3.22%	3.07%	2.92%
Retail Trade	17.23%	17.25%	17.25%	17.25%
Finance, Insurance, & Real Estate	1.64%	1.56%	1.50%	1.44%
Services	15.26%	16.20%	17.17%	18.18%
Federal Civilian Government	0.38%	0.35%	0.33%	0.32%
Federal Military Government	0.68%	0.68%	0.66%	0.64%
State & Local Government	12.26%	12.50%	12.65%	12.69%

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.

established local trucking firms. 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, manufacturing jobs were more than two and one-half times as prevalent in Jeff Davis County in 2000 as Georgia and almost three times as prevalent as the U.S. This is symbolic of the county's early economic diversification for a rural county, and its historically heavy dependence on manufacturing as a mainstay of its economy, and is illustrative of its remaining importance. However, even manufacturing's percentage of total county employment has decreased considerably from 46.57 percent in 1980 to 33.57 percent as of 2000. With the heavy loss in employment in the farming sector, the county's percentage was still some three and one-half times greater as a percentage than that of Georgia and more than two and one-half times that of the U.S. percentage. The local percentage of retail trade and state and local government employment was slightly higher than that of Georgia or the U.S. The fastest growing sector of the local economy over the last two decades, in terms of percentages, has been Retail Trade, increasing by more than six percentage points over the last two decades thanks to the presence of a large manufacturing base helping to drive additional job growth and the early location of a Wal-Mart in the county. The Transportation/Communications/Public Utilities sector was also some 35 percent greater than that of the state in 2000 due to the presence of several local trucking establishments, and local State & Local Government employment was slightly higher than in either the state or the nation as a whole. On the other hand, wholesale trade in Jeff Davis County in 2000 was only two-thirds that of Georgia percentage-wise. The local construction sector was just 46 percent that of the state, as was the case with the local services sector. 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 Jeff Davis County economy over the last 20 years has been quite significant. As of 2000, some 75 percent of the local economy's total employment can be found in just four sectors: Manufacturing, Services, Retail Trade, and State & Local Government. Of these sectors, only retail trade and services are experiencing significant growth. State and Local Government experienced slight growth as a percentage of total employment. Although it remains the dominant employer locally, the manufacturing sector witnessed a substantial decline in terms of its share of total local employment, a drop of some 13 percentage points over the last two decades. Employment in the Farming sector has declined by slightly more than 50 percent as a percentage from twenty years ago (10.87% to 5.01%). Retail Trade, an

important sector statewide, actually increased noticeably in Jeff Davis County between 1980 and 2000 (10.50% vs. 17.21%), as did the services sector (8.23% to 13.30%). Transportation/Communications/Public Utilities experienced a fairly rapid growth during the 1980s (2.77% to 10.03%), but then gave some of that growth back in the 1990s as its employment declined (10.03% to 8.21%). This is indicative of an economy that, while experiencing growth in some areas, is not growing at a pace fast enough to keep up with the rest of the state as a whole.

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 Jeff Davis County is projected to increase by some 965 jobs between 2000 and 2025, an increase of 14 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 five largest sectors of employment in Jeff Davis County are projected to be in Manufacturing (26.43 percent), Services (18.18 percent), Retail Trade (17.25 percent), State and Local Government (12.69 percent), and Transportation/Communications/Public Utilities (11.42 percent). These five sectors combined are expected to comprise some 86 percent of Jeff Davis County's total employment. However, the State and Local Government, Services, and Transportation/Communications/Public Utilities 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 the largest increase in terms of its share of total employment in Jeff Davis County (13.30% vs. 18.18%), mirroring the current trend at the state and national levels of a more service-oriented economy. The Transportation/Communications/Public Utilities sector should continue to strengthen its position as a more important source of employment in the county, increasing its percentage of total employment from 8.21 percent in 2000 to a projected 11.42 percent in 2025, closing the gap with a State & Local Government sector that is projected to grow only slightly in terms of percentages. The Manufacturing sector (33.57% vs. 26.43%) is projected to continue its steep decline from previous years, albeit somewhat 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 (5.01% vs. 4.12%) is expected to continue a steady decline in terms of its share of total employment, though its employment locally should still be higher than the state and nationally. 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, basically holding steady as a percentage of total employment through 2025 (17.21% vs. 17.25%).

The state of Georgia's economy over the next 25 years is projected to continue heading in the opposite direction from Jeff Davis County. While the local economy has been heavily dependent on manufacturing for providing jobs growth, the state is becoming more of a service-based economy than has been witnessed at the local level. 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 four highest employment sectors in Jeff Davis County were Manufacturing, State & Local Government, Transportation/Communications/Public Utilities, and Retail Trade, somewhat different than was the case with employment. As in total employment, the Manufacturing sector led the way in terms of total local earnings, comprising some four in ten dollars (40.25 percent) of total county earnings alone despite a steep decline as a percentage from 1980. While fourth in total employment, the State & Local Government sector was second in total earnings (13.74 percent), as public sector jobs typically pay higher wages compared to some other sectors. Transportation/Communications/Public Utilities earnings, while fifth in total employment, was third in terms of earnings. This would seem to indicate a number of fairly good paying jobs. Although second in total employment, the Retail Trade sector was only fourth in terms of earnings, as jobs in this sector tend to be of the lower-paying variety. Farm earnings were slightly lower 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 not quite keeping pace with employment. While third in total

employment, the Services sector was just fifth in terms of total earnings, indicating a sector with relatively low wages but still a steadily increasing number of jobs. It is significant to note these top five sectors provided 84.62 percent of Jeff Davis 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 Jeff Davis County over the last twenty years. Between 1980 and 2000, earnings in the Manufacturing sector declined by more than one-third as a percent of total earnings in Jeff Davis County (63.74% vs. 40.25%), greatly surpassing the decline in total employment. Meanwhile, State & Local Government earnings increased by more than three-fourths as a percentage of total earnings (7.78% vs. 13.74%). Transportation/Communications/Public Utilities earnings nearly tripled between 1980 and 2000 (3.75% to 10.87%).

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. The continuing local economic dependence on manufacturing at a time when it is precarious is of great concern and a red flag locally.

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

Category	1980	1990	2000	2005
Total	\$132,880,000	\$161,560,000	\$159,648,000	\$169,257,000
Farm	-\$790,000	\$9,065,000	\$7,703,000	\$8,734,000

Agricultural Services, Other	\$5,363,000	\$1,247,000	\$3,100,000	\$3,553,000
Mining	\$681,000	\$0	\$0	\$0
Construction	\$1,945,000	\$3,743,000	\$3,249,000	\$3,371,000
Manufacturing	\$84,693,000	\$78,991,000	\$64,259,000	\$64,476,000
Trans., Comm., & Public Utilities	\$4,986,000	\$17,524,000	\$17,349,000	\$20,211,000
Wholesale Trade	\$3,920,000	\$6,167,000	\$6,582,000	\$6,425,000
Retail Trade	\$11,199,000	\$13,013,000	\$17,308,000	\$18,044,000
Finance, Insurance, & Real Estate	\$1,739,000	\$1,477,000	\$1,915,000	\$1,957,000
Services	\$7,346,000	\$13,143,000	\$14,242,000	\$16,484,000
Federal Civilian Government	\$1,128,000	\$1,245,000	\$1,383,000	\$1,367,000
Federal Military Government	\$331,000	\$586,000	\$620,000	\$659,000
State & Local Government	\$10,339,000	\$15,359,000	\$21,938,000	\$23,976,000

Category	2010	2015	2020	2025
Total	\$179,873,000	\$191,765,000	\$205,249,000	\$220,745,000
Farm	\$9,536,000	\$10,246,000	\$10,937,000	\$11,654,000
Agricultural Services, Other	\$3,988,000	\$4,425,000	\$4,881,000	\$5,371,000
Mining	\$0	\$0	\$0	\$0
Construction	\$3,491,000	\$3,613,000	\$3,736,000	\$3,862,000
Manufacturing	\$65,462,000	\$67,078,000	\$69,339,000	\$72,330,000
Trans., Comm., & Public Utilities	\$23,213,000	\$26,363,000	\$29,742,000	\$33,450,000
Wholesale Trade	\$6,354,000	\$6,330,000	\$6,339,000	\$6,385,000
Retail Trade	\$18,847,000	\$19,801,000	\$20,908,000	\$22,175,000
Finance, Insurance, & Real Estate	\$2,024,000	\$2,108,000	\$2,207,000	\$2,320,000
Services	\$18,934,000	\$21,704,000	\$24,920,000	\$28,718,000
Federal Civilian Government	\$1,357,000	\$1,358,000	\$1,372,000	\$1,400,000
Federal Military Government	\$697,000	\$735,000	\$772,000	\$809,000
State & Local Government	\$25,970,000	\$28,004,000	\$30,096,000	\$32,271,000

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

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

Category	1980	1990	2000	2005
Total	100.00%	100.00%	100.00%	100.00%
Farm	-0.59%	5.61%	4.82%	5.16%
Agricultural Services, Other	4.04%	0.77%	1.94%	2.10%
Mining	0.51%	0.00%	0.00%	0.00%
Construction	1.46%	2.32%	2.04%	1.99%
Manufacturing	63.74%	48.89%	40.25%	38.09%
Trans., Comm., & Public Utilities	3.75%	10.85%	10.87%	11.94%
Wholesale Trade	2.95%	3.82%	4.12%	3.80%
Retail Trade	8.43%	8.05%	10.84%	10.66%
Finance, Insurance, & Real Estate	1.31%	0.91%	1.20%	1.16%
Services	5.53%	8.14%	8.92%	9.74%
Federal Civilian Government	0.85%	0.77%	0.87%	0.81%
Federal Military Government	0.25%	0.36%	0.39%	0.39%
State & Local Government	7.78%	9.51%	13.74%	14.17%

Category	2010	2015	2020	2025
Total	100.00%	100.00%	100.00%	100.00%
Farm	5.30%	5.34%	5.33%	5.28%
Agricultural Services, Other	2.22%	2.31%	2.38%	2.43%
Mining	0.00%	0.00%	0.00%	0.00%
Construction	1.94%	1.88%	1.82%	1.75%
Manufacturing	36.39%	34.98%	33.78%	32.77%
Trans., Comm., & Public Utilities	12.91%	13.75%	14.49%	15.15%
Wholesale Trade	3.53%	3.30%	3.09%	2.89%
Retail Trade	10.48%	10.33%	10.19%	10.05%
Finance, Insurance, & Real Estate	1.13%	1.10%	1.08%	1.05%
Services	10.53%	11.32%	12.14%	13.01%
Federal Civilian Government	0.75%	0.71%	0.67%	0.63%
Federal Military Government	0.39%	0.38%	0.38%	0.37%
State & Local Government	14.44%	14.60%	14.66%	14.62%

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

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.

Tables ED-5 and ED-6 also highlight future projections for Jeff Davis County, as supplied by Woods & Poole. By 2025, almost 86 percent (85.6 percent) of Jeff Davis County's total earnings are projected to be found in five sectors: Manufacturing, Transportation/ Communications/ Public Utilities, State & Local Government, Services, and Retail Trade. While still first in total earnings (32.77 percent), the Manufacturing sector's share of total county earnings is expected to continue its steep decline subsequent to an expected continued drop in employment. The largest growth is projected to be in Transportation/Communications/ Public Utilities earnings, with a projected increase of over four percentage points between 2000 and 2025. Its projected 2025 percentage (15.15 percent) would be some four percentage points greater than its percentage of total employment, indicating a growing number of good paying jobs is anticipated. Only slight growth is expected in State & Local Government earnings, as this sector's employment and earnings are forecast to be fairly stable. 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. A slow downward trend is forecast to occur in retail trade earnings as a percentage of total earnings, comprising just one-tenth of total county earnings by 2025, as the decline in manufacturing jobs presents a barrier to any significant future expansion of retail job opportunities. This figure would be significantly lower than the projected percentage of total employment, indicating relatively lower wages in those local retail 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 less diverse local economy in Jeff Davis County and heavy reliance on the manufacturing sector with one major employer. While there are positive factors in the local economy in that the larger sectors are more basic sectors and thus provide a more solid foundation, it is also true that the sectors of the local economy which show a greater share of employment and earnings (farming, manufacturing, and transportation) are very competitive, cyclical, and subject to slowdowns/recessions. These sectors of the local economy will be discussed in more detail below.

The future of the Jeff Davis County economy on the current path 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 one-seventh (some 965 jobs) by 2025. Earnings would continue to grow in the county increasing about 40 percent to almost \$221 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 five sectors of the Jeff Davis County economy with larger presence than the state in 2000 (Farming, Manufacturing, Transportation/Communications/Public Utilities, Retail Trade, 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 nearly the entire period in the manufacturing sector. 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

Manufacturing. This has historically been the most important economic sector in Jeff Davis 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 one-half of county jobs and two-thirds of earnings in 1990, although by 2000 the Manufacturing sector provided one-third of county jobs and approximately 40 percent of county earnings. In other words, the local manufacturing sector was reduced by 30-35 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. This translates into more volatility and potentially quicker change of fortunes.

Thus, there are magnified pitfalls for a local economy with extremely large reliance on this sector, even though such basic jobs are very important to any economy. As evidenced by these statistics, the end result has been devastating to the local economy. Its impacts are already being evidenced in slowing population growth, declining job numbers, and lower earnings.

Jeff Davis County had 22 industries as of 2004, mostly located in Hazlehurst, which provide about 1,500 jobs. Many 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. About one-half of the manufacturers employ less than 10 persons, but there are also four industries with 100 or more employees. More than one-half of Jeff Davis' manufacturing jobs are provided by one employer, Hazlehurst Mills (Amoco Fabrics & Fibers). This mill produces carpet backing. Although this industry is considered a textile mill, it is less subject to foreign competition than apparel manufacturing. However, reliance on one main industry places any community's economy in a potentially fragile position. The mill has already experienced significant layoffs in recent years. Another local manufacturer of textile products, ERO Industries, recently closed its doors, taking with it nearly 400 manufacturing jobs alone.

About one-fifth of manufacturing establishments in Jeff Davis County are actually logging operations, most employing less than 10 persons. The concerns cut and haul timber from the many pine plantations and other forest lands in the county and surrounding area, but are classified as manufacturers by the Standard Industrial Classification system. These logging operations are fairly stable because of the vast forests, but together account for only about 1 in 4 or so of local manufacturing jobs. One of the county's manufacturers employing 100 or more persons, Thompson Hardwoods, takes the timber from the area's forests and logging operations and produces value-added products, in this case hardwood lumber. Two other large local manufacturing employers with more than 100 employees, Beasley Forest Products and PalletOne, take raw lumber and produce wooden pallets. Beasley Forest Products employs 140 persons, while PalletOne employs about 120 persons.

The last large manufacturer in the county, Alco Controls, a subsidiary of Emerson Electric and a producer of refrigeration filter dryers, recently ceased operations locally. The loss

of this important local manufacturer amounted to a loss of 225 jobs. Other manufacturing areas with several local concerns, all relatively small, are tool and die machine shops and cabinet shops. Almost all of the manufacturers in Jeff Davis County are located in Hazlehurst. This concentration of manufacturers is the reason for Hazlehurst's appellation as "The Industrial City," and the county's strong growth during the 1970s. Three manufacturers employing about 60 people are located in the City of Denton. In addition to county manufacturing jobs, there were over 900 more jobs in Lumber City (Telfair County), about seven miles away. These included Amercord, a manufacturer of steel belts for tires, and a Rayonier sawmill. However, the closing of Amercord in 2000 proved to be a detrimental blow to the area's economy, adding on to the significant losses that have occurred over the last 5-10 years.

Jeff Davis County's impressive manufacturing base can be traced in large part to community leadership and resolve early after World War II. The community formed a Chamber of Commerce and organized a "Balance Agriculture with Industry" campaign to recruit manufacturers. These concerted local efforts, and the particular foresight of a local industrialist (Claude Cook) helped bring many of the industries to Hazlehurst. As mentioned earlier, the county's central location between the metropolitan areas of Savannah, Macon, and Jacksonville; its transportation access; its existing industries; its agriculture and forestry base; and other available natural resources, including abundant water supplies, are among the assets which offer much potential for future growth in manufacturing. The same leadership and community spirit that helped build the county's once strong manufacturing foundation will be needed once again to help rebuild and further diversify the community's economic base and lead the way to future economic recovery.

Agriculture and Agribusiness. Agriculture and agribusiness, including forestry, remain very important to the economy of Jeff Davis County. As noted earlier, Jeff Davis County can trace its origins to agrarian and timber interests, its first industries to turpentine and naval stores production from its forests, and early 20th century growth to the Hazlehurst tobacco market. Even today, much of the county's land area (over 86 percent) is in forest and farm. As described above, more than 1 out of every 8 local manufacturing jobs is related to the forests of the county and surrounding area. Tables ED-2 and ED-3 detailed farming and agricultural services as providing local employment at nearly three times the rate as that in the state as a whole, and providing up to 1 out of every 15 local jobs.

The face of agriculture continues to change in Jeff Davis 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 50 percent as shown in Table ED-9, since 1964. At the same time, however, lands dedicated to cropland and pasture

have decreased at a slower rate (around 10 percent or less) over roughly the last 40 years. According to the U.S. Census of Agriculture, from 1964 to 2002 Jeff Davis County lost 54.3 percent of its farms. However, between 1997 and 2002 there was an increase of about 15.5 percent, according to the Census of Agriculture. This increase resulted in only a slightly fewer number of farms in the county in 2002 than was the case in 1992. By 2002 there were just 254 farms in Jeff Davis County valued at \$1,509 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 five years or so is likely the result of the increased number of farms entering into timber production. Overall, unlike in many rural areas, farming in Jeff Davis County has remained fairly stable, particularly in cropland harvested. Stable does not mean constant. Despite some fairly wild expansions and contractions particularly in the late 1970s and early 1980s, 2002 figures for total cropland and harvested cropland acres are near historical averages and are almost exactly the same as those of 1964.

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 5 in 100 local jobs whereas it provided only about 1 in 100 for the state as a whole. The \$10.557 million in agricultural sales in 2002 was down somewhat from \$13.375 million in 1992. However, this was still twice as high as earnings in 1964, reflecting that farm earnings remain stable although jobs are fewer than in previous years. Much of these earnings can be attributed to large amounts of land being in timber production.

Vegetable crops are becoming more important statewide, but have decreased in the county in the last decade from \$8.6 million in 1992 to \$6.5 million in 2002. As shown in Table ED-9, agriculture in the county consisted predominantly of row crops in the 1950s and early 1960s, but transformed into heavy livestock (including poultry) production as well in the 1970s and 1980s. It is now transitioning back to primarily row crops, albeit different ones. If the

Table ED-9
Jeff Davis County Farm Trends
1964-2002

Year	Number of Farms	Total Acres Farmland	Total Acres Cropland	Harvested Acres Cropland	Value of Farm Products Sold (Millions of Real Dollars)		
					Total	Crops	Livestock
1964	556	116,875	30,293	23,636	\$4.7	\$3.6	\$1.1
1974	435	102,852	41,021	30,848	\$15.3	\$8.9	\$6.5
1982	394	106,265	65,358	53,512	\$23.7	\$12.6	\$11.1
1992	263	72,626	30,123	24,376	\$13.4	\$8.6	\$4.8
2002	254	56,198	27,011	22,836	\$10.6	\$6.5	\$4.0

Source: U.S. Bureau of the Census, Census of Agriculture, 1964, 1974, 1982, 1992, and 2002.

principal sources of income to farmers are analyzed, it can be seen that corn, soybeans and tobacco were the main row crops of the county through the 1980s. Principal livestock raised has been hogs and pigs. In the 1970s and 1980s, there was major expansion into poultry production, primarily layers. By 1982, poultry provided more than a third of farm income, and was the top “crop” in the county. The rapid expansion of cropland and farming in the 1970s and 1980s can be attributed to availability of easy capital from the federal government, the introduction of center-pivot irrigation and subsequent clearing of marginal lands for production, and the poultry expansion. The 1980s were the proverbial day of reckoning as the layer market collapsed, and many farms went bankrupt during bad-weather years. Cropland acres quickly decreased to historic acreages.

In the 1990s, agriculture is changing again in the county, although it is expanding. Poultry production is expanding again, but this time in broilers. Tobacco is declining rapidly, corn and soybeans have receded, and cotton is now king. In the 2002 census, cotton was the leading crop ahead of poultry, cattle, and tobacco. Hog and pig production has recently been decimated in the county because of market restructuring, and will not remain as important in the future without major changes.

Vegetable production may offer much potential for future expansion the county. 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 employment levels necessary to support large population numbers, but it can provide continuing important economic impact and opportunities for other, value-added economic development. Cotton is already offering a new cash crop. The potential of value-added processing also offers agribusiness/manufacturing opportunities for the future.

Transportation. The fifth leading sector in terms of jobs and now third in earnings for the county, is transportation/communications/utilities. This is almost due entirely to the location of trucking concerns in Jeff Davis County. According to local data, there are about 22 transportation and warehousing concerns in the county -- many of which are owner-operators. However, there are two major trucking companies with home offices located in Hazlehurst, Olin Wooten Transport and Williams Brothers Trucking. Both employ around 100 workers, placing them in the top ten county employers.

This sector is projected by Woods and Poole to be the fastest growing sector for job growth and second fastest for earnings in the county over the planning period. Jobs in this sector are expected to grow by some 60 percent and earnings by over 70 percent. The county's central location between three metropolitan areas and improving transportation access can only help this sector grow. The two major trucking companies are locally owned and have offices/terminals elsewhere. These factors and the large presence of this sector could also stimulate wholesale and distribution businesses in the county in the future.

Services. The services sector in Jeff Davis County is an increasingly 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 over time. Actual employment in this sector increased by more than three-fourths in Jeff Davis County between 1980 and 2000. However, most of that growth took place in the 1980s, as growth between 1990 and 2000 was just 16 percent. As of 2000, it was third in employment but only fifth in earnings countywide, but still somewhat below state figures. Services are an essential element of modern daily living, whether they are industrial, medical, physical, or social. Although services are expanding in the county, the lack of the extent of 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 does provide opportunity and room for further growth and expansion. Professional services are limited. An aging population offers potential markets for medical and support services. There are already identified needs for more physicians. There is one hospital in the county, Jeff Davis Hospital. The increase in technology

and computer use provides a need for new types of services. The availability of Altamaha Technical College provides a source for training in specific service areas that may be identified by the community.

Government. This sector was defined to include local, state, and federal offices and institutions such as the local public school system and technical college. 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 the fourth leading local economic employment sector but the second leading earnings sector. State and local government alone was shown in 2000 to provide nearly 1 in 8 local jobs, and about 1 in 7 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 Jeff Davis County that was conducted in 2004, 33 separate offices with over 800 employees were operational in Jeff Davis County. This is almost one-eighth of local employment.

Growth in this sector since 1990 has been relatively steady as indicated by the Woods and Poole data, as there has been only moderate growth in terms of actual numbers while the sector's percentage of total local employment has increased slightly over the last decade. However, this sector has still managed to hold its position as fourth in total local employment since 1980, as its stable numbers have outpaced other sectors (such as agriculture and manufacturing) that have undergone real declines in terms of actual numbers. On the other hand, government earnings as a percentage of total local earnings has nearly doubled over the last two decades, signaling that wages are still relatively good while the number of jobs increases incrementally. Unlike many of its neighbors, the county lacks the presence of a state and/or federal prison facility, which has become a boon to the employment levels of quite a few of the surrounding counties. Therefore, the impact of government jobs locally has not been quite as stark as is the case in other areas. Some potential does exist for the location of some type of state facility locally, as the Georgia Department of Corrections has the option to construct a facility on property it owns along U.S. 341 east of Hazlehurst. However, plans to construct any such facility are currently on hold pending the possible future occupation of a similar type of facility already constructed in neighboring Appling County. The construction of a state prison facility would likely be a significant "shot in the arm" not only to local government employment but also to local employment levels as a whole, added employment that is much needed given the aforementioned job losses suffered in local manufacturing.

This sector provides much stability to the local economy. Growth projections for this sector look to be small but steady as reflected in the Woods and Poole data, as there is positive potential for growth through population expansion, expansion of transportation and service, and the securing of new governmental functions.

Retail Trade. The retail trade sector has been the fastest growing sector in terms of both actual numbers and percentage in Jeff Davis County over the last two decades. Woods and Poole's data indicate that the retail trade sector is now the second top sector of employment. As of 2000, almost one in every six county jobs were in this sector, compared to about one in ten in 1990.

Jeff Davis County has never been considered a major retail area in southeast Georgia, despite the growth in recent years, although this sector was boosted by the early location of a Wal-Mart in the county. The major retail trade destination for local residents historically has been and continues to be the regional growth centers of Coffee (Douglas) County and Toombs (Vidalia) County, with other activity in Appling County (Baxley). Additional retail opportunities abound in the relatively nearby major cities of Macon and Savannah. There are two shopping centers, a revitalized downtown area, and a Wal-Mart Supercenter which located in 2005 to replace the small, earlier Wal-Mart. The major market area of retail trade for Jeff Davis County consists of Jeff Davis, Telfair, Appling, Wheeler, Montgomery, and Bacon counties. Geography has helped in the recent retail growth in Jeff Davis County to a large degree as outlying regions of most of the aforementioned counties are closer to Hazlehurst than other trade areas. The Wal-Mart and local grocery stores have been particularly adept in attracting trade from the surrounding region. However, limited population in the closely accessible outlying region does preclude major and rapid expansion at present. This will be a continuing constraint without expansion of other sectors generating population growth, with the area's lack of population making it difficult to compete with the more heavily populated and prosperous regional growth centers of Douglas and Vidalia mentioned earlier. The general stagnation of the local economy at present also precludes income levels in the county from keeping pace with other areas, lowering discretionary spending incomes. A final factor seen as contributing to the lack of potential for significant marketplace growth is the increasing local use of mail order and electronic purchases via the Internet. Stagnating, low incomes and the ongoing Douglas and Vidalia retail trade center growth are the principal reasons for projected local marketplace decline. 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. Continued renovations of the downtown area of Hazlehurst and a general community beautification will also help.

Other Sectors. The remaining sectors of the local economy have a significantly, in many cases substantially, lower percentage presence than in the state. 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.

The lack of growth in the services sector is somewhat difficult to explain. Services are an essential element of modern daily living, regardless of whether being industrial, medical, physical, or social. This sector also showed substantial local growth between 1980 and 1990. Some explanations may include greater self-reliance by rural populations, lack of significant expected population growth, and lack of available training. There is room for expansion in this sector, despite expectations by Woods and Poole. Professional services are limited. The growing health care industries and an aging population offer potential markets. Altamaha Technical College has a satellite campus in Hazlehurst which will provide additional local skills training for trades and services. General technology increases and growing computer use also provide new service needs.

Denton. As noted above, most of the county's economic entities are located in Hazlehurst. Denton does have an aluminum door, window, and deer stand manufacturer, a concrete vault/pipe plant, and a peanut processing plant in town together employing almost 60 persons. The peanut processing facility opened earlier in 2005 with the assistance of funding from OneGeorgia's EQUITY program. Twelve full-time and 19 seasonal jobs were created, which was part of a \$2.5 million private investment. This is very encouraging for a town the size of Denton. However, other economic activities are rather limited, but include a local post office, a used car lot, and two local convenience-type stores.

At one time in the 1920s and 1930s, Denton's businesses included four stores, a drugstore, a bank, three hotels, two cotton gins, two turpentine stills, and several other concerns. The dominant economic presence of Hazlehurst less than 15 minutes away, and the lack of a public sewerage system likely preclude significant new developments or a return to the city's heyday. However, the recently upgraded water system, and likely continuing residential growth may offer limited possibilities for retail trade and services expansion in the form of small businesses.

Average Weekly Wages

Average weekly wages for all economic sectors in Jeff Davis County with comparisons to Georgia are shown in Tables ED-10 through ED-12. This data is shown for the years 1993

through 2003. These tables show not only that jobs are not growing as fast in the county as in the state, but also that the wage levels of the jobs created locally are generally not as high as those in the state. Discrepancies between local and state wage levels are growing. Averages for all sectors show overall wages in Jeff Davis County that were on average \$128 per week behind the state in 1993, falling to \$239 per week behind by 2003. In addition, growth in overall average weekly wages in Jeff Davis County (32.1 percent) was roughly two-thirds that of Georgia (46.67 percent) between 1993 and 2003. Average overall wages in 2003 in Jeff Davis County were only two-thirds (66.05 percent) of Georgia's, with the Agriculture, Forestry, and Fishing (111.88 percent) sector in Jeff Davis County being the only local sector whose average weekly wages surpassed the state's total for that respective sector, while the State Government (96.09 percent) and Transportation (88.78 percent) sectors were the only other local sectors whose average weekly wages nearly approached that of the state for any particular sector. In 2003, the highest wages in Jeff Davis County were in the Transportation (\$744) and Communication (\$703) sectors. The next closest sector was Federal Government (\$675), with Wholesale next (\$638). 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).

Analysis of wages of individual economic sectors can help explain differences, especially if job growth of the local sectors is also considered. Agriculture, forestry, and fishing wages were higher in Jeff Davis County than the state during the years of 1993 through 2003, with the exceptions of 1993 and 2000. During the periods of 1995-1996 and 1998-1999, local agricultural wages approached nearly the twice the state's average. 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-

Table ED-10
Average Weekly Wages
Jeff Davis County
1993-2003

Category	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003
All Industries	\$352	\$363	\$374	\$388	\$400	\$407	\$431	\$443	\$448	\$443	\$465
Agriculture, Forestry, Fishing	\$215	\$335	\$655	\$517	\$406	\$559	\$619	\$381	\$501	\$533	\$471
Mining	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Construction	\$309	\$310	\$324	\$334	\$311	\$333	\$384	\$431	\$461	\$404	\$375
Manufacturing	\$421	\$431	\$427	\$448	\$452	\$466	\$495	\$509	\$507	\$493	\$521
Transportation, Comm., Utilities	\$365	\$405	\$458	\$454	\$479	\$457	\$497	\$576			
Transportation									\$681*	\$646*	\$744*
Communication									\$586*	\$607*	\$703*
Utilities											
Wholesale	\$365	\$362	\$382	\$427	\$453	\$443	\$455	\$478	\$511	\$558	\$638
Retail	\$203	\$211	\$209	\$218	\$239	\$246	\$257	\$264	\$329	\$331	\$361
Financial, Insurance, Real Estate	\$332	\$356	\$398	\$406	\$430	\$466	\$488	\$506			
Finance and Insurance									\$524**	\$526**	\$542**
Real Estate									\$186**	\$170**	
Services	\$254	\$232	\$230	\$250	\$257	\$279	\$294	\$313	\$375	\$371	\$403
Federal Government	\$558	\$562	\$601	\$624	\$639	\$624	\$630	\$565	\$579	\$603	\$675
State Government	\$472	\$482	\$509	\$534	\$533	\$553	\$600	\$546	\$585	\$616	\$615
Local Government	\$314	\$339	\$346	\$384	\$407	\$419	\$441	\$468	\$485	\$505	\$504

*- Beginning in 2001, the Average Weekly Wages for Transportation and Communications were reported separately, while Average Weekly Wages for Utilities were not reported from this point forward.

** - Beginning in 2001, Average Weekly Wages were reported separately for the sectors of Financial and Insurance and Real Estate. The 2003 Average Weekly Wages for Real Estate were not reported.

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

Table ED-11
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-11 (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-12
Jeff Davis County Average Weekly Wages
As a Percentage of Georgia Average Weekly Wages
1993-2003

Category	1993	1994	1995	1996	1997	1998
All Industries	73.33%	74.39%	73.48%	73.07%	71.68%	68.75%
Agriculture, Forestry, Fishing	70.72%	107.37%	203.42%	153.87%	117.00%	149.87%
Mining	NA	NA	NA	NA	NA	NA
Construction	67.03%	64.72%	63.78%	62.55%	55.94%	56.44%
Manufacturing	82.39%	81.17%	76.94%	76.19%	73.26%	71.36%
Transportation, Comm., Utilities	51.48%	56.25%	62.14%	59.04%	59.50%	54.80%
Transportation						
Communication						
Utilities						
Wholesale	52.52%	50.91%	52.40%	56.04%	56.00%	50.92%
Retail	78.08%	79.03%	76.00%	76.22%	79.93%	77.36%
Financial, Insurance, Real Estate	51.23%	54.94%	57.43%	54.79%	53.68%	53.75%
Finance and Insurance						
Real Estate						
Services	53.93%	48.84%	45.91%	48.17%	46.64%	47.94%
Federal Government	85.71%	84.26%	90.10%	89.02%	82.77%	78.29%
State Government	100.21%	101.05%	103.25%	103.29%	100.00%	98.57%
Local Government	76.59%	80.71%	78.64%	83.30%	84.79%	82.81%

Table ED-12 (Cont'd)
Jeff Davis County Average Weekly Wages
As a Percentage of Georgia Average Weekly Wages
1993-2003

Category	1999	2000	2001	2002	2003
All Industries	69.29%	67.33%	66.27%	64.48%	66.05%
Agriculture, Forestry, Fishing	158.72%	94.54%	120.14%	130.00%	111.88%
Mining	NA	NA	NA	NA	
Construction	61.84%	65.80%	67.10%	58.30%	52.82%
Manufacturing	72.37%	70.60%	71.31%	67.72%	68.46%
Transportation, Comm., Utilities	55.53%	60.70%			
Transportation			84.28%*	78.02%*	88.78%*
Communication			53.18%*	55.28%*	61.24%**
Utilities					
Wholesale	48.82%	48.38%	50.00%	54.81%	61.82%
Retail	76.72%	75.43%	75.98%	75.23%	79.52%
Financial, Insurance, Real Estate	53.80%	52.33%			
Finance and Insurance			49.86%**	48.61%**	48.52%**
Real Estate			27.76%**	24.39%**	
Services	48.12%	47.64%	55.15%	53.92%	57.41%
Federal Government	77.97%	66.71%	64.84%	62.23%	65.15%
State Government	104.17%	92.86%	96.69%	97.62%	96.09%
Local Government	84.32%	85.25%	84.94%	85.16%	82.62%

* - Beginning in 2001, the Average Weekly Wages for Transportation and Communications were reported separately, while Average Weekly Wages for Utilities were not reported from this point forward.

* - Beginning in 2001, Average Weekly Wages were reported separately for the sectors of Financial and Insurance and Real Estate. 2003 Average Weekly Wages for Real Estate were not reported.

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

durable manufacturing wages in the county have been consistently between 70 to 80 percent that of the state, despite being the dominant employer locally in terms of both employment and earnings. 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 between 2000 and 2003, after being roughly equal to slightly above the state prior to 2000. 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-13 shows personal income by type for Jeff Davis County from 1980 projected through 2025, as supplied by Woods and Poole. Table ED-14 provides the percentage of personal income by type for the same period for Jeff Davis County, while Table ED-15 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 some 90 percent that of the state in terms of percentages, with a decrease from 78 percent of the county's total personal income in 1980 to just under 56 percent in 2000, an indicator of the declining number of jobs, particularly manufacturing, present in the county. The fact that local wages and salaries were higher as a percentage of total personal income in 1980 than the state was highly unusual for a rural county located away from metropolitan areas, but reflected the real impact of an extraordinarily large local manufacturing sector. The forecast is for wages and salaries to essentially hold steady, declining further only by less than one percentage point as a percentage of total income, according to Woods & Poole, decreasing to just over 55 percent by 2025. Without a growth in

Table ED-13

**Personal Income By Type (In 1996 Dollars)
Jeff Davis County
1980-2025**

Category	1980	1990	2000	2005
Total	\$144,640,000	\$188,926,000	\$227,162,000	\$241,876,000
Wages & Salaries	\$112,657,000	\$127,081,000	\$126,815,000	\$134,862,000
Other Labor Income	\$10,777,000	\$17,573,000	\$12,561,000	\$13,148,000
Proprietors Income	\$9,446,000	\$16,906,000	\$20,272,000	\$21,247,000
Dividends, Interest, & Rent	\$16,631,000	\$27,024,000	\$38,252,000	\$40,848,000
Transfer Payments to Persons	\$20,474,000	\$28,968,000	\$47,224,000	\$51,490,000
Less: Social Ins. Contributions	\$6,883,000	\$9,661,000	\$9,648,000	\$10,682,000
Residence Adjustment	-\$18,462,000	-\$18,965,000	-\$8,314,000	-\$9,037,000

Category	2010	2015	2020	2025
Total	\$258,104,000	\$276,164,000	\$296,409,000	\$319,302,000
Wages & Salaries	\$143,667,000	\$153,510,000	\$164,653,000	\$177,439,000
Other Labor Income	\$13,782,000	\$14,489,000	\$15,291,000	\$16,216,000
Proprietors Income	\$22,424,000	\$23,766,000	\$25,305,000	\$27,090,000
Dividends, Interest, & Rent	\$43,540,000	\$46,318,000	\$49,166,000	\$52,068,000
Transfer Payments to Persons	\$56,347,000	\$61,847,000	\$68,076,000	\$75,137,000
Less: Social Ins. Contributions	\$11,853,000	\$13,131,000	\$14,532,000	\$16,079,000
Residence Adjustment	-\$9,803,000	-\$10,635,000	-\$11,550,000	-\$12,569,000

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

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

Category	1980	1990	2000	2005
Total	100.00%	100.00%	100.00%	100.00%
Wages & Salaries	77.89%	67.26%	55.83%	55.76%
Other Labor Income	7.45%	9.30%	5.53%	5.44%
Proprietors Income	6.53%	8.95%	8.92%	8.78%
Dividends, Interest, & Rent	11.50%	14.30%	16.84%	16.89%
Transfer Payments to Persons	14.16%	15.33%	20.79%	21.29%
Less: Social Ins. Contributions	4.76%	5.11%	4.25%	4.42%
Residence Adjustment	-12.76%	-10.04%	-3.66%	-3.74%

Category	2010	2015	2020	2025
Total	100.00%	100.00%	100.00%	100.00%
Wages & Salaries	55.66%	55.59%	55.55%	55.57%
Other Labor Income	5.34%	5.25%	5.16%	5.08%
Proprietors Income	8.69%	8.61%	8.54%	8.48%
Dividends, Interest, & Rent	16.87%	16.77%	16.59%	16.31%
Transfer Payments to Persons	21.83%	22.40%	22.97%	23.53%
Less: Social Ins. Contributions	4.59%	4.75%	4.90%	5.04%
Residence Adjustment	-3.80%	-3.85%	-3.90%	-3.94%

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

Table ED-15
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.

the demand for new 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 Jeff Davis County's rose by about 57 percent (57.05 percent). From 2000 to 2025, Jeff Davis County's total personal income is projected to grow at a rate of slightly more than one-half that of the state as a whole (40.56% vs. 78.55%). This is consistent with the more challenged county economy. Transfer payments were the source of 1 out of every 5 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. 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 4 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 shrink further, with local wages and salaries expected to increase by almost 40 percent and transfer payments projected to grow by 59 percent through 2025.

Residence adjustment reflects net income from residents working elsewhere less that of those living elsewhere, but working in Jeff Davis County. Residence adjustment accounted for less than 1 in every 6 dollars of total personal income locally in 1980, but declined by roughly three-fourths to less than 1 in every 25 dollars by 2000. This means that workers living outside Jeff Davis have, and will continue to do so in the future, consistently earned more money in local industries and jobs than Jeff Davis residents have earned outside the county. People not living in Jeff Davis County come to work in the large local manufacturing sector, and take home more money than local residents bring in from elsewhere. The current residence adjustment share of total personal income is expected to hold steady, accounting for about 1 in every 25 dollars of income by 2025. Strategies to reduce this negative outflow either have to entail getting more locals to work inside the county, or enticing more local workers to live within the county. Skills enhancement for the local labor force, and general community enhancement are possible means to carry out such strategies. 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 Economic Activities

There have been a number of changes, some positive and some negative, to the Jeff Davis economic base since 1990. The largest change was to the county's largest employer, Hazlehurst Mills. This manufacturer eliminated an entire division in the last couple of years, cutting back by several hundred jobs. Another major change to the local manufacturing base has been the closing within the last year or so of the county's second leading manufacturer and third overall employer, ERO Industries. This manufacturer, which had not long since expanded its product lines into pris-prints, corals, children's stickers, chill coolers, and bean bags, ceased operations and eliminated 130 jobs. Alco Controls, a division of Emerson Electric and a maker of refrigerator filter dryers, closed within the past year, taking away an additional 225 jobs from the local economy.

Several other smaller local manufacturers have expanded and about four new small ones have located to the county since 1990. The net result is an addition of at least 100 jobs. Door and Window Supply in Denton added about 20 jobs, and Denton also witnessed the opening in 2005 of Jeff Davis Peanut and Grain, a peanut processing manufacturer that opened with 12 full-time jobs and 19 seasonal jobs. McPherson Manufacturing, located in the county's industrial park and a producer of gaskets and die cutting, added several new jobs.

The county's fastest growing economic sector, transportation, has also strengthened in recent years. Wooten Transport and Williams Brothers, both home based trucking concerns, have added employees in recent years. Southeastern Freight also opened a local terminal.

The local retail and services sector has changed with normal fluctuation of small businesses, although a number of new small shops have opened in downtown Hazlehurst. The significant new development is the opening of a new Wal-Mart Supercenter in Hazlehurst along U.S. 341 East in 2005. This development stands to potentially be a boon to future retail growth along Hazlehurst's east side, although its opening does create a void in the former smaller Wal-Mart location along U.S. 221 South that is in need of being filled. The opening in April 2000 of McDonald's Lodge on U.S. 341 West in Hazlehurst gives tourists visiting the area another option for overnight lodging. The City's newest hotel was constructed with 42 rooms and a conference room that can seat up to 40 for small meetings and/or conferences.

Special Economic Activities

The most unique or special economic activity in Jeff Davis 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. Jeff Davis County will likely never be a major tourist destination, and should not be, given its unique rural character and important natural resources. But defining tourism as simply visitor attraction, Jeff Davis County does now enjoy limited tourism benefits, and has some potential.

A rather unique economic activity currently ongoing in Jeff Davis County involves the rehabilitation of the historic Big House in Hazlehurst. Located near the downtown area on U.S. 341, this important community landmark is being revitalized through the use of OneGeorgia funds to restore it to prominence once again. The former residence, and later restaurant, is being converted for use as culinary arts and hospitality training center through the efforts of the Hazlehurst-Jeff Davis Board of Tourism, the countywide Joint Development Authority, and

Altamaha Technical College. It currently is being utilized as the local tourism office/welcome center, and it can also be utilized for meetings and other social and community use. As rehabilitation efforts are completed and the training center established, there is much potential for this unique community asset to be a draw for visitors from the surrounding area.

The Georgia Department of Economic Development's Tourism Division indicates that tourism expenditures in Jeff Davis County at present reached almost \$12 million in 2003. These tourism expenditures result from pass through travelers (primarily U.S. 341 headed either west to Macon/Atlanta or east to Brunswick and the Golden Isles), out-of-town shoppers, festival/event attendees, and sportsmen. The Altamaha and Ocmulgee rivers and their vast timberlands offer a prime locale for boating, fishing, hunting, and other recreational activities, and are the area's major tourist draw. The Bullard Creek Wildlife Management Area, with more than 13,900 acres lying mostly in Jeff Davis County along the Altamaha River, is state-owned and already attracts many sportsmen. There are two boat landings, Bullard Creek and Town's Bluff, on the Altamaha River located off of U.S. 221/GA Highway 135 north of Hazlehurst. There are also two boat landings on the Ocmulgee River, Burkett's Ferry and Hinson's Landing, located west of Hazlehurst. The community already has several annual events, including an Arts and Crafts Festival, an auto and truck show, and a farm equipment auction, which attract a number of visitors from the surrounding area.

The most popular community event held annually is the 1890s Homestead, which takes place each November at the Jeff Davis Fairgrounds. Sponsored by the 1890s Homestead of Past Eras Society (HOPES), the 1890s Homestead portrays life on a farm during the period of time between the 1890s and 1940s, serving as a living history exhibit. Permanent exhibits include such items as a turpentine still and commissary, a horse barn, a grist mill, a corn crib, an outdoor privy, a syrup shed, and an original one-room church. Among the activities held each year are mule plowing, syrup making, and soap making. The 1890s Homestead is a very popular draw for visitors from the surrounding counties each year, and is a celebration of the area's rural and agrarian heritage.

Another event that holds potential for future success is the "Peaches to the Beaches" program. Following the motto of the Golden Isles Parkway Association, a group that was formed to promote the upgrading of U.S. 341 (the Golden Isles Highway) to four-lane status and now serves to promote tourism development of communities along the route, the event is a series of vendors that are located at various stops and communities along the route, offering items from antiques to local crafts and traditional yard sale fare. "Peaches to the Beaches," held for the first time in March, 2005, is patterned after other similar events that have been held not only in

Georgia (along U.S. 441, for example) but in other states as well and that have achieved success and brought notoriety to their areas. Among the participating communities this past year were Perry, Hawkinsville, Cochran, Eastman, McRae, Hazlehurst, Baxley, Jesup, Brunswick, and Jekyll Island. This program has much potential to be a significant draw for visitors, especially pass-through travelers, to the area who are interested in unique shopping opportunities.

The Altamaha and Ocmulgee rivers are very important natural resources with much potential for “eco-tourism” and other visitor attraction. The world’s record largemouth bass was caught just west of the county in the Ocmulgee River basin in the 1930s. Local citizens are beginning to realize the importance of this local resource. Efforts are currently ongoing to develop a local park along the Altamaha River at Town’s Bluff landing. The proposed park is part of a \$2.5 million project to renovate the landing, one in which local officials desire to have become a regional tourist draw for the area. Among the new amenities completed at Town’s Bluff include a new covered picnic shelter and restroom facilities, and proposed additions include an area for RVs/camping and a small Native American museum.

The landing site is already becoming a popular area for locals and others in the surrounding region, with several annual events held involving the landing. People from all over Georgia and elsewhere come to the area each year for bird watching, and an event is held in June of each year. The Bullard Creek WMA has been designated as an official “Important Bird Area” by the National Audubon Society, as the Altamaha River is an important stopover route for many species of birds migrating to and from their nesting and winter areas. It is home to many unique summer breeding species, and as a result, the area is considered one of Georgia’s prime quality birding sites. The area was also host to the Altamaha Wilderness Adventure Race (AWAR), which was held in October until recently and was sponsored by Three Rivers Excursions, a local promoter of boating and other expeditions along the Altamaha, Oconee, and Ocmulgee rivers. AWAR has brought as many as 100-plus visitors from several southeastern states to Jeff Davis County in recent years, and the event, which included running, paddling, cycling, and land navigation, originated and ended at the Town’s Bluff Landing. One other event that is held in January is the Saddle Sore and Mule Poor Trail Ride, which is a popular event for horse riding hobbyists. Some 200 riders participated in last year’s event, which covers a 15-mile stretch through the Bullard Creek WMA before ending at the Town’s Bluff Landing. These and other events offer much potential to attract greater numbers of nature enthusiasts and other tourists to the area.

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 Jeff Davis

County's total land area consisted of forestland as of 1997, offering an abundant area for hunting opportunities. Excellent fishing opportunities abound in the Altamaha and Ocmulgee rivers. It has been estimated that 250,000 people utilize the Altamaha River for recreation each year. The "1970 National Survey of Fishing and Hunting" documented benefits in excess of \$2 million annually more than 30 years ago from sport fishing along the Altamaha. Although no specific figures were available to make a comparison, the increasing popularity of sport fishing compared to 30 years ago means that the economic benefits are likely to be significantly higher today. 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.

Tourism seeking a "natural experience" is a growing phenomenon and has coined a term "nature-based tourism." The Altamaha River Basin is one of the most unique and important natural resources on the east coast of the U.S.: relatively undeveloped, Georgia's largest river-swamp system and largest free-flowing river and second largest watershed on the eastern U.S. coast. The Nature Conservancy, upon completing a two-year ecological inventory, recently named it as its first bioserve in Georgia in recognition of its state, regional, and national ecological significance. It contains over 50 natural community types, including nearly 100 rare species of flora and fauna. In addition the Altamaha Basin contains a number of historic and archaeological sites, all undeveloped, of extreme importance to the early settlement and development of Georgia. The development of a local park at Town's Bluff Landing offers potential for Jeff Davis County to take advantage of this current "nature-based tourism" phenomenon by utilizing its abundant natural resources for economic gain as a regional tourist draw. Hazlehurst could become a logical overnight lodging point, especially for visitors wishing to engage in hunting or fishing excursions.

There are some current limitations in hospitality accommodations, particularly lodging and restaurant facilities, in Hazlehurst. If agri-tourism and the proposed local park along the Altamaha River are developed, this could help provide the impetus needed in the private sector to help Hazlehurst to develop the necessary further accommodations to be a lodging point for visitors to the area. In the interim, small natural and historic resource attractors currently are available and can continue to be developed and nurtured.

Jeff Davis County and Hazlehurst have established a mechanism for marshalling local efforts for tourism development. The Hazlehurst-Jeff Davis Board of Tourism was established in

November, 1994 and funded through a 5 percent hotel/motel tax. It is a joint effort among the County and the City to pool their resources together in the pursuit of promoting and attracting tourism opportunities to the area.

Labor Force

According to the latest figures from the Georgia Department of Labor, Jeff Davis County has a resident labor force of about 5,606 workers. February 2005 annual averages showed 5,163 employed workers and 443 unemployed persons, or an unemployment rate of 7.9 percent. This is significantly higher than Georgia's February 2005 unemployment rate of 5.2% and the U.S. average of 5.8 percent. This is likely further evidence of the recent decline in the number of jobs available, as discussed earlier. 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-16 and ED-17, with information at the state level provided in Table ED-18 and at the U.S. level in Table ED-19. The recent decline in the availability of local jobs is seen here once again. From 1990 to 2000, total employment by occupation decreased slightly in Jeff Davis County (-4.76 percent), while growing statewide at a rate of 24.18 percent. The cities of Denton (-33.86 percent) and Hazlehurst (-21.9 percent) experienced larger decreases than the county as a whole, primarily due to declining overall populations and an aging population that is being left behind. As of 2000, the top four occupations of Jeff Davis Countians are: Precision

Table ED-16
Employment By Occupation

Jeff Davis County, Denton and Hazlehurst
1990 and 2000

1990

Category	Jeff Davis County	Denton	Hazlehurst
TOTAL All Occupations	5,529	127	1,699
Executive, Administrative and Managerial (not Farm)	364	5	125
Professional and Technical Specialty	477	2	190
Technicians & Related Support	126	0	0
Sales	586	12	199
Clerical and Administrative Support	524	18	196
Private Household Services	20	0	10
Protective Services	145	6	62
Service Occupations (not Protective & Household)	521	9	175
Farming, Fishing and Forestry	305	2	10
Precision Production, Craft, and Repair	771	26	299
Machine Operators, Assemblers & Inspectors	870	26	168
Transportation & Material Moving	457	13	109
Handlers, Equipment Cleaners, Helpers & Laborers	363	8	156

2000

Category	Jeff Davis County	Denton	Hazlehurst
TOTAL All Occupations	5,266	84	1,327
Executive, Administrative and Managerial (not Farm)	390	3	130
Professional and Technical Specialty	691	8	179
Technicians & Related Support	NA	NA	NA
Sales	525	9	94
Clerical and Administrative Support	577	10	118
Private Household Services	NA	NA	NA
Protective Services	91	1	34
Service Occupations (not Protective & Household)	511	7	228
Farming, Fishing and Forestry	175	2	10
Precision Production, Craft, and Repair	931	13	223
Machine Operators, Assemblers & Inspectors	767	13	139
Transportation & Material Moving	608	18	172
Handlers, Equipment Cleaners, Helpers & Laborers	NA	NA	NA

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

Table ED-17
Percentage Employment By Occupation
Jeff Davis County, Denton and Hazlehurst
1990 and 2000

1990

Category	Jeff Davis County	Denton	Hazlehurst
TOTAL All Occupations	100.00%	100.00%	100.00%
Executive, Administrative and Managerial (not Farm)	6.58%	3.94%	7.36%
Professional and Technical Specialty	8.63%	1.57%	11.18%
Technicians & Related Support	2.28%	0.00%	0.00%
Sales	10.60%	9.45%	11.71%
Clerical and Administrative Support	9.48%	14.17%	11.54%
Private Household Services	0.36%	0.00%	0.59%
Protective Services	2.62%	4.72%	3.65%
Service Occupations (not Protective & Household)	9.42%	7.09%	10.30%
Farming, Fishing and Forestry	5.52%	1.57%	0.59%
Precision Production, Craft, and Repair	13.94%	20.47%	17.60%
Machine Operators, Assemblers & Inspectors	15.74%	20.47%	9.89%
Transportation & Material Moving	8.27%	10.24%	6.42%
Handlers, Equipment Cleaners, Helpers & Laborers	6.57%	6.30%	9.18%

2000

Category	Jeff Davis County	Denton	Hazlehurst
TOTAL All Occupations	100.00%	100.00%	100.00%
Executive, Administrative and Managerial (not Farm)	7.41%	3.57%	9.80%
Professional and Technical Specialty	13.12%	9.52%	13.49%
Technicians & Related Support	NA	NA	NA
Sales	9.97%	10.71%	7.08%
Clerical and Administrative Support	10.96%	11.90%	8.89%
Private Household Services	NA	NA	NA
Protective Services	1.73%	1.19%	2.56%
Service Occupations (not Protective & Household)	9.70%	8.33%	17.18%
Farming, Fishing and Forestry	3.32%	2.38%	0.75%
Precision Production, Craft, and Repair	17.68%	15.48%	16.80%
Machine Operators, Assemblers & Inspectors	14.57%	15.48%	10.47%
Transportation & Material Moving	11.55%	21.43%	12.96%
Handlers, Equipment Cleaners, Helpers & Laborers	NA	NA	NA

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

Table ED-18
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-19
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.

Production, Craft, and Repair; Machine Operators, Assemblers, and Inspectors; Professional and Technical Specialty; and Transportation and Material Moving. As might be expected from a local economy that has historically had a heavy reliance on manufacturing jobs, these occupations differ substantially 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 Jeff Davis County are significantly 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, albeit slowly. 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.

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 second top state and national labor force occupation (clerical and administrative support) increased as a percentage locally, while decreasing slightly in the state and nation. The number of Jeff Davis 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 addition of doctors and other medical personnel at the local hospital and the growth of the local school system and the satellite campus of Altamaha Technical College in Hazlehurst. On the other hand, precision production, craft, and repair" and "transportation and material movers," both "blue collar" occupations, increased on a percentage basis locally, and remained nearly double both the Georgia and U.S. percentages. Growth in these jobs expanded at a much higher rate locally than both the state and nation as a whole, with precision production, craft, and repair jobs declining both on the statewide and national levels. These findings are not unexpected given the large local manufacturing sector, which would require more local "blue-collar" workers than the general state and national trend for more "white-collar" workers. The large local transportation sector and its trucking companies are reflected in a much larger percentage of local workers in "transportation and material moving" occupations. The fact that executive and managerial, professional and technical, and clerical and administrative occupations are much less represented locally has implications for wages as these occupations would generally pay better than some of the more "blue-collar" occupations.

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 Altamaha Technical College's satellite campus in Hazlehurst, as well as other nearby post-secondary facilities. While these efforts are helping Jeff Davis County to develop a greater presence of "white-collar" jobs, more still needs to be done to allow Jeff Davis 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-20 and ED-21 for Jeff Davis County, Table ED-22 for Georgia, and Table ED-23

Table ED-20
Labor Force Participation
Jeff Davis County, Denton, and Hazlehurst
1990 and 2000

1990			
Category	Jeff Davis County	Denton	Hazlehurst
TOTAL Males and Females	9,070	263	3,088
In Labor Force	5,828	135	1,826
Civilian Labor Force	5,813	135	1,826
Civilian Employed	5,529	127	1,699
Civilian Unemployed	284	8	127
In Armed Forces	15	0	0
Not in Labor Force	3,242	128	1,262
TOTAL Males	4,379	142	1,383
Male in Labor Force	3,204	87	971
Male Civilian Labor Force	3,189	87	971
Male Civilian Employed	3,067	83	918
Male Civilian Unemployed	122	4	53
Male in Armed Forces	15	0	0
Male Not in Labor Force	1,175	55	412
TOTAL Females	4,691	121	1,705
Female in Labor Force	2,624	48	855
Female Civilian Labor Force	2,624	48	855
Female Civilian Employed	2,462	44	781
Female Civilian Unemployed	162	4	74
Female in Armed Forces	0	0	0
Female Not in Labor Force	2,067	73	850

Table ED-20 (Cont'd)
Labor Force Participation
Jeff Davis County, Denton, and Hazlehurst
1990 and 2000

2000

Category	Jeff Davis County	Denton	Hazlehurst
TOTAL Males and Females	9,603	186	2,864
In Labor Force	5,586	95	1,437
Civilian Labor Force	5,581	95	1,437
Civilian Employed	5,266	84	1,327
Civilian Unemployed	315	11	110
In Armed Forces	5	0	0
Not in Labor Force	4,017	91	1,427
TOTAL Males	4,695	94	1,244
Male in Labor Force	3,084	54	705
Male Civilian Labor Force	3,079	54	705
Male Civilian Employed	2,962	43	678
Male Civilian Unemployed	117	11	27
Male in Armed Forces	5	0	0
Male Not in Labor Force	1,611	40	539
TOTAL Females	4,908	92	1,620
Female in Labor Force	2,502	41	732
Female Civilian Labor Force	2,502	41	732
Female Civilian Employed	2,304	41	649
Female Civilian Unemployed	198	0	83
Female in Armed Forces	0	0	0
Female Not in Labor Force	2,406	51	888

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

Table ED-21
Labor Force Participation (By Percentage)
Jeff Davis County, Denton, and Hazlehurst
1990 and 2000

1990

Category	Jeff Davis County	Denton	Hazlehurst
TOTAL Males and Females	100.00%	100.00%	100.00%
In Labor Force	64.26%	51.33%	59.13%
Civilian Labor Force	64.09%	51.33%	59.13%
Civilian Employed	60.96%	48.29%	55.02%
Civilian Unemployed	3.13%	3.04%	4.11%
In Armed Forces	0.17%	0.00%	0.00%
Not in Labor Force	35.74%	48.67%	40.87%
TOTAL Males	100.00%	100.00%	100.00%
Male in Labor Force	73.17%	61.27%	70.21%
Male Civilian Labor Force	72.82%	61.27%	70.21%
Male Civilian Employed	70.04%	58.45%	66.38%
Male Civilian Unemployed	2.79%	2.82%	3.83%
Male in Armed Forces	0.34%	0.00%	0.00%
Male Not in Labor Force	26.83%	38.73%	29.79%
TOTAL Females	100.00%	100.00%	100.00%
Female in Labor Force	55.94%	39.67%	50.15%
Female Civilian Labor Force	55.94%	39.67%	50.15%
Female Civilian Employed	52.48%	36.36%	45.81%
Female Civilian Unemployed	3.45%	3.31%	4.34%
Female in Armed Forces	0.00%	0.00%	0.00%
Female Not in Labor Force	44.06%	60.33%	49.85%

Table ED-21 (Cont'd)
Labor Force Participation (By Percentage)
Jeff Davis County, Denton, and Hazlehurst
1990 and 2000

2000

Category	Jeff Davis County	Denton	Hazlehurst
TOTAL Males and Females	100.00%	100.00%	100.00%
In Labor Force	58.17%	51.08%	50.17%
Civilian Labor Force	58.12%	51.08%	50.17%
Civilian Employed	54.84%	45.16%	46.33%
Civilian Unemployed	3.28%	5.91%	3.84%
In Armed Forces	0.05%	0.00%	0.00%
Not in Labor Force	41.83%	48.92%	49.83%
TOTAL Males	100.00%	100.00%	100.00%
Male in Labor Force	65.69%	57.45%	56.67%
Male Civilian Labor Force	65.58%	57.45%	56.67%
Male Civilian Employed	63.09%	45.74%	54.50%
Male Civilian Unemployed	2.49%	11.70%	2.17%
Male in Armed Forces	0.11%	0.00%	0.00%
Male Not in Labor Force	34.31%	42.55%	43.33%
TOTAL Females	100.00%	100.00%	100.00%
Female in Labor Force	50.98%	44.57%	45.19%
Female Civilian Labor Force	50.98%	44.57%	45.19%
Female Civilian Employed	46.94%	44.57%	40.06%
Female Civilian Unemployed	4.03%	0.00%	5.12%
Female in Armed Forces	0.00%	0.00%	0.00%
Female Not in Labor Force	49.02%	55.43%	54.81%

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

Table ED-22
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-23
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.

for the United States. The total labor force in Jeff Davis County grew by just 533 workers in the ten years from 1990 to 2000, an increase of 5.88 percent. During the same period the state labor force grew by more than 26.5 percent, while the U.S. labor force expanded at more than double the rate of Jeff Davis County at 13.5 percent. Much of this minimal growth can be attributed to the overall decline in manufacturing jobs locally over the last decade, in addition to the modest population growth in the county since 1990. Those not in the labor force increased in total numbers by four times the rate of the labor force as a whole (3,242 persons in 1990 vs. 4,017 persons in 2000, a gain of 775 persons, or 23.9 percent). A sizable portion of this change could be the result of people dropping out of the labor force, given the recent local decline of available jobs.

County employment in the civilian labor force decreased slightly throughout the 1990s. County employment actually declined by 263 persons during the 1990s, or about -4.76 percent, compared to 11.8 percent growth for the U.S. and an increase of 23.8 percent for the state. Much of the negative growth locally again can be attributed to the loss of several relatively large manufacturing concerns over the last decade. The accompanying job losses took a sizable number of individuals out of the local labor force, as evidenced by the aforementioned significant rise in those not in the labor force between 1990 and 2000 of 24 percent. The increase in those not in the local labor force was substantially greater than the growth at both the state and federal levels. As a result, the county's percentage of those not in the labor force in 2000 (41.83 percent) was significantly higher than either the state (33.93 percent) or the nation (36.08 percent) as a whole. The percentage in both municipalities (both nearly 50 percent) is even higher than the county as a whole. 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 11.9 percent of the county's population is age 65 and older. This percentage is somewhat higher than the state (9.6 percent) but slightly less than 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 533 workers added to the Jeff Davis County labor force between 1990 and 2000, 316, or about 6 in 10 were males. 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 48.89 percent of the local labor force compared to 48.5 percent in Georgia and 48 percent in the U.S. Despite this similar percentage of local male workers compared to the state and nation, the male participation rate in the county labor force in 2000 was only about 66 percent, down noticeably from 73 percent in 1990 and considerably less than Georgia's 73 percent male participation rate and the U.S. rate of almost 71 percent. Once again, this lower percentage is likely attributable to the loss of available "blue collar" jobs locally, while the small decrease in the local participation rate is more the result of modest population growth. Female participation rate in the local labor force is also well below that of the state and nation (just over 51 percent in Jeff Davis County, over 59 percent in Georgia, and 57.5 percent in the U.S.). Overall, the county had only 58.2 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, down locally from 64.3 percent in 1990.

These statistics indicate less than healthy growth in the local labor force, especially when compared to Georgia or the U.S. However, it also means that there are likely other available workers in the population not currently counted in the labor force. The county population may have larger numbers of elderly and those with transfer payments, but the gap between the local

labor force and that of the state and nation is somewhat larger than might be expected. There may be some indication that welfare and benefits programs are still more attractive than current low wage jobs, in spite of the welfare reforms that have transpired at the state and national levels. 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. The negative growth that has taken place in the local economy over the last ten years or so, resulting from the heavy losses of manufacturing jobs, 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-24 through ED-27 detail annual average unemployment rates in Jeff Davis 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. Census Bureau vs. Georgia Labor Department) and point again to caution with reliance on specific numbers. The data in Table ED-25, 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 Jeff Davis County labor force has been, for the most part, well above that of Georgia and the U.S. since 1990. Only in 1991 did local unemployment approach that of the U.S., while local unemployment has been at least a full point above that of the state for each year since 1990. However, for most years, particularly 1996 through 2003, 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 1992, 1996, and 2003 due to the closing of several local manufacturing concerns in Hazlehurst. Jeff Davis 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 857 persons from the local labor force between 1990 and 2003 (-14.6

Table ED-24
Jeff Davis County Labor Statistics
1990-2003

Category	1990	1991	1992	1993	1994	1995
Labor Force	5,881	5,774	5,823	5,654	5,724	5,707
Employed	5,497	5,370	5,289	5,187	5,324	5,358
Unemployed	384	404	534	467	400	349
Unemployment Rate	6.5%	7.0%	9.2%	8.3%	7.0%	6.1%

Category	1996	1997	1998	1999	2000	2003
Labor Force	5,704	5,684	5,689	5,402	5,316	5,024
Employed	5,249	5,301	5,233	5,020	4,994	4,545
Unemployed	455	383	456	382	322	479
Unemployment Rate	8.0%	6.7%	8.0%	7.1%	6.1%	9.5%

Source: Georgia Department of Labor, 2005.

Table ED-25
Unemployment Rates
Jeff Davis County, Surrounding Counties, Georgia, and the U.S.
1990-2003

	1990	1991	1992	1993	1994	1995
Jeff Davis County	6.5%	7.0%	9.2%	8.3%	7.0%	6.1%
Appling County	12.1%	8.1%	12.7%	10.9%	8.3%	7.5%
Bacon County	6.0%	6.2%	8.9%	7.6%	5.5%	4.6%
Coffee County	7.3%	5.1%	7.5%	6.9%	4.9%	6.1%
Montgomery County	6.9%	6.0%	9.7%	7.9%	8.0%	7.4%
Telfair County	8.5%	5.4%	10.1%	8.4%	9.9%	10.3%
Toombs County	6.6%	6.2%	9.8%	8.7%	7.9%	6.7%
Wheeler County	7.4%	5.5%	9.2%	6.5%	9.0%	9.8%
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
Jeff Davis County	8.0%	6.7%	8.0%	7.1%	6.1%	9.5%
Appling County	9.5%	8.4%	10.4%	9.9%	8.5%	7.6%
Bacon County	6.3%	8.1%	9.1%	7.2%	6.1%	5.5%
Coffee County	6.1%	6.3%	5.2%	4.9%	5.3%	6.4%
Montgomery County	8.5%	8.6%	8.7%	10.0%	9.2%	6.6%
Telfair County	12.6%	9.6%	9.4%	12.4%	10.2%	8.4%
Toombs County	8.6%	9.7%	9.1%	10.1%	10.4%	6.8%
Wheeler County	12.8%	9.8%	9.7%	11.6%	9.4%	6.9%
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-26
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-27
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.

percent compared to the state's growth rate of 33.74 percent). Table ED-25 shows that, despite the recent hard times in the local economy, unemployment rates in Jeff Davis County are normally below most of its surrounding counties, except Bacon and Coffee. Jeff Davis County unemployment is usually 1 to 2 percentage points above the regional economic center and much larger Coffee County but 0 to 3 percentage points below the other regional growth center of Toombs County, and usually 1 to 3 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 7.4 percent, nearly two and one-half points above the state's 5.0 percent and nearly two full points above 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-28 through ED-30 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 Jeff Davis County live. The tables document that an increasing number of residents have to commute outside the county to find work. Almost 39 percent of the local resident labor force traveled elsewhere for jobs in 2000 compared to nearly 32 percent in 1990. There were 560 fewer residents who were working in the county in 2000 than 1990, with 71 more people having to go outside the county to find work. Another way of saying it is that the local economy lost 298 jobs in the 1990's, but there were also 489 fewer people in the local workforce. A fair number of these lost jobs were likely associated with several local manufacturing concerns who either experienced a downsizing in their operations or ceased operations altogether, and there were likely a sizable portion of residents who dropped out of the labor force due to the recent hard economic times. As discussed previously, the shrinking labor force in the county is reducing the demand for job creation. Hence, those remaining 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 worked in and what counties local workers lived in document that while 1,419 Jeff Davis Countians traveled outside the county for work in 2000, 1,458 workers from outside the county had jobs in Jeff Davis County. This was less than half the 3,674 Jeff Davis Countians who worked in their home county. Jeff Davis Countians not working in their home county usually work primarily in Appling County (Baxley), and

Table ED-28
Place of Residence of Workforce by County
Jeff Davis County
1990 and 2000

	1990		2000
Jeff Davis County	4,234	Jeff Davis County	3,674
Telfair County	448	Telfair County	376
Appling County	231	Coffee County	370
Coffee County	207	Appling County	288
Bacon County	44	Bacon County	68
Toombs County	30	Toombs County	61
Elsewhere	236	Elsewhere	295
Total	5,430	Total	5,132

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

Table ED-29
Place of Work of County Residents
Jeff Davis County
1990 and 2000

	1990		2000
Jeff Davis County	4,234	Jeff Davis County	3,674
Appling County	444	Appling County	615
Telfair County	310	Telfair County	254
Bacon County	103	Wheeler County	123
Coffee County	88	Montgomery County	90
Montgomery County	70	Toombs County	83
Elsewhere	333	Elsewhere	254
Total	5,582	Total	5,093

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

Table ED-30
Jeff Davis County Commuting Patterns
1990 and 2000

	1990	2000
Employed Residents of County		
Worked in County	78.0	71.6
Commuted in Region	14.8	15.2
Commuted to Elsewhere	7.2	13.2
Persons Working in County		
Lived in County	75.9	72.1
Commuted from Region	18.3	23.8
Commuted from Elsewhere	5.9	4.1
Employed Residents as Percentage of County Workers	97.3	100.8

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

secondarily in Telfair County (McRae/Helena) and Wheeler County (Alamo/Glenwood). However, the number of Jeff Davis County residents commuting to Telfair County decreased considerably by nearly 18 percent between 1990 and 2000. On the other hand, those in Jeff Davis County commuting to Appling County (Baxley) increased by almost 40 percent, and Wheeler County became the third most popular county for residents of Jeff Davis County to commute to work in 2000 after only minimal numbers of local residents did so in 1990. The increase in Jeff Davis County residents commuting to these two areas are likely attributable to the continuing expansion of new jobs in the Baxley area, with most likely finding employment with the Southern Company's Plant Hatch facility and its better-paying jobs or other expanding concerns, in addition to others obtaining employment with the Wheeler Correctional Facility in Alamo, which opened in the mid 1990s. People commuting from outside the county to jobs in Jeff Davis County are more likely to come from Telfair County (McRae/Helena), Coffee County (Douglas), or Appling County (Baxley), most likely finding employment among the county's remaining manufacturing or transportation concerns. Jeff Davis County workers increasingly have to look elsewhere for a source of suitable employment.

Hazlehurst and Denton. The labor force of Jeff Davis 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 Hazlehurst, which are the locations for the virtually all of county employment and home for almost 30 percent of county population. Denton does have some farming, manufacturing, government, retail trade and service jobs and

occupations, even if in limited numbers. All four of the county's public schools are located in Hazlehurst. Education levels are also generally lower in the municipalities than the county average, primarily because of the historically higher percentage of elderly residents in the municipalities. 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

Hazlehurst/Jeff Davis 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 county-wide in concern and work to the benefit of all citizens and governments. The following analysis highlights key local economic development resources.

Hazlehurst/Jeff Davis County Chamber of Commerce
P.O. Box 536
Hazlehurst, GA 31539
(912) 375-4543 Fax: (912) 375-7948

The Hazlehurst/Jeff Davis 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 Jeff Davis community has a long history of working together to seek new industry. After World War II a local campaign to "Balance Agriculture With Industry" was established, and led by a local industrialist, Claude Cook. This community effort was very successful, and led to the location of many manufacturers in Hazlehurst, resulting in its designation as "The Industrial City." The results of these concerted efforts are still recognizable in the local economic base structure today. The current Hazlehurst/Jeff Davis County Chamber of Commerce was formally organized August 27, 1965.

The Hazlehurst/Jeff Davis County Chamber of Commerce is active in a number of community functions and is led by local citizens who are experienced in all fields of community activities. The Chamber has a segment devoted to industry, both old and new, and provides help in areas of labor education, business retention and industry recruitment. The Chamber is funded by dues paid by the local members and receives no public funds. The Hazlehurst/Jeff Davis Chamber has been and continues to be active and effective. It is a rallying point, and usually takes a lead role, when the community needs to band together. It assisted the City of Hazlehurst

with preparations for the “Censilver” celebration of its founding in 1995. It was also instrumental in the community locating a satellite campus of Altamaha Technical College to Hazlehurst and other recent economic development activities. The Chamber has one full-time and one part-time employee.

Joint Development Authority of Jeff Davis County, Hazlehurst, and Denton

P.O. Box 536

Hazlehurst, Georgia 31539

(912) 375-4543 Fax: (912) 375-7948

The Joint Development Authority of Jeff Davis County, Hazlehurst, and Denton (JDA) is a public authority established in 1984. The authority has board members appointed by the local governments who serve staggered 6, 4, and 2 year terms. Officers are elected from the members of the board. The "Authority" is currently funded by appropriations of the County Commission, presently \$350,000 per year. This funding is to finance "Authority" activities, recruit new industry, and assist present industry. The IDA has been very active since its formation but has only been somewhat effective in recent years given the loss of manufacturing jobs. Within the last year, the “Authority” assisted with the location of several local concerns, including a peanut processing facility in Denton and a Wal-Mart Supercenter in Hazlehurst. The IDA has a full-time economic developer and shares offices with the local Chamber.

Hazlehurst-Jeff Davis County Board of Tourism

P.O. Box 536

Hazlehurst, Georgia 31539

(912)375-4543 Fax: (912)375-7948

The Hazlehurst/Jeff Davis County Board of Tourism is a public authority formed by the City of Hazlehurst and Jeff Davis County in November, 1994 to promote tourism in the area. The "Board" is governed by nine members appointed by these local governments, and is funded by a 5 percent motel/hotel tax. The funds are used for operation of the "Board" and to assist and promote tourism. The Tourism Board plans to be very active in promoting existing festivals and special events of the community, including the development of a local park at Town’s Bluff landing along the Altamaha River and the revitalization of the Big House in Hazlehurst as a community facility, as well as promoting other aspects of the county with appeal to visitors.

Hazlehurst Downtown Development Authority

P.O. Box 519

Hazlehurst, Georgia 31539

(912) 375-6680 Fax: (912) 375-6690

The Hazlehurst Downtown Development Authority is a public authority formed by the City of Hazlehurst in 2001 to promote development of the central business district. Members serving on the "Authority" are appointed by the City, and funding is received through annual appropriations from the City's general fund budget. The funds are used for operation of the "Authority" and to assist and promote downtown development. The Downtown Development Authority is very active in promoting business retention and building improvements through grants and loans to qualifying individual businesses, and has been involved in community beautification efforts.

Southeast Georgia Regional Development Authority
P.O. Box 720
Baxley, Georgia 31515
(912) 367-7731

The Southeast Georgia Regional Development Authority is a public authority founded by Georgia public law in 1995 as the Development Authority of Appling, Bacon, and Jeff Davis counties (aka Tri-County Development Authority) before changing to its current name in 1997. This act set up a multi-county authority so that Jeff Davis County might be able to pool its limited resources with two of its neighboring counties 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 an executive director who serves as a de facto full-time economic developer for the tri-county area, and consists of a nine-member board of directors with three representatives from each of the three counties. The Authority owns a 127-acre industrial park that is located just east of Graham along U.S. 341 in Appling County near the Appling/Jeff Davis County line. This multi-county industrial park is among the first of its kind in Georgia in that all of the development costs and revenues to the park are equally shared among the three counties. Although a young organization, it is seeking to become an active and effective player in bringing additional economic development activities to Jeff Davis County and the surrounding area.

Altamaha Technical College (Hazlehurst campus)
677 Douglas Highway
Hazlehurst, Georgia 31539
(912) 379-0041

Altamaha Technical College's main campus is located 45 miles southeast of Hazlehurst on U.S. 341 in Jesup, with a satellite campus in Jeff Davis County located just south of Hazlehurst on U.S. 221. Altamaha 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. Altamaha Tech also provides adult literacy and continuing education services to residents of Jeff Davis County. Georgia's Quick Start Training program is offered at Altamaha 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 Altamaha Tech. All graduates of Altamaha 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 ATC's programs will be included under the Training Opportunities section.

Programs

Jeff Davis County has several programs and industrial parks available to industrial and business prospects. Industries can be assisted with property acquisition, provision of infrastructure, bond financing, skills training, or inventory exemption. There are currently two industrial parks in Hazlehurst that are owned by the Joint Development Authority of Jeff Davis County, Hazlehurst, and Denton with full city services and sites available. The County's first industrial park is a 77-acre park located on U.S. 341 East that is home to McPherson Manufacturing. Future development is somewhat constrained at this site because of wetlands. A second industrial park along U.S. 221 that contains 30 acres has been developed in recent years to take in the site for Altamaha Technical College's satellite campus along Quality Way just south of Hazlehurst. The JDA and the local governments are in the process of identifying a new industrial park site for the county at a different location, and have plans to develop a future speculative building. The JDA is also currently in the process of developing options to purchase additional property along U.S. 341 east of Hazlehurst that has proposed as a possible site for the location of a new state prison. However, the Georgia Department of Corrections has postponed the establishment of a prison facility locally until such time as a similar proposed facility in neighboring Appling County can be established. The JDA is developing options to possibly purchase this property for industrial development at a later date should the proposed prison facility not materialize. The County also has access to the Tri-County Industrial Park, located just outside the county in Graham as mentioned earlier, and this park provides the asset of additional available land for development.

Jeff Davis County and its municipalities currently have in place a 100 percent local "Freeport" exemption on industrial inventories. 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. Jeff Davis County is also classified as a Tier One county by the OneGeorgia Authority, making qualifying industries locating to Jeff Davis County eligible to receive up to \$3,500 per job created. The Joint Development Authority is also working closely together with the Chamber and the other development authorities in the county to assist existing industry. The Joint Development Authority's programs and resources have had limited effectiveness thus far, but are not remaining static. There are ongoing plans for improvement.

Training Opportunities

Altamaha Technical College (Hazlehurst campus)
677 Douglas Highway
Hazlehurst, Georgia 31539
(912) 379-0041

Through its educational programs and services, Altamaha Technical College seeks to assist students in the development of their individual potential and meet identified needs of local businesses. ATC also holds high standards for their students, not only in academic performance, but also in the area of work ethics.

ATC, with its main campus located in Jesup in Wayne County with a satellite campus in Hazlehurst, is a growing tech school that in the future hopes to provide more for Jeff Davis County and the surrounding counties. It is accredited by the Accrediting Commission of the Council on Occupational Education. The presence of ATC is an excellent economic development attractor and provides a flexible means to meet needed educational improvement skills level training of the local labor force. Its 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 ATC are: computer training both on campus and on-site, custom training and credit courses for existing businesses, job placement and referral services for ATC's graduates, managerial and supervisory training, basic skills training in manufacturing, customer service, and construction, and Quick Start training to new and expanding industries. These services are an essential resource in recruiting new industries and promoting retention of existing industry.

Altamaha 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 Jesup, and satellite campuses in Baxley and Hazlehurst as well as adult education programs at its satellite campus in Ludowici. Associate in Applied Technology degrees are offered in such areas as administrative office technology, computer information systems, early childhood care and education, and process manufacturing technology, in addition to such diploma and certificate programs as business office technology, microcomputer specialty, electrical construction and maintenance, electrical control systems, industrial systems technology, and mechanical control systems. 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 Hazlehurst campus. Special classes have been set up at local companies.

Brewton-Parker College
U.S. Highway 280
Mount Vernon, Georgia 30445
(912) 583-2241

Brewton-Parker College is the closest college in terms of proximity for Jeff Davis County students. It is located in Mount Vernon, Georgia, which is just approximately 15 miles from Jeff Davis County. Brewton-Parker College allows Jeff Davis 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 1,300 students, this private school affiliated with the Georgia Baptist Convention provides a more intimate learning environment through smaller class sizes than other nearby larger institutions, which appeals to a number of Jeff Davis County students. Many Jeff Davis County students seeking the opportunity to return home upon graduation can have the chance to do so.

Georgia Southern University
Statesboro, Georgia 30460
(912) 681-5611

Georgia Southern University is a major college of choice for students who want to attend a university located nearby. It is located in Statesboro, Georgia, which is approximately 85 miles from Hazlehurst and Jeff Davis County. The university status that Georgia Southern achieved

over a decade ago has provided a multitude of Jeff Davis County students with many opportunities to receive a better education. This is a plus to Jeff Davis County because these students may choose to bring some of their knowledge back home.

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

Valdosta State University is another popular college of choice for students who want to attend a university located nearby. It is located in Valdosta, Georgia, which is approximately 90 miles from Hazlehurst and Jeff Davis County. The university status that Valdosta State achieved nearly a decade ago has provided a multitude of Jeff Davis County students with many opportunities to receive a better education. This is a plus to Jeff Davis County because these students may choose to bring some of their knowledge back home.

South Georgia College
100 West College Park Drive
Douglas, Georgia 31533

South Georgia College, located within 30 miles of Douglas, is a two-year unit of The University System of Georgia. Two-year colleges such as South Georgia College provide students with various associates degrees to prepare them for further education in a four-year college or university. Many students have found that attending South Georgia College is the best option for them since Hazlehurst/Jeff Davis County is close enough to commute back and forth, and it is less costly than many other colleges.

Jeff Davis County One-Stop Center
Altamaha Technical College Hazlehurst Campus Annex
677 Douglas Highway
Hazlehurst, Georgia 31539

In addition to these training resources, job-training programs through the Workforce Investment Act Program are also available in Jeff Davis 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 Hazlehurst. The One-Stop Center serves as a single access point for Jeff Davis 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 Jeff Davis 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 Altamaha Technical College, there are currently no satellite campuses or distance learning courses available through such area institutions as Georgia Southern University or Valdosta State University. The establishment of a satellite facility would enable those Jeff Davis 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 Jeff Davis County upon graduation, at least theoretically. This would give a boost to the ongoing education efforts in Jeff Davis County, while helping to ensure a more prepared, accessible labor pool for existing and prospective businesses.

Summary Needs Assessment

The Jeff Davis County economy was developed relying on transportation and its vast forests, and its future to a large extent will depend on these same avenues. First its vast timber resources were logged and transported by river rafts. The advent of railroads stimulated exponential growth, opened new markets, and spun off new industries -- first with turpentine and then with tobacco. This growth attracted outside investors and the birth of large industry in the county. Population and support retail and service development ensued. More recent growth can be traced to highways and community commitment to economic diversification. The local economy, while continuing to grow slowly at best, is not adding jobs at the rate its labor force is growing, even though the population and labor force itself is only slowly growing. The economy overall is much less developed and diverse than the state. There is an unhealthy reliance on a very volatile manufacturing sector and the relatively low wage retail trade industry. Recent developments in the transportation sector have added needed stability. The labor force is in need of modern skills improvement, and higher paying jobs to increase participation rates.

Despite many structural economic problems, Jeff Davis County has a number of important assets and opportunities for growth. Jeff Davis County's location on a nearly completed developmental highway (U.S. 341) and location near the regional growth centers of Douglas/ Coffee County and Vidalia/Toombs County and central location between the metropolitan areas of Macon, Savannah, and Jacksonville continue to offer many opportunities for economic growth including transportation, tourism, and agriculture. The natural resources of the county offer enormous potential for tourism and other economic growth. The Town's Bluff Landing project will highlight these assets. The abundant groundwater supply will help. The ongoing cooperation and collaboration with adjacent local governments is also an asset that merits continued exploration. The presence of a technical college satellite campus offers opportunities as a valuable asset in raising the educational and skills levels of the local labor force. 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.

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

1. There is need to support and encourage the retention, expansion, and enhancement of existing local businesses and industries to create more "home-grown" jobs.
2. There is need for greater economic diversification, including more service industries and government offices, and a more broad-based approach for local economic development efforts, including improving the climate for the increased development of entrepreneurial establishments.
3. There is need to provide the community facilities and infrastructure necessary and conducive to economic development.
4. There is need to continue to improve highways and other transportation facilities which will provide better access to and from markets for Jeff Davis County.

5. There is need to further develop community enhancements, beyond those simply adequate and necessary, to make the local community more attractive as a place to live and work, and to improve the quality of life.
6. There is need for a new and more marketable county industrial park, including a speculative building.
7. There is continuing need to develop facilities and programs to further ongoing education and skills training within Jeff Davis County.
8. There is need to continue to support, enhance, and diversify agriculture and agri-business within the county.
9. There is need to support continued and enhanced downtown development efforts in Hazlehurst both to diversify and improve local retail and service sectors, and to provide an image of an upbeat community.
10. There is need to develop and expand tourism, in the broadest sense but particularly nature-based tourism, within Jeff Davis County.
11. There is need to better market Jeff Davis County to industrial and economic interests through more focused and improved recruitment of new business.

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

ECONOMIC DEVELOPMENT
GOALS, OBJECTIVES, AND IMPLEMENTATION POLICIES/ACTIONS

GOAL: To improve the economic well-being of Jeff Davis County by encouraging continued economic growth and diversity through a broad-based approach, including more focused industrial and job recruitment, better marketing, increased support of existing business and industry, enhancement of community amenities and transportation facilities, improvement of local skills and educational opportunities, support of local agriculture, and development of increased tourism.

OBJECTIVE 1: To support and encourage the retention, expansion, and enhancement of existing businesses and industries.

POLICIES/ACTIONS

Action 1.1: Continue to support the local Chamber of Commerce and the Industrial Development Authority in community-wide efforts to continuously promote and encourage local business and industry retention and expansion.

Action 1.2: Continue efforts to improve communication between existing business and industry and the community with regular meetings and other means as needed to allow local employers to express needs and concerns.

Action 1.3: Raise local awareness and recognition of existing employers through establishment of programs and events, such as “Business and Industry Appreciation Day or Week,” “Business After Hours,” “Manufacturers Appreciation Week,” “Altamaha Tech Appreciation Day or Week,” and/or “Business and Industry Appreciation Dinners.”

Action 1.4: Strengthen efforts to bring higher management of companies with local offices/plants to Hazlehurst/Jeff Davis County for consultation and/or recognition.

Action 1.5: Seek to attract suppliers and other industry compatible with existing employers.

Action 1.6: Further develop/activate the Small Business Incubator of Altamaha Tech to assist and nurture local small business entrepreneurs, and assist them financially with expansion.

Action 1.7: Continue to promote expanded local consumer utilization of existing local retail and service stores and businesses.

Action 1.8: Develop new leadership and keep current leaders involved through regular participation in the leadership and economic development training sessions provided by Georgia EMC, Georgia Power, Department of Economic Development, the Fanning Institute, and others.

OBJECTIVE 2: **To aggressively pursue the location of more state and federal offices and jobs within the county.**

POLICIES/ACTIONS

Action 2.1: Continue a coordinated community lobbying effort, spearheaded by a Chamber of Commerce Committee, to pursue the location of state and federal offices in Jeff Davis County including, but not limited to: Georgia Department of Labor, Georgia Department of Natural Resources, Georgia Department of Transportation, and the federal Social Security Administration.

Action 2.2: Maintain efforts to pursue the construction of a state correctional facility in Jeff Davis County through community lobbying efforts and a request by the Jeff Davis County Commissioners.

OBJECTIVE 3: To further develop community enhancements conducive to economic development, an improved quality of life, and the attraction of professionals.

POLICIES/ACTIONS

- Action 3.1:** Continue to pursue a more diversified use of state-owned lands in Jeff Davis County to provide greater recreational opportunities and multi-use (biking, hiking, etc.).
- Action 3.2:** Continue to develop a wider range of local recreational facilities to encourage uses beyond the normal active athletic fields.
- Action 3.3:** Pursue developing an open-air amphitheater within the county, possibly in conjunction with a new county outdoor recreation park.
- Action 3.4:** Seek the designation of a county flower (possibly day lily?) and encourage its propagation.
- Action 3.5:** Support the continued growth and development of existing local festivals, and seek the establishment of new festival(s) as appropriate, including one centered on the county flower.
- Action 3.6:** Pursue the rehabilitation of the old jail in Hazlehurst as a community resource, such as a local museum.
- Action 3.7:** Continue to support and intensify local beautification efforts.

OBJECTIVE 4: To develop a new and more marketable county industrial park.

POLICIES/ACTIONS

- Action 4.1:** Maintain efforts to fully utilize the existing industrial park's developable sites through continued recruitment of appropriate businesses/industries.
- Action 4.2:** Explore the development of additional suitable and feasible sites for the location of a new industrial park through the Industrial Development

Authority and seek public and private assistance (Georgia Department of Economic Development, Georgia Power, Georgia EMC, for example).

- Action 4.3:** Seek community support for the development of a new countywide industrial park.
- Action 4.4:** Pursue the purchase of adequate land for the new industrial park at an identified location.
- Action 4.5:** Develop and implement a plan to fully develop infrastructure to the new industrial park, including the provision of utilities, paved roads, and other amenities as necessary.
- Action 4.6:** Seek public/private funding to construct a speculative building in the new industrial park and provide regular maintenance and upkeep.
- Action 4.7:** Provide consistent and stable county funding for the Industrial Development Authority to support marketing and development efforts of the new industrial park.
- Action 4.8:** Define and establish community-supported standards for the types of industries to be allowed in the new industrial park.
- Action 4.9:** Continue to develop appropriate strategy(ies) for use or sale of existing industrial park lands determined to be undevelopable, while retaining any developable sites.
- Action 4.10:** Maintain ongoing efforts to fully develop the Tri-County Park and continue marketing/recruitment efforts of the facility to potential industries.
- Action 4.11:** Continue to participate in the Tri-County Development Authority with Appling and Bacon 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.

OBJECTIVE 5: To develop facilities and programs to enhance continuing education and skills training within Jeff Davis County.

POLICIES/ACTIONS

- Action 5.1:** Continue to encourage increased community utilization of the Board of Education's programs and facilities.
- Action 5.2:** Support increased utilization of Altamaha Technical College's basic skills and literacy programs.
- Action 5.3:** Encourage existing and new local industries to utilize the Quick Start program offered through Altamaha Technical College to provide on-site skills training.
- Action 5.4:** Support Altamaha Technical College's efforts to maintain ongoing contact with local industries to determine skill needs and to provide appropriate training.
- Action 5.5:** Continue to encourage Altamaha Technical College and Brewton-Parker College to expand regular and continuing education course offerings within the community.
- Action 5.6:** Advocate Altamaha Technical College to develop regular management training course offerings for local business owners and encourage local participation.
- Action 5.7:** Encourage the local Cooperative Extension Service office to continue to provide regular management practices training to area farmers and agricultural services leaders.
- Action 5.8:** Support Altamaha Tech's BICE Partnership efforts and expand into community-wide effort, and utilize this body to coordinate other educational/skills improvement activities.

OBJECTIVE 6: To support continued and enhanced downtown development efforts in Hazlehurst.

POLICIES/ACTIONS

- Action 6.1:** Continue to encourage existing local retailers and service businesses to expand store size, product selection, and offerings.
- Action 6.2:** Seek the location of additional retail shops to the downtown area.
- Action 6.3:** Continue to support the Hazlehurst Downtown Development Authority and provide requisite funding to keep it active and vital.
- Action 6.4:** Continue city supported landscaping and beautification efforts in the downtown area.
- Action 6.5:** Encourage private landowners located within the downtown area to maintain/beautify their property, possibly through development of incentives.
- Action 6.6:** Review and improve signage and appearance codes and ordinances applicable to the downtown area on an as needed basis.
- Action 6.7:** Encourage development of an active Downtown Merchants Association through the County's Chamber of Commerce.
- Action 6.8:** Continue to utilize the area's correctional facilities to provide beautification crews for maintaining regular upkeep of downtown public spaces.
- Action 6.9:** Support the efforts of Hazlehurst's Better Hometown Program and advocate the location of unique specialty shops and businesses to the downtown area.
- Action 6.10:** Develop an incentive-based "Shop in Jeff Davis" program.

OBJECTIVE 7: To improve transportation facilities and access for markets to and from Jeff Davis County.

POLICIES/ACTIONS

- Action 7.1:** Seek to establish ongoing communications with railroad officials to encourage regular maintenance and upgrade of available facilities and services.
- Action 7.2:** Remain vigilant as a community about preserving existing rail service to Jeff Davis County.
- Action 7.3:** Support the ongoing implementation of the Georgia Department of Transportation Statewide Aviation System Plan as it applies to the Hazlehurst Airport.
- Action 7.4:** Continue ongoing efforts to extend the Hazlehurst Airport runway to 5,000 feet.
- Action 7.5:** Maintain active participation in the Golden Isles Parkway Association to continually encourage the roadway's improvement.
- Action 7.6:** Lobby DOT for completion of the upgrade of SR 19/US 23 as a coordinated unified community effort of all local entities.
- Action 7.7:** Seek DOT support for the development of a perimeter connector for Hazlehurst along U.S. 341.
- Action 7.8:** Develop a beautification strategy for county and municipal roadway approaches, which may include, but would not be limited to participation in Georgia DOT's wildflower program, planting of the county's flower along roadways, and removal of county "green boxes" along major highway entrances.
- Action 7.9:** Seek to restore state highway status to County Road 268 and pursue funding to undertake needed upgrades.

OBJECTIVE 8: To support and enhance agricultural activities within Jeff Davis County.

POLICIES/ACTIONS

- Action 8.1:** Seek the establishment of additional industries in Jeff Davis County, which could support or enhance county agriculture, such as food, poultry, or vegetable packing or processing.
- Action 8.2:** Maintain support for Cooperative Extension Services within Jeff Davis County.
- Action 8.3:** Encourage the development of a local Farmer's Market within Jeff Davis County.
- Action 8.4:** Continue to support the County's Fairgrounds Association in its agricultural programs and facilities development.
- Action 8.5:** Promote and support agriculture in Jeff Davis County, and encourage continued agricultural production and agri-tourism.
- Action 8.6:** Promote the establishment of agri-tourism activities in Jeff Davis County and seek the development of venues in the county.

OBJECTIVE 9: **To encourage the improvement and maintenance of community facilities necessary and conducive to economic development.**

POLICIES/ACTIONS

- Action 9.1:** Continue to support improvements and enhancements to city water supply capacities, sewer facilities, and the local wastewater treatment capability as appropriate.

- Action 9.2:** Continue to pursue improvement of stormwater drainage in the Hazlehurst area through implementation of a stormwater drainage plan.

- Action 9.3:** Enhance existing, or establish new, planning, ordinance, and permitting processes to discourage/prevent development in potential infrastructure/stormwater problem areas.

- Action 9.4:** Advocate the Board of Education to provide additional vocational training opportunities and emphasis for non-college bound county high school students as appropriate.

- Action 9.5:** Maintain regular contact with the Board of Education to stay abreast of facilities needs, and encourage development of new facilities as needed.

- Action 9.6:** Continue to provide support to the Jeff Davis Hospital as needed for future upgrades of equipment/personnel in order to ensure a viable, modern hospital facility.

- Action 9.7:** Continue to actively recruit and induce quality medical professionals to locate in Jeff Davis County and serve local medical facilities.

- Action 9.8:** Work with the public and private sector to provide needed day care facilities, including one in the City of Denton.

OBJECTIVE 10: To support the development and expansion of tourism within Jeff Davis County.

POLICIES/ACTIONS

- Action 10.1:** Maintain support for the county's Tourism Board and its efforts to promote increased tourism activities in the county.
- Action 10.2:** Develop a museum at Town's Bluff which interprets the Altamaha River, Native American history, the naval stores industry, and other aspects of the area's rich cultural heritage.
- Action 10.3:** Support the continued development of existing local festivals, and seek the establishment of new festivals as appropriate, including one centering on the county flower.
- Action 10.4:** Promote the increase of nature-based and agri-tourism activities in Jeff Davis County.
- Action 10.5:** Continue to actively participate in efforts to promote tourism along the Altamaha River through such regional organizations as the Altamaha Regional Partnership.

OBJECTIVE 11: To better market Jeff Davis County to industrial and economic interests.

POLICIES/ACTIONS

- Action 11.1:** Continuously maintain an up-to-date inventory of sites and buildings appropriate and available for industrial and business occupation.
- Action 11.2:** Maintain term limits for members of the Industrial Development Authority to ensure constant new, aggressive leadership in economic development roles.
- Action 11.3:** Develop a formal county master plan and marketing guide for economic development/industrial recruitment.

Action 11.4: Continue to promote the county’s central location between Jacksonville, Macon, and Savannah as a key to industrial location, particularly regional wholesale/distribution facilities.

Action 11.5: Develop and maintain up-to-date marketing materials consistent with the master economic development plan and marketing guide.

Action 11.6: Utilize DTAE Certified Economic Development Trainers at Altamaha Tech to help facilitate economic development in the county.

Action 11.7: Promote the county’s location along U.S. 341, designated by the state as “Georgia’s High-Tech Corridor,” as an asset to business/industry location, particularly high-tech businesses and industries.

Action 11.8: Promote the county’s proximity to the state’s port at Brunswick and easy access to the port via the county’s location along U.S. 341 as a key to industrial location.

OBJECTIVE 12: **To encourage activities which advocate the development of entrepreneurial skills so as to generate an increased establishment of small businesses throughout Jeff Davis County.**

POLICIES/ACTIONS

Action 12.1: Initiate entrepreneurial activities through the establishment of a mentoring group through the Chamber of Commerce, or by other programs, that will help to provide the support structure necessary to encourage the increased development of entrepreneurs.

Action 12.2: Seek the assistance of the Georgia Rural Economic Development Center and other entities as appropriate to assist in creating the infrastructure necessary to support the development of entrepreneurial establishments in Jeff Davis County.

Action 12.3: Utilize Altamaha Tech in development of programs/incentives to create the necessary infrastructure to encourage the increased development of entrepreneurial establishments in Jeff Davis County.

NATURAL AND CULTURAL RESOURCES

Introduction

Jeff Davis County's abundance of natural and cultural resources contributes to its rural character and excellent quality of life. Scenic pastoral landscapes and forests abound, while the Altamaha and Ocmulgee rivers border the county and their tributaries flow through it. Town's Bluff River Park and other river landings, as well as Bullard Creek Wildlife Management Area, provide quality recreation opportunities. Visual reminders of Jeff Davis County's agrarian, railroad, and naval stores 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; outbuildings such as livestock and hay barns, tobacco barns, and smokehouses; 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 Jeff Davis County.

There is strong interest in protecting Jeff Davis 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 Jeff Davis County, Denton and Hazlehurst.

Natural Setting and Climate

Jeff Davis County is located in southeastern Georgia within the state's Southern Coastal Plain and Atlantic Coastal Flatwoods Major Land Resource Areas. It is approximately 95 miles southwest of Savannah and 75 miles from the Atlantic Ocean. It has a total area of 214,438 acres

or 336 square miles, and is ranked 86th in size among Georgia's counties. The Ocmulgee and Altamaha rivers serve as the county's northern boundary, with Coffee County to the west and south, Bacon to the south and Appling to the east.

Due to Jeff Davis County's subtropical location, the summers are long and humid and winters are short and mild. Summer temperatures are consistently warm and vary little from day to day. Early morning temperatures in the summer average 70° F and high temperatures in the afternoon reach or exceed 90° F on about two-thirds of the days from June through August. The same is true for almost a third of the days in May and September. Because of the moderating effect of the ocean, periods of extremely high temperatures (100° or more) are rare, and occur only 3 to 5 days per year. Relative humidity in the summer is moderately high and averages about 90 percent from 2 to 7 a.m., but drops to around 60 percent from noon to 3 p.m.

During the winter, outbreaks of cold air from the north moderate considerably by the time they reach the area and usually only last 2 to 3 days. Freezing temperatures occur on about 25 days in an average winter. The freeze-free period averages about 260 days and extends from March to November. Relative humidity is generally lower in the winter than in the summer.

Average annual rainfall for Jeff Davis County is between 45 and 50 inches. The wettest season is summer. Most summer precipitation is in the form of rainfall from thunderstorms which are usually of short duration. Winter rainfall is often associated with storms that move from southwest to northeast through or near the area. As a result, winter rains last for several hours (or even days). Snowfall is rare and not of climatic significance.

Public Water Supply Sources

Groundwater is the major source of drinking water in Jeff Davis County and its cities. In 2000, an average of 4.47 million gallons per day of groundwater was used county-wide, while 1.97 million gallons of surface water was used on average each day, primarily for agricultural irrigation. Seventy-three (73) percent of total daily water usage was for irrigation. Shallow wells (Surficial Aquifer) extend below the sandy clay strata into coarse to fine sands, but the capacity and quality are generally poor. Deep domestic wells extend into sands 200 to 300 feet deep, while deep commercial/industrial/agricultural wells tap into the Floridan Aquifer beginning at a

depth of about 600 feet. The Floridan Aquifer System supplies most of the water used in Jeff Davis County. 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, recently helped increase the water level. In addition, 24 counties in southeast Georgia (but not Jeff Davis 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 Jeff Davis County to the Georgia Coast. This moratorium, however, may be lifted based on recent Sound Science Study results.

Residents of Jeff Davis 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.

Water Supply Watersheds

The Georgia Department of Natural Resources' Part 5 Environmental Standards applicable to water supply watersheds do not apply to Jeff Davis County or the cities of Denton and Hazlehurst at this time.

Groundwater Recharge Areas

Jeff Davis County is located in the Coastal Plain 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. Two of the seven major aquifers exist in Jeff Davis County. They are the Surficial (shallow) and the Floridan (Principal Artesian) aquifers. 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 Jeff Davis 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 Jeff Davis County, the average annual precipitation varies from

about 36.8 to 60.9 inches. For Jeff Davis County, the largest amount of precipitation usually occurs in July and August followed by September, June, and March. Fall is the traditional period of reduced rainfall, with November and October 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, Jeff Davis County and its cities have no significant groundwater recharge areas. 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 significant groundwater recharge areas where present. DNR's companion pollution susceptibility map for Jeff Davis County, which categorizes the land area as having high, medium, or low groundwater pollution potential, classifies the county as having high and average pollution susceptibility. (See Map NCR-3 for general locations.) Since there are no significant groundwater recharge areas located county-wide in Jeff Davis, DNR's Part V Environmental Standards are not applicable to the cities of Denton or Hazlehurst, nor the unincorporated areas of the county. That portion of Jeff Davis' county-wide Environmental Conservation, On-Site Sewage Management, and Permit Ordinance (adopted 2000/2001) which addresses protection for significant groundwater recharge areas is, therefore, also not applicable.

Jeff Davis County, Denton, and Hazlehurst have an excellent supply of good quality water available primarily from the Floridan Aquifer. It is recognized that the groundwater supply is a valuable resource which needs protection for current and future generations of Jeff Davis Countians.

While there are no known areas of groundwater contamination in Jeff Davis County, improperly sited septic tanks and/or those which do not operate properly are considered a principal pollution threat. There are also concerns regarding approximately 20 known residences

in Denton, which do not have proper septic tanks. The Jeff Davis County Health Department has estimated that 40 percent or more of the septic systems in Denton are malfunctioning. 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.

Water quality is already a concern in Jeff Davis 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 Bullard and Big Satilla creeks in Jeff Davis 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, Big Satilla Creek surpassed dissolved oxygen levels, while Bullard Creek was cited for lacking sufficient biotic diversity. Total Maximum Daily Load (TMDL) Plans have been completed for both of Jeff Davis 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 at a low level. 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. Jeff Davis 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 Jeff Davis 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 not applicable in Jeff Davis County or its cities where no significant groundwater recharge areas are found.

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 Jeff Davis 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 Altamaha rivers and major creeks, many in less developed areas of the county south of Hazlehurst, although wetlands are found county-wide. Approximately 30 percent of the county hosts hydric soils, which by definition underlie wetlands. Less than 10 percent of the county total of these soils, however, would not be appropriate for farmland and residential use. According to the county soils map, these soils are also adjacent to the Ocmulgee and Altamaha rivers and Hurricane, Whitehead, and other creeks, and comprise the Wahee-Coxville, Johnston-Rains, and Pelham-Leafield-Olustee soil associations, which are typically associated with wetlands. (See Map NCR-7 for Jeff Davis County soil associations.) The Pelham-Leafield-Olustee Association covers the largest part of Jeff Davis County (approximately 31 percent, but only three (3) percent of this association would not be considered appropriate for farm and residential use. 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 Jeff Davis 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

Jeff Davis 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 seven (7) special concern animals and 17 special concern plants in Jeff Davis County in October, 2004, some of which are known to inhabit wetlands. These include at least three Georgia protected species: the hooded pitcherplant, the parrot pitcherplant, and the yellow flytrap, as well as two animal species with federal status: the shortnose sturgeon and the Altamaha spiny mussel. The Nature Conservancy has conducted a formal inventory of unique species located in Jeff Davis County within the Altamaha River Bioreserve. The Altamaha River Bioreserve survey, which includes all counties adjacent to the river, identified 98 species of rare plants and animals, 58 of which had not been previously documented in the area. Some of these rare flora and fauna species are in Jeff Davis County and some, particularly fish, mussels, amphibians and many plants, are located in wetland habitats. The Nature Conservancy and Georgia DNR prepared a wetlands conservation plan for the Altamaha flood plain corridor wetlands in 1997.

Fishing, hunting, and other recreational uses of wetlands are extremely popular in Jeff Davis County. The Ocmulgee and Altamaha 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. Much of the Bullard Creek Wildlife Management Area is located in Jeff Davis County. 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 and Altamaha rivers, as well as Town Creek south of Denton. There may be additional sites located in or adjacent to wetlands which have not yet been identified. None of the known Jeff Davis 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 Jeff Davis County's wetlands are used for agricultural or silvicultural purposes, they may not be overly impacted by wetlands alteration. Although flooding has not been a major problem in Jeff Davis County, 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. There have been some problems with development (mostly residential) in low-lying areas.

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 Jeff Davis County which have been created for mitigation purposes.

Jeff Davis 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 Jeff Davis County and the cities of Denton and Hazlehurst in 2000/2001. Obtaining local permits was linked to the federal 404 permitting process in this ordinance.

Protected Mountains

These natural resources are not located in Jeff Davis County.

Protected River Corridors

Jeff Davis County has two rivers, the Altamaha and Ocmulgee, which are protected under the 1991 River Corridor Protection Act. The Act provides for the maintenance of a natural vegetative buffer of 100 feet on each side of the river and strict regulation of uses infringing upon the required buffer. These corridors are of vital importance to Jeff Davis County and Georgia in that they help preserve those qualities that make a river suitable for wildlife habitat, recreation and drinking water. They also allow for wildlife movement, river sedimentation and erosion control, and absorption of flood waters.

The Altamaha and Ocmulgee rivers form the northern border of Jeff Davis County and are both part of the Altamaha River Basin. The basin is 260 miles long and has a drainage area of roughly 14,200 square miles, which includes the Ocmulgee, Oconee and Altamaha rivers. The headwaters of the Ocmulgee are in the vicinity of Atlanta (at an elevation of about 1,000 feet above mean sea level) with the confluence of the Alcovy, South and Yellow rivers at Jackson Lake. The Ocmulgee then meanders southward and turns east at which time it forms the northern boundary of Jeff Davis County. At this point the Ocmulgee and Oconee rivers (at The Forks) meet to form the Altamaha River for the remainder of the county’s northern boundary. The Altamaha River Basin has the distinction of being the second largest watershed and having the second highest waterflow on the Atlantic coast, and is said to be the largest free-flowing (unobstructed by dams) river on the east coast of the United States. The Altamaha drains over 25 percent of Georgia’s land surface, including half of Atlanta and all of Macon.

Estimated to be more than 20 million years old, the Altamaha River is Georgia's largest river-swamp system (60,000 acres) and is of major importance in maintaining the ecological balance of the state's estuarine coast. It contains over 50 natural community types, including one of the most extensive bottomland forest river communities in the southeastern United States, as well as hammock, sandhill and marsh communities, all of which provide habitat for rare plant and animal species.

In 1991, The Nature Conservancy designated the Altamaha River as one of 75 "Last Great Places" on earth for its ecological significance. The Georgia Chapter selected the Altamaha for study and protection as its first bioserve in Georgia. A bioserve has been defined as "a landscape usually large in size with naturally functioning ecological processes, containing outstanding examples of ecosystems, natural communities, and species which are endangered or inadequately protected." As part of The Nature Conservancy's study and protection process, it completed a two-year inventory of the bioserve, during which 58 species of previously unidentified rare plants and animals in the area were documented. A total of 98 species of rare flora and fauna were identified, as well as 465 element occurrences (precise known locations of rare species). Additional findings indicated that the Altamaha Basin supports the largest documented occurrence of globally imperiled rare plants and animals of any watershed in Georgia, with a total of 43 species and 313 element occurrences. Globally imperiled species are so defined and ranked by the Nature Conservancy in terms of their range-wide or global importance due to their rarity, small number remaining, external factors which could cause extinction, or location in a restricted range. Thirteen of the species are federally listed as threatened or endangered, while fourteen are designated as protected species by the State of Georgia. The Nature Conservancy and Georgia DNR completed a conservation plan to protect the entire Altamaha River Bioserve/lower Altamaha River watershed in 1997. Seven major stresses were identified. They include habitat fragmentation/degradation/ destruction; altered hydrology; chemical pollution; fire suppression; altered geomorphology; population reduction/mortality; and thermal pollution. Industrial forestry, agricultural, and development practices were specified as the primary sources of stress. The Nature Conservancy is continuing to promote conservation of the Altamaha River through the Altamaha Flood Plain Initiative, which seeks to form partnerships with the more than 150 private property owners in the river's flood plains through educational outreach activities and land and/or conservation easement acquisition.

The Altamaha and Ocmulgee rivers are also of major importance to the history of Georgia from prehistoric to modern times. They served as the transportation artery for Indians and early explorers, and played a role in the settlement and defense of early Georgia. The 19th century timber industry centered on the Altamaha. In more recent history, there was a U.S. Navy aircraft carrier named the U.S.S. Altamaha, which served in World War II. The river corridors contain many important historic and cultural resources as well as natural resources. A number of archaeological sites along both the Altamaha and Ocmulgee rivers in Jeff Davis 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.

In terms of economics, the Altamaha River supplies roughly 900 billion gallons of water to marshes along the Georgia coast. This provides fertile spawning areas for shrimp, shellfish, and other commercial seafood. Fish such as shad, striped bass, and sturgeon also come up the river to spawn. The Georgia seafood industry is largely dependent on the quality of water coming from the Altamaha River Basin.

The Altamaha and Ocmulgee rivers are of further significance for the extensive recreational opportunities they offer. These include boating, fishing, canoeing, hunting, camping, bird/wildlife watching, and the like. It is estimated that more than 250,000 people utilize the Altamaha for recreation each year. Sport fishing along the Altamaha alone generated in excess of \$2 million annually over 35 years ago according to the *1970 National Survey of Fishing and Hunting*. Several public landings are located in Jeff Davis County, including Bullard Creek and Town's Bluff on the Altamaha and Hinson's and Burkett's Ferry on the Ocmulgee. The Altamaha Fall Canoe Paddle, held with Appling, Toombs, and Montgomery counties, and the Largemouth Bass Tournament on the Ocmulgee River each April, attract paddlers and anglers from near and far. Because Section 10 of the U.S. Rivers and Harbors Act of 1899 established these rivers as navigable, their maintenance and control fall under the jurisdiction of the U.S. Army Corps of Engineers. However, the rivers are said to be no longer navigable in some places due to the presence of fallen trees, stumps, large rocks, and sandbars.

The land along the Altamaha and Ocmulgee rivers in Jeff Davis County is largely undeveloped, aside from the limited development associated with Town's Bluff Park and Landing, other landings, and Bullard Creek Wildlife Management Area. Some residential development has taken place around Burkett's Ferry where the bluffs are lower. There has been

more residential development along the Altamaha in Montgomery County across the river from Town's Bluff.

Representatives from the 11 counties along the Altamaha River, including Jeff Davis, began meeting in 1999 and later organized as the Altamaha River Partnership (ARP). The regional group was formed for the purpose of fostering economic development by promoting sustainable nature-based tourism along the Altamaha River Basin. ARP has encouraged improved infrastructure along the river through local government pursuit of available grants, and has helped promote the river through development of a brochure/map, signage, rack cards, and a website, as well as encouraging local and regional special events. Active participation in and support for ARP's regional efforts is needed to continue to enhance, promote, and protect the greater Altamaha River Basin, including the Ocmulgee River in Jeff Davis County.

Conservation and protection of the Altamaha and Ocmulgee River Corridors are of major importance to Jeff Davis County residents. In 2001, Jeff Davis County adopted the "Environmental Conservation, On-Site Sewage Management, and Permit Ordinance" which provides for protection of the Altamaha and Ocmulgee River corridors as required by DNR's Part 5 Environmental Standards. The Jeff Davis 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 Jeff Davis 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.
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, 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 habitual 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 Altamaha and Ocmulgee River corridors 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 Jeff Davis County Commissioners shall not be acceptable within the river corridors.

13. The Jeff Davis County Commissioners shall exempt the following from the provisions of the Altamaha and Ocmulgee River Corridors Protection Plan:

A. Land uses existing prior to promulgation of the Altamaha and Ocmulgee River Corridors 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 Jeff Davis County Commissioners), 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 Altamaha and Ocmulgee protected corridors, Jeff Davis County considered the effect of activities in the river corridors on public health, safety, welfare, and private property rights, as well as on the function of the rivers and their corridors (flow, water quality, erosion, and the like). The potential effect of activities on fishing or recreational use of the river corridors 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 Jeff Davis County'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 Altamaha and Ocmulgee River Corridors; however, the 100 foot protected buffer is too narrow to appear on a map of this scale.

Continued enforcement of the Environmental Conservation ordinance through the Jeff Davis County Health Department is needed to help protect the Altamaha and Ocmulgee rivers. In addition, improving access to the Altamaha and Ocmulgee rivers by maintaining and upgrading public boat landings as needed would enhance outdoor leisure opportunities for county residents

and visitors. Participation in and support for the Altamaha River Partnership's regional efforts on behalf of sustainable nature-based tourism throughout the greater Altamaha Basin would also enhance usage of the Altamaha and Ocmulgee rivers in Jeff Davis County. Further development of the Town's Bluff Landing and River Park will be important to tourism and natural resource education.

Coastal Resources

These natural resources are not applicable to Jeff Davis 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 Jeff Davis County's wetlands, wildlife habitats, and natural areas are located in flood plains.

Most of Jeff Davis County's flood plains are located along the Altamaha and Ocmulgee rivers. They comprise about 10 percent of the county's land area and are very flat with a slope of 0 to 2 percent. Some of these areas flood at least once a year, but because of their largely undeveloped state, this poses no serious threat to lives or property. The Ocmulgee experienced severe flooding in July, 1994. Soils in the flood plains primarily range from the very poorly to somewhat poorly drained soils of the Wahee-Coxville and Johnston-Rains associations. The Altamaha River flood plain forest, a portion of which is located in Jeff Davis County, is Georgia's largest riparian corridor. It stretches for 89 miles and ranges from one-half to six miles wide, encompassing an estimated 170,000 acres of contiguous bottomland and swamp forests. Overall high quality, relatively undisturbed flood plain forests occur along the Altamaha, with fourteen different community types identified within the alluvial flood plain alone. The Nature Conservancy, through its Altamaha Flood Plain Initiative, promotes conservation through partnerships with property owners and educational outreach.

Jeff Davis County and the City of Hazlehurst currently participate and plan to continue participation in the National Flood Insurance Program; therefore, both have Federal Emergency

Management Agency (FEMA) Flood Insurance Rate (FIRM) maps. Denton had not been previously mapped due to the low risk of flooding within the city. FEMA is currently in the process of digitally mapping the entire state of Georgia, so it is expected that Denton will have a flood map available in the near future. The general location of Jeff Davis County's flood zones is shown on Map NCR-6.

There is a need throughout Jeff Davis County to prevent inappropriate development of flood plains which might lead to increased flooding, destruction of wetlands, or other adverse environmental effects. Continued enforcement of flood plain management ordinances in Hazlehurst and Jeff Davis County and their participation in the National Flood Insurance Program are important in accomplishing this goal. Continued enforcement of Jeff Davis County's Environmental Conservation ordinance, especially the provisions addressing wetlands and the Altamaha and Ocmulgee River protected corridors will further strengthen flood plain protection within these areas. Utilization of the Nature Conservancy and others to provide conservation education to landowners and the general public on Jeff Davis County's important ecological systems and natural resources is needed and would help encourage their conservation. 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 Soil Conservation Service (now known as 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 Jeff Davis County and published the results in the *Soil Survey of Appling and Jeff Davis Counties, Georgia*. Issued in May, 1975, this survey is the primary source of information used to prepare this section and should be consulted for any additional needed detail.

Jeff Davis County is within the Southern Coastal Plain and Atlantic Coastal Flatwoods Major Land Resource Areas. The soils associated with the Southern Coastal Plain are well drained and deep and occur largely north of Hazlehurst. They are gently to strongly sloping soils and have a sandy surface layer and a sandy, fine loamy, or clayey subsoil.

Soils of the Atlantic Coastal Flatwoods are found in areas that are low and flat with streams that are wide and sluggish. These soils are located primarily in the southern part of Jeff Davis County. During rainy periods, the water table rises sharply and water remains on or near the surface for long periods. The soils' drainage is generally poor, but can range from moderately well drained to very poorly drained. They have a sandy surface layer and generally sandy to loamy subsoil.

There are seven basic soil associations in Jeff Davis County. A soil association is a landscape that has a distinctive proportional pattern of soils. It normally consists of one or more major soils and at least one minor soil, and is named for the major soils. The soils within any one association are likely to differ from each other in some or many properties, such as slope, depth, stoniness, or natural drainage. Soils that comprise part of one association may occur in others, but in a different pattern. Because the general associations provide a basis for comparing the land use potential for large areas, they are important for general planning. They serve as one of many tools that assist in determination of suitable land uses. However, because of the generalized nature of soil association mapping, it is not specific enough for site planning. Soil associations in Jeff Davis County are shown on Map NCR-7. Those areas of the county with major limitations for development because of soils are depicted on Map NCR-8. Jeff Davis County's 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 Jeff Davis County's seven soil associations follows:

1. Kershaw - Troup Association

Excessively drained to well-drained soils that are sandy to a depth of 4 to 5 feet; on ridgetops and side slopes.

This association consists of very gently sloping to sloping soils with slopes of 2 to 8 percent. It makes up a small percentage of the county (1 percent) and is located in narrow bands on the eastern side of Hurricane and Satilla creeks. Approximately 80 percent of the association is Kershaw soils, 15 percent is Troup soils and the rest minor soils.

About 90 percent of this association is under a sparse stand of pines and low-grade hardwoods. A few areas of Troup soil are cleared and cultivated, but because the association's

soils are sandy and droughty, crop response is poor. However, pasture grasses like bermuda and bahia can be grown with fair success.

2. Troup - Wicksburg Association

Somewhat excessively drained and well-drained soils that are sandy to a depth of 2 to 5 feet; on ridgetops and side slopes.

This association consists of broad, gently sloping ridgetops, strongly sloping side slopes, and many, small, winding drainageways. It comprises approximately 31 percent of the county's area. About 80 percent of the association has slopes of 0 to 10 percent; the rest is slightly steeper. The Troup soils make up 40 percent of this association; the Wicksburg soil, about 25 percent; and minor soils, the rest.

About 70 percent of this association is woodland. A few of the smoother areas are cultivated crops and pasture. Because the soils are sandy and somewhat droughty, crop response is fair. However, pasture grasses like bermuda and bahia can be grown in well managed soils. The farms in this association are mostly large tree farms. Some farms used for general farming and livestock average about 200 acres in size.

3. Fuquay - Tifton - Pelham Association

Well-drained and poorly drained soils that have a sandy surface layer and dominantly loamy underlying layers; mainly on broad ridges.

This association consists of broad, nearly level and very gently sloping ridgetops that have short side slopes along the narrow, winding drainageways. About 22 percent of the county has this soil association. This association's make-up is approximately 35 percent Fuquay soils, 20 percent Tifton soils, 20 percent Pelham soils, and other minor soils.

About 55 percent of the association is used for cultivated crops and pasture. The rest is made up of steeper soils and is woodland. Some of the county's best farmland is on the smoother uplands of this association. The soils are generally in good tilth and have a deep rooting zone. Crops respond well to these soils when well managed. The main crops suited for this association are corn, cotton, small grain, soybean, and pasture grasses.

4. Irvington - Leefield - Hazlehurst Association

Moderately well-drained and somewhat poorly drained soils that have a sandy surface layer and loamy underlying layers; mainly on smooth uplands.

This association consists mainly of nearly level uplands, but there are small, rounded, ponded areas of poorly drained soils scattered throughout. It is located primarily in the southeastern part of the county, and comprises about 5 percent of the land area. This association's make-up is about 30 percent Irvington soils, 25 percent Leefield soils, 12 percent Hazlehurst, and other minor soils. Most of the soils in this association are cultivated. These soils are often better suited for locally grown cultivated crops.

5. Pelham - Leefield - Olustee Association

Poorly drained and somewhat poorly drained soils that have a sandy surface layer and loamy to sandy underlying layers; on low uplands.

This association is characterized by broad flats and slight depressions. Slopes range from 0 to 3 percent. It is found primarily in the middle and southern parts of Jeff Davis County, and comprises approximately 31 percent of its area. The Pelham soils make up about 34 percent of the association; the Leefield soils, about 25 percent; the Olustee soils, about 13 percent; and minor soils, the rest.

The only soils in this association that are well suited to farming are the Leefield soils. Suitable crops and pasture plants locally grown are tobacco, corn, soybeans, bermuda grass, and bahia grass. The poorly drained soils in this association are not suited to crop cultivation unless they are drained. They have a fluctuating high water table that rises after heavy rains, remaining high for several days.

6. Wahee - Coxville Association

Somewhat poorly drained and poorly drained soils that have a loamy surface layer and chiefly clayey underlying layers; on river terraces.

This association consists of wet, nearly level terraces along the Altamaha and Ocmulgee rivers. It comprises about 5 percent of the county. The soils are formed in old alluvium and in most areas, receive a thin deposit of fresh soil material each time they are flooded. The Wahee soils make up about 55 percent of the association; the Coxville soils, about 40 percent; and minor soils the rest.

Because the soils in this association are clayey in the subsoil and subject to flooding, they are not used for cultivated crops or pasture. The entire acreage is wooded with hardwood and pines. However, these soils provide a suitable habitat for wetland wildlife, and therefore provide for excellent hunting and fishing.

7. Johnston - Rains Association

Very poorly drained and poorly drained soils that have a loamy surface layer and loamy to sandy underlying layers; mainly along drainageways and depressions.

This soil association consists mainly of wet, nearly level soils in flood plains along branches and creeks. It comprises about 5 percent of the county. These soils are formed chiefly in recent alluvium and, in many areas, receive a thin deposit of fresh soil material each time they are flooded. The Johnston soils make up about 50 percent of the association; the Rains soils, about 40 percent; and minor soils, the rest.

Because the soils in this association are clayey and subject to flooding, they are not used for crop cultivation or pasture. Acreage in this association is wooded, predominantly with hardwoods and a few pines. Due to wetness, this association has severe limitations in regard to use. However, under good management, it provides suitable habitat for wetland wildlife.

There are specific soil series described in the county's soil survey that present severe limitations for town and urban planning and development. Limitations that soils present range from extreme flooding and slope to seasonal high water tables. In Hazlehurst, soils of the Coxville (Cv), Olustee (Oa), and Pelham (Pl) series are those that present severe limitations, primarily due to flooding and seasonal high water table. Approximately 40 percent of the soil in and adjacent to Hazlehurst is of these series. A majority of these soils are located south and southeast of the city, primarily between U.S. 341 and U.S. 221. Soils north of Hazlehurst are

primarily Fuquay (FsB) and Leefield (LL and Ls), which pose slight to moderate limitations to urban development.

In Denton, Pelham series soils are the only ones that pose severe limitation to urban development. These soils make-up roughly 20 percent of the area in and around Denton and are associated with the finger tributaries of Whitehead Creek and seasonally flooded areas south and east of the city. The remaining soils of the area are Fuquay and Leefield.

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 Jeff Davis 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 30 percent of Jeff Davis 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.

Jeff Davis County and the cities of Denton and Hazlehurst need to protect soils from inappropriate uses and excess erosion so as to conserve them before increased development pressures pose a major threat. The City of Hazlehurst issues its own Soil Erosion and Sedimentation Control (land disturbance) permits, while Georgia EPD currently issues ground disturbance permits for Denton and unincorporated Jeff Davis County. Continued enforcement of

Jeff Davis County's Environmental Conservation ordinance with respect to erosion prevention along the Altamaha and Ocmulgee rivers protected corridors will assist with conserving county soils. Jeff Davis County also needs to pursue Resource Conservation and Development District (RC&D) and Natural Resources Conservation Service (NRCS) demonstration projects to educate landowners on Best Management Practices to prevent soil erosion. The Land Use element of this plan also generally recognizes the need to protect natural resources through additional specific land use regulations.

Steep Slopes

Like much of southeast Georgia, the topography of Jeff Davis County contains little steep relief. The steep slopes of the county are in the form of bluffs located along the southern banks of the Ocmulgee and Altamaha rivers. Some lesser slopes run along the western boundary of the county and along Hurricane Creek. Map NCR-9 shows their general locations.

The bluffs are valuable for their ability to contain the waterbodies they overlook in times of flooding. In addition, many of Jeff Davis County's more scenic spots are around these slightly elevated areas. Enforcement of the County's Environmental Conservation ordinance provides protection for steep slopes in bluffs and their significant archaeological resources located within the Protected Altamaha and Ocmulgee River Corridors.

Prime Agricultural and Forest Land

Agriculture, and particularly forestry, is the predominant land use in Jeff Davis County, with about 71.2 percent of the county's lands in forestland. According to the existing land use map prepared in conjunction with this preparation of this plan, approximately 185,311 acres, or 86.3 percent of Jeff Davis County is in pasture, crop and forestland. The general location of these areas is shown on the existing land use map (Map LU-1).

According to Natural Resources Conservation Service figures, approximately 30,155 acres of Jeff Davis County's land area is identified as prime farmland. Most of the soils with such a designation are Cowarts (15,445 acres) with many smaller volume soils, including: Tifton

(3,870 acres), Norfolk (2,570 acres), Johns (2,460 acres), Cahaba (1,730 acres), Irvington (1,720 acres), Carnegie (1,190 acres), and Duplin (1,170 acres). Many of these soils are found in the previously described Fuquay-Tifton-Pelham and Irvington-Leefield-Hazlehurst soil associations. Map NCR-10 shows the general location of Jeff Davis County's prime farmland. Protection and proper use of these soils is important to the continued success of a crucial sector of the area's economy. According to the Natural Resources Conservation Service's figures for 2003, 1,288 acres of Jeff Davis County farmland had been converted to timberland under the Conservation Reserve Program.

As discussed in the *Economic Development* element of this plan, agriculture and timber play a significant role in Jeff Davis County's economy. In 1997, the county ranked 80th in the state in its number of farms and 43rd in acres of harvested cropland. In 2004, the total reported value of agricultural commodities, including timber and related products, produced in Jeff Davis County was more than \$56.3 million, ranking the county 60th in the state.

Since about 1950, the number of farms nationwide has declined significantly. This is true of Jeff Davis County as well. In 1969 there were 546 farms in Jeff Davis County, almost twice as many as the 284 in 1987. According to the 2002 U.S. Census of Agriculture, however, this number had declined by more than 10 percent to 254 in 2002. The total acreage being farmed shrank from 75,030 acres to 56,198 acres from 1997 to 2002, a loss of 25 percent or nearly 19,000 acres in five years. Meanwhile, the average farm in Jeff Davis County decreased in size from 281 acres in 1997 to 221 acres according to the 2002 Agriculture Census. This size was just above the average of 218 acres statewide. An estimated 22,836 acres of cropland was reported harvested in 2002 as compared to 32,713 acres in 1997 (decline of 30 percent). The acreage of irrigated cropland in Jeff Davis County also declined substantially from an estimated 10,940 acres of irrigation systems in 2000 to 3,657 acres in 2002. Nevertheless, the total value of agricultural commodities produced in Jeff Davis County in 2004 was reported to be over \$1.5 million more than the \$54.8 million the year before. In 2003, Jeff Davis County ranked 61st in Georgia in terms of value of agricultural production as compared to 60th in 2004.

In 2002, row/forage crops comprised 35 percent of Jeff Davis County's agricultural production. Other commodities and their percentages were poultry/egg, 23 percent; livestock/aquaculture, 11 percent; forestry and products, 10 percent; ornamental horticulture, 9 percent; and vegetables, 3 percent. The reported value of Jeff Davis County's row/forage crops

was over \$21 million in 2004, which ranked 30th in Georgia. The county's principal row/forage crops that year were cotton, tobacco, hay, corn, peanuts, and wheat. Poultry/egg production in Jeff Davis County was over \$13.7 million, with a total of 36 broiler houses and 8 houses for table layers in 2004.

Livestock and aquaculture production continue to be important to Jeff Davis County farmers. Its reported value in 2004 was almost \$7.6 million. The number of beef cattle reported that year was 6,000. The county ranked fifth in Georgia in value of horses raised (1,000 worth \$2.5 million). It also ranked 10th in the state for catfish (58 acres of ponds) and goats (2,000 head). Other stock raised in Jeff Davis County includes quail and finished pork.

Jeff Davis County currently ranks 45th of Georgia counties in timber production, which was valued at \$4,381,768 in 2004. It ranks 74th in percentage of forest land with approximately 71.2 percent of the county's land area or 152,977 acres in forest. Private individuals own most of the timber acreage, followed by the forest industry, corporations, and the State. Most of the woodlands in 1997 were in slash pine (65,400 acres), followed by loblolly pine (35,700 acres). There were more than 20,000 acres each of oak-pine and oak-gum-cypress timber, with almost 5,000 acres in oak-hickory that year. Before pulpwood became the major wood product, naval stores was an important industry, with pine gum obtained to produce turpentine and rosin. Thompson Hardwoods, PalletOne, PalEx, and Beasley Forest Products are among the major local wood users currently in Jeff Davis County. Forestry and related products had a reported value of over \$6.4 million in 2004 in Jeff Davis County. The county is one of Georgia's top pine straw producers. In 2004, it ranked fourth in the state for pine straw revenue with 45,000 acres valued at more than \$2 million.

Ornamental horticulture generated nearly \$3 million in revenue in Jeff Davis County in 2004, which placed the county in 65th place in Georgia. Fruit and nuts were next in terms of value, worth \$1,526,860, most of which (nearly \$1.4 million) came from blueberry cultivation. The county ranks 7th in blueberry production statewide. Vegetables are not one of the major commodities in Jeff Davis as they are in some area counties. The crop was worth \$122,675 in 2004 (86th in Georgia).

Agri-tourism from farm tours, camping, and fishing in Jeff Davis County generated a total reported value of \$19,390 in 2004. Hunting leases for deer, duck, and turkey had a reported

value of \$480,000 in 2004, far outpacing other agri-tourism revenues. Jeff Davis ranked 6th in Georgia for its total of 1,000 acres leased for duck hunting. While some hunting leases are held by local clubs or residents, many are known to be leased by residents of other parts of Georgia or even other states. Such leases could be broadly viewed as contributing to Jeff Davis County’s agri-tourism revenues.

Jeff Davis 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 land use controls which require development to be compatible with existing principal agricultural uses would also help promote conservation of prime agricultural soils.

Plant and Animal Habitats

Jeff Davis County is known to currently host a number of plant and animal habitats of rare, threatened, and endangered species. There are also 17 plants and seven (7) animal species native to the area 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 Jeff Davis County

<u>Plants</u>	<u>Animals</u>
<i>Balduina atropurpurea</i> (Purple Honeycomb Head) - GA	<i>Acipenser brevirostrum</i> (Shortnose Sturgeon) - US
<i>Elliottia racemosa</i> (Georgia Plume) - GA	<i>Aimophila aestivalis</i> (Bachman’s Sparrow) - GA
<i>Epidendrum conopseum</i> (Green-fly Orchid) - GA	<i>Alasmidonta arcula</i> (Altamaha Arcmussel)
<i>Iris tridentata</i> (Savanna Iris)	<i>Cyprinella callisema</i> (Ocmulgee Shiner)
<i>Isoetes appalachiana</i> (Bigspore Engelmann’s	<i>Cyprinella leedsi</i> (Bannerfin Shiner)

Quillwort)	
<i>Marshallia ramosa</i> (Pineland Barbara Buttons) – GA	<i>Drymarchon couperi</i> (Eastern Indigo Snake) - US
<i>Oxypolis ternata</i> (Savanna Cowbane)	<i>Elliptio spinosa</i> (Altamaha Spinymussel) - US
<i>Penstemon dissectus</i> (Grit Beardtongue) - GA	<i>Gopherus polyphemus</i> (Gopher Tortoise) - US
<i>Polygala leptostachys</i> (Georgia Milkwort)	<i>Limnothlypis swainsonii</i> (Swainson’s Warbler)
<i>Portulaca biloba</i> (Grit Portulaca)	
<i>Quercus austrina</i> (White Bluff Oak)	
<i>Rhynchospora punctata</i> (Pineland Beaksedge)	
<i>Sarracenia flava</i> (Yellow Flytrap) - GA	
<i>Sarracenia minor</i> (Hooded Pitcherplant) – GA	
<i>Sarracenia psittacina</i> (Parrot Pitcherplant) - GA	
<i>Scutellaria mellichampii</i> (Skullcap)	
<i>Scutellaria ocmulgee</i> (Ocmulgee Skullcap) - GA	
<i>Sideroxylon sp. 1</i> (Ohoopee Bumelia)	
<i>Sporobolus teretifolius</i> (Wire-leaf Dropseed)	

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

There are no designated natural areas in Jeff Davis County; however, those areas likely to include sensitive plant and animal habitat are the Altamaha and Ocmulgee rivers and flood plains, wetlands, and various creeks. Although primarily located in adjacent Coffee County, a portion of the 3,799 acre Broxton Rocks Sandstone outcrop area is within Jeff Davis County. The Nature Conservancy currently protects 1,528 acres in Coffee County, but is in the process of purchasing an additional 1,700 acres, approximately 300 acres of which is located in northwest Jeff Davis County adjacent to the Ocmulgee River. Broxton Rocks contains some of the finest examples of Altamaha Grit sandstone outcroppings (occurs almost exclusively within Georgia), as well as more than 500 plant species (among the highest reported in North America), including many unusual ferns and other rare plants once thought extinct. It is also the home of threatened animal species, such as the gopher tortoise and indigo snake. In addition, the National Audobon Society has designated the Bullard Creek Wildlife Management Area as an official “Important Bird Area” because the Altamaha River is a major stopover for many bird species migrating to and from their nesting and winter areas. It is also home to many unique summer breeding species, and thus is considered one of Georgia’s prime birding sites.

The Nature Conservancy has developed a list of ecosystems of the Altamaha Basin. A brief description of those ecosystems located in Jeff Davis County follows:

The *Bluff Forest System* is made up of mixed hardwood forests on north facing bluffs. It ranges from very mesic seeps to somewhat dry sites (the latter usually near the sandy tops of bluffs). This system is sometimes referred to as a slope forest or hardwood hammock. The canopy is made up of oaks, hickories, magnolias, beech and other mesic hardwoods; pines are frequently co-dominant.

Flatwood Systems are open-canopied, pine dominated fire-climax woodland communities located on sandy, flat lands. This ecosystem is sometimes called pine woodlands. Tree densities vary from high, more closed canopies to low, widely spaced trees, but even relatively dense stands allow adequate sunlight penetration. There is little or no understory between the canopy and a large number of short shrubs.

Isolated Wetland Systems occur in the mostly moderate to dense canopied, hardwood forested communities located in depressional areas on various substrates; two are shrub dominated. They have variable understory and herbaceous layers, which are often inversely proportional in density. Other names for the system include cypress pond, cypress strand, cypress dome, deciduous swamp, bayhead, bay swamp, and pocosin. Because the systems are isolated, species composition of these wetlands is very diverse. Variation is found in species composition and presence or absence of tree species, which may be a direct result of hydro-period, fire frequency and soil characteristics.

The *Riverine Aquatic System* is the ecosystem associated with the Altamaha River Basin, which includes the Ocmulgee and Altamaha rivers. Its origins in the southern Piedmont classify it as an alluvial or brownwater river. The river system has a large watershed (36,885 square kilometers) and a high average rate of discharge. The river maintains a wide flood plain by meandering over its entire width and constantly redistributing the alluvial sediments. Islands are often formed as the river cuts off looping meanders, or cuts a new channel during floods.

The *Riverine Swamp System* is also associated with the county's river basin. It is typically composed of a dense canopy of mixed hardwoods, bald cypress-mixed hardwoods or mixed hardwoods and pines (usually spruce or loblolly). Two types of riverine swamp system exist in the Altamaha Basin. On sandbars and river edges, the early successional form of the bottomland forest is dominated by shrubs with only scattered trees in a very open canopy, and in the tidal portions of the river, there are patches of marsh. The tidal system is not found in Jeff Davis County. Other names for the system include bottomland hardwoods, cypress swamps, and flood plain forest. Different elevations along this system support distinct recognizable groups of plants.

Small Stream Systems, or small stream forests, are typically dense-canopied, mixed pine and hardwood forest communities located on sandy and clay loams along the county's small streams. Other names for the system include blackwater streams, blackwater creeks, and tributaries. Canopy usually contains swamp tupelo and red maple with scattered loblolly pine. This community varies according to the duration of flooding, past disturbance history and flood plain width. For example, swamp tupelo may dominate a wetter site, while drier sites may have a higher percentage of pines, particularly loblolly.

The final system is the *Xeric/Subxeric Woodland System*, and is one of the most widespread systems in the area. Other names for the system include sand hill, sandy flatwoods, and sand ridge. As its name indicates, this system is mainly composed of two types; the first is forested by longleaf pine and a mixture of scrub oaks. The second type, which usually occurs on smaller ridges and the edges of larger ridges, is composed of a mixture of live oak and upland laurel oak with a mixed oak shrub layer.

In regard to important plant habitat, Jeff Davis County has one unique and valuable resource -- the state's largest dogwood tree. Measuring approximately 35 feet in height, its continued protection is important to the county.

Sensitive plant and animal habitat areas of Jeff Davis County are increasingly threatened by the encroachment of people and development. Mature hardwood forest ecosystems are among those which are disappearing. Continued enforcement of Jeff Davis County's Environmental Conservation ordinance through the county health department will help protect plant and animal habitats located in wetlands and the protected Altamaha and Ocmulgee River corridors. 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 federal or state parks located in Jeff Davis County; however, there is one large wildlife management area, Bullard Creek, which provides hunting opportunities for local residents and visitors. The 13,900 acre state-owned management area is located seven (7) miles north of Hazlehurst adjacent to the Altamaha River in north Jeff Davis and Appling counties. It is also a National Audobon Society designated “Important Bird Area” as mentioned under the Plant and Animal Habitats section of this plan element. More diversified recreational and multi-purpose use of Bullard Creek WMA would help ensure retention of state ownership and maintenance. There are also a large number of private hunting clubs in the county.

Public fishing is available along the Altamaha and Ocmulgee rivers via a number of public and private boat landings. Bullard Creek Landing and Town’s Bluff Landing are public landings located on the Altamaha. A boat landing has been added at Town’s Bluff in conjunction with development of a new regional park, which includes separate RV and primitive camping sites. Completion of the Town’s Bluff recreation park is needed to provide increased local outdoor recreation opportunities. Landings along the Ocmulgee include Hinson’s Landing and Burkett’s Ferry Landing. The County purchased 5 acres to make Hinson’s Landing accessible to the public with funds from the Town’s Bluff project.

There is a need to improve public access to the Altamaha and Ocmulgee rivers through boat landing upgrades and maintenance of existing facilities. Jeff Davis County’s continuing active participation in the Altamaha River Partnership’s regional efforts to enhance and promote the greater Altamaha Basin for sustainable nature-based tourism would help promote nature-based and heritage tourism within the county, including hunting, fishing, agri-tourism, and venture biking.

Scenic Views and Sites

Scenic views and sites located within Jeff Davis 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 Altamaha and Ocmulgee rivers, their bluffs, sandbars and corridor, are the focal point for a number of picturesque views. Improved access to the rivers through upgrading existing public boat landings, as needed, would likely enable more people to enjoy the rivers' scenic beauty. Rocky Hammock and Broxton Rocks were also noted during the planning process for their scenic qualities. The Nature Conservancy's efforts to protect the Broxton Rocks Natural Area need to be supported.

The City of Hazlehurst and local garden clubs undertake beautification projects to enhance community appearance and provide a forum for public education. Hazlehurst's Better Hometown Program also helps fulfill this role in conjunction with its downtown revitalization efforts. In addition, the City participates in the Keep America Beautiful, Peachy Clean, and Adopt-A-Highway programs. There is a need, however, to continue ongoing beautification and litter reduction efforts, including utilization of prison work details, the Adopt-A-Highway Program, civic organizations, garden clubs, and other means as appropriate to assist with litter removal and other projects to improve the community's appearance county-wide. Neither Jeff Davis County nor the City of Denton currently participate in any regional or state community appearance programs; however, the County desires to establish a code enforcement program to help control and prevent illegal dumping and littering county-wide. The County previously sought funding for such a program, but state monies were cut before Jeff Davis was able to receive assistance.

Cultural Resources

Jeff Davis County was created from sections of Appling and Coffee counties by an Act of the Georgia Legislature on August 18, 1905. The state's 140th county was named for Jefferson Davis, president of the Confederacy, although consideration was given to naming the new county in honor of Judge John A. Cromartie, the representative who introduced the bill creating the county. The name "Cromartie" was not approved due to the custom of naming counties after deceased persons.

The 1820 U.S. Census lists William Hand as the first settler in present-day Jeff Davis County. The area was made more accessible following establishment of a stagecoach line between Savannah and Tallahassee in 1831. This early road originated along the Georgia coast, traveled through the eastern part of the state before crossing the Altamaha River at Mann's Ferry, and continued through present-day Hazlehurst to Florida. Today, Hazlehurst's Tallahassee Street follows the old stage route.

At the time of Jeff Davis County's creation in 1905, the *Cyclopedia of Georgia* described the area it encompassed as follows:

... the Southern railway crosses the county from northwest to southeast. Over this road, and also down the Altamaha River, large quantities of lumber are shipped to Brunswick and Darien. The lumber and turpentine industries give employment to many people. Some of the lands are specially adapted to long-staple or sea-island cotton, and produce also corn, oats, rice, sugar-cane, Irish and sweet potatoes, field peas, ground peas, crab-grass and peavine hay, garden products, peaches, pears, grapes, plums, and watermelons. The forest timbers are varieties of oak, hickory gum, yellow or longleaf pine and cypress. Cities are, Hazlehurst and Denton, ...

Originally known as Handtown because of the large number of Hand family members in the area, the community of Hazlehurst dates from the 1850s. Its first settlers were farmers, railroad workers, timbermen, and riverhands. Completion of the Macon and Brunswick Railroad (now the Southern Railway main line) through present-day Hazlehurst in 1870 laid the groundwork for the town's growth. Also called 8 1/2 due to its stop number along the railroad, the community was renamed Hazlehurst to honor Colonel George H. Hazlehurst, president and chief engineer of the Macon and Brunswick Railroad. Colonel Hazlehurst was a remarkable man and talented engineer whose experiences ranged from helping plan the defenses of Vicksburg during the Civil War to surveying in the wilds of Florida and for the Macon and Western Railroad. He also helped build the Nashville and Chattanooga Railroad, located and constructed the New Orleans and Jackson Railroad, and engaged in building the Macon and Augusta Railroad while serving as its president. Hazlehurst, Mississippi was also named in Colonel Hazlehurst's honor.

By the late 1860s/early 1870s, a number of business enterprises were operating in the vicinity of present-day Hazlehurst. These included William Dent's sawmill, Wash Dyal's country store, and Taffee Hesters' water grist mill. Joseph Lishenstein, a Jewish peddler who settled in the area in 1870, is credited as being Hazlehurst's first official resident. The next year A.P. Surrency, a large landowner in then Appling County, laid out the community. His son Millard Surrency operated a store in Hazlehurst as did J.F. Hinson by 1873. In 1872 Dr. J.H. Latimer built his residence in town, which today is considered the oldest house in Hazlehurst. Two naval stores operators from North Carolina named Council and Grady started the first turpentine business in the area around 1873.

The town of Hazlehurst was initially incorporated in 1877 by the Appling County Superior Court. Its original boundaries extended one-half mile in each direction from a warehouse in the center of town. According to the 1879-80 Business Directory, Hazlehurst had a total of seven general stores, which included several commissaries run by naval stores and/or timber farmers.

During the last two decades of the nineteenth century, Hazlehurst experienced major growth, largely due to the wealth of timber resources in the area. Local men such as John W. Hinson, "Cap" Wilson, John F. Hall, Napoleon Weatherly, the Varn Brothers, Preston Grainger, John W. Cromartie, and the Pace Brothers were among those who established naval stores and timber related businesses. Business partners C.W. Pike and L. Johnson finished laying out Hazlehurst's streets and town lots in the early 1880s. They also had a turpentine still and sawmill which they sold to Bewick [Lumber] and Company of New York in 1888. Bewick and Company went on to build one of the largest timber operations in the area. Hundreds of men from all over Georgia were employed at their large sawmill and shingle mill. Houses and even a hotel were constructed for the foremen and workers.

The Georgia General Assembly incorporated the town of Hazlehurst by legislative act on August 22, 1891, some fourteen years after its previous incorporation by Appling County. Apparently Hazlehurst's government had ceased functioning sometime after 1880, thus making reincorporation necessary. The act extended the town limits one mile in all directions from the railroad depot.

By 1900, Hazlehurst's population had reached 793. The 1904-1905 Yearbook of the Commissioner of Agriculture listed an impressive number and variety of businesses in Hazlehurst, including six general stores, seven grocers, one hotel, one bank, one millinery, one jeweler, two drugstores, and two sawmills. In 1907, the charter was amended, and the town of Hazlehurst officially became a city in Jeff Davis County. The next year a second rail line, the Georgia and Florida Railroad, was built through Hazlehurst. This line ran from Augusta, Georgia to Madison, Florida, and thus brought new opportunities for business and industrial growth to the Jeff Davis community. In addition, Hazlehurst became one of Georgia's leading tobacco markets following construction of the city's first tobacco warehouse in 1920. Hazlehurst's population reached 1,378 in 1930.

After World War II, the community organized a Chamber of Commerce and a BAWI group (Balance Agriculture With Industry) to attract new industry. The efforts of local businessman Claude Cook and others helped bring major industrial employers to the Jeff Davis community as early as the 1940s. Hazlehurst's population grew dramatically from 1,732 in 1940 to 4,298 in 1980, largely due to the creation of local manufacturing jobs. The city had 4,202 residents in 1990 and 3,787 in 2000.

Incorporated on August 21, 1911, the City of Denton was named after Colonel Samuel Denton (1806-1846), who moved to Georgia from South Carolina in 1815. The Georgia and Florida Railroad line also passed through Denton, therefore influencing much of the community's early 20th century growth. By the 1920s/30s, a large number of business establishments were located in Denton, including four stores; one drugstore; three hotels; one bank (the Denton Bank); a doctor's office; one blacksmith shop; one telephone office; two turpentine stills; two cotton gins; two grist mills, and even a hunting lodge. Many of the businesses were destroyed by fire in the 1930s. During the Great Depression, Denton had a Civilian Conservation Corps (CCC) camp. The CCC workers engaged in agriculture and timber related activities, such as ginning cotton, logging, and turpentine, as well as working on the railroad. Denton had its own school which later merged with another small school in Brooker to become the Brooker-Denton School.

Denton's population has increased by more than 50 percent since 1930 when there were 215 residents. According to U.S. Census figures, Denton had 335 inhabitants in 1990 and 269 in 2000.

Local volunteers and Altamaha Georgia Southern Area Planning and Development Commission (APDC) staff, under the supervision of the APDC's historic preservation planner, conducted a historic structures survey from 1981-1982 to identify and record all existing historic properties located in Denton, Hazlehurst and throughout Jeff Davis County. As a result of the survey, which inventoried all structures that appeared to be at least 50 years old, approximately 328 properties were recorded and their locations marked on a map. The majority of the structures recorded date from the late 19th and early 20th centuries and are of wood frame and some log construction, except for commercial/public buildings, which were built primarily of brick. Plantation Plain, Neoclassical, late Victorian farmhouses and cottages (some with outbuildings), Craftsman bungalows, and other vernacular interpretations of nationally popular styles/forms predominate. Given the age of the survey, there are likely structures that were not originally included which have become historic within the last twenty to twenty-five years and others that no longer exist.

The Jeff Davis County Courthouse and the Pace House, both located in Hazlehurst, are the only properties county-wide which are currently listed in the National Register of Historic Places, the federal government's listing of historic properties worthy of preservation. By virtue of their National Register listing, these properties are also listed in the parallel Georgia Register of Historic Places. Built in 1906 using a design by W. Chamberlin and Company, the courthouse was constructed by M.T. Lewman and Company at a cost of \$24,351. The original two-story Neoclassical style structure is the only early twentieth century courthouse in Georgia constructed of cement block. It is also significant for its unusual exterior plan consisting of octagonal pavilions on each corner of the rectangular main block. The courthouse was enlarged to more than double its original size in 1995. The Pace House dates from about 1900. Today the late Folk Victorian cottage houses the Hazlehurst-Jeff Davis Historical Museum.

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 Jeff Davis County, Denton, and Hazlehurst may be eligible for the National Register. There is a need to nominate additional properties county-wide to the National Register, particularly historic districts and rural resources.

Less is known concerning archaeological resources in Jeff Davis County, although at least 101 sites have been recorded in the State Archaeological Site File at the University of Georgia. See Map NCR-11 for the general areas where Jeff Davis County's recorded archaeological sites are located. The locations are not specifically mapped to protect the sites from vandalism. The earliest known human inhabitants of present-day Jeff Davis County came to the area approximately 11,500 years ago, toward the end of the last Ice Age. Archaeological sites in Jeff Davis County, therefore, range from pre-historic sites where hunters manufactured stone tools to historic Indian and settler sites to small late 19th/early 20th century farmsteads, naval stores operations, and the like. There are a number of known Indian sites in the county. An archaeological survey along the Ocmulgee River in 1990, which was conducted in conjunction with the Bully Creek Wastewater Treatment Plant project, identified two Indian sites. However, both were determined not eligible for the National Register. Further research in Jeff Davis County is expected to yield additional prehistoric and historic Indian sites, particularly along the Altamaha and Ocmulgee rivers, as well as the remains of historic communities, farms, turpentine operations, and the like. There are plans to develop a museum at Town's Bluff Park to interpret the Altamaha River and Native American history, as well as the naval stores industry and other aspects of the area's rich cultural heritage.

A large number of locally important resources were identified by the Jeff Davis County Comprehensive Plan's Natural and Historic Resources Subcommittee and local citizens when the community's previous plan was prepared in 1995. This list has been reviewed and updated in conjunction with development of the current plan. Although these resources may or may not be National Register eligible or even historic, they 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 Jeff Davis County unless otherwise noted. The approximate locations of the listed resources, with several

exceptions, are shown on Maps NCR- 12 through NCR-14. Each resource is numbered to correspond with its general location on the appropriate map. Due to the large number of resources identified in unincorporated Jeff Davis County and the City of Hazlehurst, these maps have been divided into quadrants to facilitate easier location of resources. The appropriate map legend follows each jurisdiction's maps. Due to the large number of resources identified in unincorporated Jeff Davis County and the City of Hazlehurst, these maps have been divided into quadrants to facilitate easier location of resources. The appropriate map legend follows each jurisdiction's maps. Archaeological sites are not numbered and mapped since they are often subject to vandalism if their locations are published. General areas of known archaeological sites are indicated on Map NCR-11, as previously mentioned. Specific site locations for those on file at the University of Georgia are available upon request to authorized individuals.

I. Residential Resources

7. Monroe Home
13. Mother Carrie's Home
35. Virginia and Robert Bass Home
43. Joe Dock Joyce Home
49. Holmes House
52. John Long House
53. Jack Manning House
59. Short Moody Place
60. Pete Ussery-Bennie Ussery Place
63. Joe Buchannan Place
65. Dewey Dykes Place
67. Amos Harris Estate
68. George Kurtz Place
70. Unnamed House
71. Claude Buchannan House
79. Preston Williams Homeplace
80. Elsie Claxton Homeplace
81. Bob Chavis Place
82. Tom Jack Terry Place
83. Pat Dixon/Mollie Carter Place
90. Ivey Girtman Homeplace
99. Henry Mitchell Estate

101. State Representative Roger Byrd Childhood Home
- 104-C. John H. Turner House
108. Maracus Beall House
112. Clinton Yawn House
123. Ed Pennington House
124. Walter Faulk House
129. Appleby Estate
134. Willie Beall Place
135. W.L. Beall Place
136. N.W. Buddy Faulk Place
153. Abby Girtman House
163. L.L. Horne House
164. Franklin Cicero Fowler House
168. Z.W. Kirkland House
169. George Sheridan-Billy Fisher House
170. Creech-Peterson House
174. King House
177. George Peterson House
184. Walter and Clara Clements House
185. Byrd-Kight-Tate House
188. Wilson-Stone House
190. Wooten-Powell House
191. Strickland-Wooten House
192. Byrd-Norris House
195. Mark Durden House
196. Kight-Clifton Home
199. Stanley Austin House
245. Ira Graham Home
301. Tina Parrish House
302. Ben Armstrong House
307. Eula Strickland House
311. Bill Johnston House
317. Lawrence O'Quinn House
318. Royce Morris House
339. Nina Sellers House
340. Hugh McDaniel House
342. Willie Mae Harrell House
343. Peacock Family House

345. Jake Griffin House
346. Colonel Yawn Family House
347. Yawn Family House
349. Lurine Chavis House
350. Leroy Johnson Homestead
351. Arthur McNeal House
352. Leon Wildes Homeplace
353. Will Waters House
355. Lem Sellers Log House
356. Pat Varnes Place
358. Ida Sellers House
362. Dennis Hazlip Home
366. State Senator Walter Ray Birthplace
367. Johnnie McRorie Home
370. Larry Davenport House
377. W.G. Floyd Home (appears National Register eligible)
378. Addis Rowell Home
380. Rex Kinchen Family Home
411. Dr. Lambert House, Denton
413. The Howard House (former hunting lodge), Denton
415. George Roddenberry House, Denton
416. L.S. Gibson House, Denton
417. Preston Mathews House, Denton
418. J.V. Barbee House, Denton
439. Parkerson-Harrell-Rowell-Chaney-Burch House, Hazlehurst
440. Youmans-Cromartie-O'Quinn House, Hazlehurst
441. Johnson-Gillis House, Hazlehurst
442. Merriman-Woodard House, Hazlehurst
443. Cleveland-Attaway-Johnson-Underwood House, Hazlehurst
444. Ursery-Crosby House, Hazlehurst
445. Moore-Hesters House, Hazlehurst
446. O'Quinn-Googe House, Hazlehurst
447. Ellis-Kinchen-Lowery House, Hazlehurst
448. Waymon Ellis House, Hazlehurst
450. Spann-Reagin House, Hazlehurst
452. Pratt Sanders House, Hazlehurst
453. Burdette-Johnson-Rowell House, Hazlehurst
454. Hatten-Hinson-Smith House, Hazlehurst

455. Wilcox-O'Quinn House, Hazlehurst
456. Enzor House, Hazlehurst
457. Jarman-Nichols House, Hazlehurst
458. Chapman-Brewer House, Hazlehurst
459. Chapman-Martin-Chapman House, Hazlehurst
460. Moore-Pierce-Floyd-Dearing-Hinely House, Hazlehurst
462. Currie-Shirley House, Hazlehurst
463. Fryer-Finnel House, Hazlehurst
464. Dean-Crosby-Harrison House, Hazlehurst
465. Cromartie-Harrison-Dowling House, Hazlehurst
466. Brooks-Nelson-Harrell House, Hazlehurst
467. Matthews-Goldman-O'Quinn House, Hazlehurst
470. Hinson-Sears House, Hazlehurst
471. Quinn-Ursrey-Southern Realty House, Hazlehurst
472. Lynn-Davis House, Hazlehurst
473. W.A. Hays House, Hazlehurst
476. Pace House (Hazlehurst-Jeff Davis Historical Museum), Hazlehurst, National

Register-listed

479. Middleton-Manning House, Hazlehurst
480. Yarbrough-Hatch House, Hazlehurst
481. Julia Alexander House, Hazlehurst
482. McLendon-Maddox House, Hazlehurst
483. Williams-Smith House, Hazlehurst
487. Smith-Harrell House, Hazlehurst
494. Highsmith-Lytle House, Hazlehurst
495. Evans-Thomas-Land House, Hazlehurst
496. Rush-Berryhill House (C. Land Rentals), Hazlehurst
497. Hutchinson-Quinn-Branch House, Hazlehurst
498. McWhorter-Hinson-Lacey-Chapman House, Hazlehurst
499. Croft-Durden-Chapman House, Hazlehurst
500. Ellis-McLoon House, Hazlehurst
501. Love-Ellis House, Hazlehurst
502. Lacey House, Hazlehurst
503. Carter-McLoon House, Hazlehurst
504. Burns-Sanders House, Hazlehurst
505. Rush-Vaughn-McLoon House, Hazlehurst
506. Pickern-Terrell-McDonald House, Hazlehurst
508. Lanier-Burkett House, Hazlehurst

- 509. McDonald-Mills House (Corbitt Photography), Hazlehurst
- 510. Wilson House, Hazlehurst
- 511. Fisher House, Hazlehurst
- 512. Wilson-Rogers-Glenn-Harrison House, Hazlehurst
- 518. Deas House, Hazlehurst
- 519. Latimer-Meddock House, Hazlehurst (appears National Register eligible)
- 520. Harrison-Creech House, Hazlehurst
- 521. Lee-Hesters House, Hazlehurst
- 523. Cook-King House, Hazlehurst

II. Commercial Resources

- 3. Moss Grocery Store
- 84. Smith Service Station
- 104-B.Roper General Store
- 182. Dan Kirkland Commissary
- 360. Percy Miller Commissary
- 368. Sharpe's Grocery
- 394. Mrs. Miller's Store, Denton
- 422. Former Gilbert Culbreth Grocery, Hazlehurst
- 436. Miles Barber Shop, Hazlehurst
- 437. Thornton Funeral Home, Hazlehurst
- 478. Jarman and Hammock Hardware Building, Hazlehurst (appears National Register eligible)
- 488. Collins Loan Co./Wallace's Shop/Rush Jewelry/Sammy Sayles' Attorney Office, Hazlehurst
- 489. Wilson Hardware Company, Hazlehurst
- 490. Wilson Funeral Home/Carver's Barber Shop/Ollie's Beauty Shop, Hazlehurst
- 491. Wilson Chevrolet/Hazlehurst Auto Parts/Business Solutions, Hazlehurst
- 492. Wilson Hardware Warehouse/Summerlin Racing Engines, Hazlehurst
- 493. Tootle Brothers Bakery/Sandwich Shop/Zeke Hearn's Shoe Shop, Hazlehurst
- 515. Mills Quality Store, Hazlehurst
- 516. Yarbrough-Riggins-Whitfield and Davis, CPAs, Hazlehurst
- 517. Southern Bell Telephone - Slaton and Eula Williams - ASCS Office - Cochran Insurance - Whitfield Realty, Hazlehurst

III. Industrial Resources

- 5. John Moss Gristmill
- 76. Airport
- 120. Gristmill/Dam
- 226. Hurricane Creek Bridge
- 357. Clarence Parrish Gristmill and Sawmill

IV. Institutional Resources

- 8. Tallahassee School
- 11. Tallahassee Church and Masonic Hall
- 30. Ureka Church and Cemetery
- 42. Liberty Church and Cemetery
- 77. Unnamed Schoolhouse
- 86. St. Matthew School Site
- 87. St. Matthew's Masonic Hall
- 88. St. Matthew's AME Church
- 96. Old Voting Booth
- 103. Elizabeth Baptist Church
- 138. Elbethel Church
- 139. Oak Grove School
- 141. Kirkland Grove Baptist Church
- 150. Oak Grove Baptist Church
- 219. Philadelphia Baptist Church
- 248. Bridgeford Church
- 278. Satilla Church and Cemetery
- 308. Morgan's Chapel Church
- 314. Elizabeth Church
- 328. Mt. Zion Church and Cemetery
- 329. Oak View Church and Cemetery
- 330. Rocky Branch Church and Cemetery
- 332. Good Shepherd Church
- 333. Peoples Baptist/New Life Church
- 365. Fire Tower
- 369. Altamaha Fire Station/Community House/Polling Place
- 372. Philadelphia Methodist Church and Cemetery
- 373. Oakland Baptist Church and Cemetery

382. Hinesville Relocation Project
410. Denton Post Office
420. Old Hazlehurst High School
424. Masonic Hall, Hazlehurst
430. Mt. Calvary Church, Hazlehurst
431. St. James Church, Hazlehurst
432. Antioch Church, Hazlehurst
433. Bennett Tabernacle Church, Hazlehurst
434. Evergreen Church, Hazlehurst
435. Thomas Chapel, Hazlehurst
461. Cor-De-Lois/Powell Hospital, Hazlehurst
475. First Baptist Church, Hazlehurst
507. Hospital (Dr. Holman/Dr. Johnson), Hazlehurst
513. Jeff Davis County Courthouse, Hazlehurst (National Register-listed)
514. Hazlehurst First United Methodist Church
524. Old Hazlehurst City Jail

V. Transportation Resources

44. Georgia-Florida Railroad Section Houses
93. Darby Tram Rail Spur Site
- 104-A. Roper Depot
403. Georgia & Florida Railroad Depot Site, Denton
525. Hazlehurst Depot

VI. Rural Resources

2. John F. Hall Brickyard/Farm Plantation
10. Mary McLean's Tobacco Barn
12. Tom Grady House
14. John Kornegay House
15. Manson Barney House
18. Walter Phillips Home
19. Nancy and George Jones Home
21. Nath Hallis Home
23. John Macky House
24. Eddie Hunter Home
26. Bessie Hendrick Home

28. Willie Crawley Home
34. Charles Marchant Tobacco Barn
36. McEachin Home
38. C.P. Cook Lodge
40. Bud Hall Home
41. Levy Kurtz Home
48. Former Hazlehurst Livestock Market
50. Jeff Davis County Fairgrounds
51. Odis Ussery Farm
75. Holmes Place
85. Dude Swain Homeplace
109. Tobacco Barn
118. W.M. McDaniel Well
126. Hinson Farm and Pond
127. Cane Syrup Boiler
128. E.L. Ussery House and Barns
142. Old Fox Pen
144. Henry McDew Farm
145. David Remmington Cattle Barn and Corn Crib
151. Bill Hinson Homeplace - Alonzo Ussery Farm
152. Wilcox-O'Quinn Cane Grinder and Cane Syrup Boiler
154. Dip Vat Place
167. Z.W. Kirkland Tenant House
206. T.E. Wilcox Farmhouse
207. T.A. Wilcox Farmhouse
209. E.E. Carter Farmhouse
212. Marlow Hand Farmhouse
213. Elizah Mimbs Farmhouse
214. Bishop Mimbs Farmhouse
216. Charles Graham Farmhouse
220. Harmon Hand Farmhouse
221. C.M. Taylor Farmhouse
223. Thomas Sears Farmhouse
224. R.B. Calhoun Farmhouse
227. John Faulk Farmhouse
228. Quitman Sears Farmhouse
229. Floyd Rentz Farmhouse
230. Tom Winge Farmhouse

231. M.L. Graham Farmhouse
232. Lamar Altman Farmhouse
234. John Mimbs Farmhouse
235. E.B. Mimbs Farmhouse
236. John Hand Farm Place
237. L.W. Brantley Farmhouse
238. Wiley Sears Farmhouse
240. Duncan Hand Farmhouse
241. Dan Carter Farm
242. Warren Sears Farm
243. Henry Mimbs Farmhouse
244. Lott Rentz Farmhouse
246. Elbert Lewis Farmhouse
247. Bully Spell Farmhouse
249. Erastus Spell Farmhouse
250. Melt Odum Place/Henderson Place/Plantation Home Bed & Breakfast
251. Nicholes Place
252. Smith Place
253. Oliver Farm
255. Jimmy Mims Place
256. Charles Graham Place
257. Elzie Shumans Place
259. A.F. Spell Homeplace
260. Cleve Herrington Place
261. Bully Spell Place
262. Lott Spell Place
264. Lott Brantley Place
266. Fate Herrington Place
267. Lott Herrington Place
268. John F. Herrington Place
269. L.D. Brantley Place
270. John Ray Place
271. Jessie Ross Place
272. Marion Reynolds Place
275. George Hinson Place
276. Frank Quinn Place
287. Captain Arron Brantley Place
288. O.V. Hughes Farmhouse

- 289. James Brantley Place
- 292. Tom Hall Farm Place
- 293. Ent Hall Farm Place
- 294. Frank Hall Place
- 295. Clarkie Hall Place
- 296. Comas Quinn Homeplace
- 297. H.W. Berge Homeplace
- 298. Drury Herrington Place
- 299. C.C. Quinn Homeplace
- 300. Melvin Carter Homeplace
- 303. T.E. Harrison Place
- 304. Unidentified Crib
- 305. Clara Scott Homeplace
- 306. Wright-Sayles Place
- 309. Hog Hell Bay Area
- 310. R.C. Dawson Place
- 312. Bob Scott Farm
- 313. Wash Harrison Place
- 319. Joe Norman Farmhouse
- 321. Buck Herndon Farm
- 322. Log Tobacco Barn
- 323. Cleo Reagin Pond House
- 324. Pete McDaniel Homeplace
- 326. Dewey Crosby Homeplace
- 335. Johnson Brothers Dairy
- 336. Sellers Dairy
- 338. Old Jim Carter Place/Percy Miller Farm
- 341. Tobacco Barn
- 344. Lizard Hill
- 348. Animal Dipping Vat
- 359. Percy Miller Farm
- 364. Pole Grainger Homeplace

VII. Historic, Archaeological, and Cultural Sites

- 1. Smith Landing
- 4. Urico Post Office Site
- 6. Indian Camp Site

9. Otha Fullard Cemetery
15. Jumping Gully Creek
17. Matilda Clinton Homesite/Community Artesian Well
20. Hinson Landing
22. Lynn Cemetery
25. Wilcox-Hall Cemetery
27. Jerry Cooper Homesite
29. Former Hazlehurst City Dump/Landfill
31. McEachin Landing
32. Hazlehurst Memorial Cemetery
33. Ursery's Lake and Campsite
37. Creekside Mobile Home Park
39. Rogers Field and Homesite
45. Palms Memorial Gardens
46. Collins Lake
47. Old Lynn's Landing
54. Jerry Dixon Place Site
55. Herschel Conner Place Site
56. Melvin Roberson Place Site
57. Winfield Mobley House Site
58. Willie Moody Place Site
61. Creamer Place Site
62. Huey McLoon Place Site
64. Jeff Davis County Landfill
66. Tot Weatherly Place Site
69. Cornish Homeplace Site
72. Cook's Ford Baptismal and Swimming Hole
73. Polly Wasdin Knox Homesite
74. Paul Barnes Place Site
78. Lover's Leap
89. Ebenezer Community Site
91. Girtman Family Cemetery
92. Bingham Community Site
94. Hearn's Chapel School Site
95. Kirkland Turpentine Still Site
97. Paceville Community Site
98. Haddock Landing
100. Skipper Lake

102. Burketts Ferry Spring, Rocks, and Landing
105. Roper Post Office Site
106. Roper School Site
107. Other Roper School Site
110. Sawmill Site
111. Cotton Gin Site
113. Hinson Cemetery
114. Smith Cemetery
115. C.A. McDaniel House Site
116. Baker Place Site
117. Byrd Wash Hole
119. J.C. Akin Farm Site
121. Relay Horse Stable Site
122. Tom Linder House Site (former Agriculture Commissioner)
125. Ed Colson Place Site
130. Appleby Academy Site
131. Pickren Cemetery
132. Brush Arbor Church Site
133. Ben Beall Place Site
137. Roper Airstrip Site
140. Clarence Girtman Farm Site
143. Tom Hayes Place Site
146. W.T. Schell Creek
147. Hope Jarman – Rev. Isiah Kurtz House Site
148. Jim McLoon, Sr. Homeplace
149. Virgil Ussery Pond
155. John D. Snipes Store Site
156. Snipes School Site
157. Excelsior School Site
158. Past Oil Exploration Site
159. Past Oil Exploration Site
160. John D. Snipes Homesite
161. Jackson Underwood House Site
162. Newton Howe House Site
165. Corbitt Taylor House Site
166. Creech Cemetery
- Possible Indian Mound Sites (at least 5, not mapped)
171. Will Clifton House Site

172. Charley B. Adams House Site
173. Travelers Rest Site
175. Knight School Site
176. Wootie Federick House Site
178. Piney Grove Church and Cemetery Site
179. Ashley Cemetery
180. Paceville Site
181. Dan Kirkland House Site
183. Joshua Henderson Friar Cemetery
186. Byrd Mill School Site
187. Past Oil Exploration Site
189. Lee Wooten House Site
193. Wiley Byrd, Jr. House Site
194. Williams Chapel and Cemetery Site
197. John Andrews House Site
198. A.E. Wilson House Site
200. Jimmy Underwood House Site
201. James Girtman House Site
202. Bob Byrd House Site
203. Major Blount House Site
204. Joshua Smith House Site
205. Wilcox Gristmill Site
208. Frank Wilcox Cemetery
210. Simmons Cemetery
211. Oak Level School Site
215. Old Bridgelake Wash Lake
217. Old Mimbs Wash Lake
218. Simmons Gristmill Site
219. Yawn Cemetery
225. Philadelphia Baptist Church Baptizing Lake
233. Mimbs Wash Lake
239. Natural Spring, Thomas Sears Place
254. Mike Thomas Place - Sawmill Site
258. Community Wash Hole
263. Satilla School Site
265. Jim Herrington House and Still Site
273. Satilla School and Masonic Lodge Site
274. Palmetta School Site

277. Tommy Herrington Gristmill Site
279. Ebenezer Church and Cemetery Site
280. Satilla Community Baptismal Hole
281. Spann House Site
282. Ephram Crosby Store and Still Site
283. Thomas Jessie Williams Still Site
284. Union School Site
285. Bridgeford School Site
286. Benjamin Brantley Homesite
290. A.F. Spell Homesite
291. Lott Johnson Farm Site
315. Johnsonville Timber Operation Site
316. R.E. Cole House Site
320. Samp Dyal Wash Hole
325. Hazlipp Wash Hole
327. Altamaha School Site
331. Crossroads Church Site
334. Sellers-Crosby Cemetery
337. McEachin Place Mill Pond Site
Possible Indian Campground/Natural Spring Site (not mapped)
354. Unidentified House Site at Altamaha and Joe Hester roads
361. Harry Meade Bridge Site
363. Carter Family Cemetery
371. John Deen's Store Site
374. Hester Family Cemetery
375. McEachin Cemetery
376. Bazemore Cemetery
379. Uvalda Landing
381. Reagin Family Homeplace Site
383. Half Moon Landing
384. Red Bluff Landing
385. Denton Fire Tower Site
386. Roberson Turpentine Still Site, Denton
387. CCC Camp Site, Denton
388. Howell Brothers Cotton Gin Site, Denton
389. Wright's Blacksmith Shop Site, Denton
390. Wright's Mill Site, Denton
391. Lambert Phone Office Site, Denton

392. Dr. Lambert's Office Site, Denton
393. Mrs. Myers' Hotel Site, Denton
395. Girtman's Drug Store Site, Denton
396. Wilson's Store Site, Denton
397. Wright's General Store Site, Denton
398. Butler's Store Site, Denton
399. The Denton Bank Site
400. Ussery Turpentine Still Site, Denton
401. Denton City Jail Site, Denton
402. Hotel Site, Denton
404. Georgia Sears' Cotton Gin Site, Denton
405. Georgia Sears' Mill Site, Denton
406. Church Site, Denton
407. Denton School Site
408. Hotel Site, Denton
409. Colonel Denton Home Site, Denton
412. Georgia and Florida Railroad Track Site, Denton
414. Brooker-Denton School Site, Denton
419. Denton City Cemetery
421. Mary McLean Park, Hazlehurst
423. Seib Lowey Pressing Club Site, Hazlehurst
425. Cotton Mill Site, Hazlehurst
426. Stave Mill Site, Hazlehurst
427. McEachin Gristmill Site, Hazlehurst
428. Old Ballfield, Hazlehurst
429. Southeastern Bus Station Site, Hazlehurst
438. Polehen Pressing Club Site, Hazlehurst
449. Mallet-Parrish House Site, Hazlehurst
451. Hinson-Daniels House Site, Hazlehurst
468. First Baptist Church Pastorium Site, Hazlehurst
474. A.D. Finley House Site, Hazlehurst
477. Former Standard Oil Gas Station Site, Hazlehurst
484. Girtman-Towers House Site, Hazlehurst
485. Southern Cotton Oil Mill Site, Hazlehurst
522. First Hazlehurst City Dump, Hazlehurst

Sites on File at the University of Georgia

The 101 sites on file at the University of Georgia include prehistoric and historic Indian sites. Artifact/shell scatters and/or shell middens were located at some sites. Most of the sites are not known to have been evaluated in terms of potential National Register eligibility. As previously referenced, the archaeological sites on file at the University of Georgia are generally shown on Map NCR-11. 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 Jeff Davis County and its municipalities in recent years, with efforts ranging from renovating and enlarging the historic Jeff Davis County Courthouse in Hazlehurst to individual and community rehabilitation projects to downtown revitalization efforts. Jeff Davis County continues to demonstrate its support for historic preservation through its stewardship of the National Register-listed Jeff Davis County Courthouse, which presently continues to house a number of county government offices and to be used for court proceedings. The County completed extensive renovations to the courthouse in the 1990s using SPLOST funds. Rather than abandon the historic courthouse, efforts were made to design the massive addition in such a way that it would be compatible with the original structure through use of similar materials, architectural details, and the like. The enlarged courthouse may, indeed, become architecturally significant in its own right in the future. Jeff Davis County plans to continue to maintain the courthouse's architectural integrity and its National Register listing.

Jeff Davis County is celebrating its Centennial throughout 2005. Sponsored by the Hazlehurst-Jeff Davis County Board of Tourism, the Chamber of Commerce, and Development Authority, the year-long celebration includes parades, various holiday festivities, sporting events, and a birthday party planned for August 18, 2005. The County's Centennial commemoration is a unique opportunity to remember and celebrate Jeff Davis' proud 100 year history and anticipate its promising future.

Other historic preservation-related projects in which Jeff Davis County has been recently engaged include the successful rehabilitation of the landmark Big House in Hazlehurst. OneGeorgia funds were awarded to the County to rehabilitate the early 20th century residence, and later restaurant, as a culinary arts and hospitality training center. It also houses the local tourism office/welcome center and is available for multi-purpose use, such as meetings and social events. One of the most prominent historic landmarks in Jeff Davis County due to its location on U.S. 341 (Golden Isles Parkway) and its traditional Neoclassical style architecture,

the Big House is once again a source of community pride. The property will be maintained and promoted for multi-purpose use, while the County continues to seek to enhance its appearance/setting by acquiring the adjacent parcel when funds are available to develop a roadside park. The County is also currently rehabilitating the early 1960s Hazlehurst School Gym with Community Development Block Grant (CDBG) funds for community use to benefit primarily low and moderate income residents. Plans are to provide after-school programs for students, a Boys and Girls Club, and various other enrichment programs. In addition, the County was selected in 2005 to receive the services of a “Circuit Riding” archivist from the Georgia State Archives to assist with inventorying, organization, and conservation of historic County records. Plans are to accomplish this task in conjunction with adoption of a records retention schedule. Preservation of important historic records will be further enhanced through provision of archivally stable storage space.

The City of Hazlehurst is a designated Georgia Better Hometown. Through participation in this downtown revitalization program, the City has made streetscape/landscaping improvements in its central business district and has developed a downtown park/green space. Special events are held downtown to bring people into the area to see the improvements, patronize local businesses, and showcase available historic buildings and their tremendous potential. Continued support is needed for the City of Hazlehurst’s participation in the Better Hometown Program and its downtown revitalization, streetscape improvements, and beautification efforts. Nomination of eligible historic properties to the National Register of Historic Places is also needed to aid in preservation projects. Utilization of available federal and state rehabilitation tax incentives, grants for publicly owned historic properties, and other funding assistance needs to be promoted as well. Eligibility for some of these programs is directly related to National/Georgia Register eligibility and listing.

The City plans to rehabilitate the historic Hazlehurst Jail, located across the street from City Hall, for community use as funds are available. There is further interest in investigating possible public acquisition of the historic Hazlehurst Theatre and its rehabilitation for community use.

Hazlehurst’s 125th birthday in 1995 generated widespread public interest in the community’s heritage. The Chamber of Commerce spearheaded organization of the “Censilver” celebration, which included compiling and publishing a history of Hazlehurst, as well as a

number of special events. The local history exhibit organized as part of the Censilver celebration formed the basis of what is today the Hazlehurst-Jeff Davis Historical Museum located in the historic Pace House. Development of the museum became the focal point of a reactivated Jeff Davis Historical Society, which continues to operate and maintain the museum. Members of the historical society documented the history of the Pace House, and in 2003 it became the second property in the county to be listed in the National Register of Historic Places. The historical society has expressed interest in preparing additional National Register nominations, such as for the Big House and/or a possible residential historic district in Hazlehurst. Members of the society are also involved in Hazlehurst's Better Hometown downtown revitalization efforts.

Another major public preservation effort in Jeff Davis County within the past several decades has involved development of an 1890s era farm complex at the county fairgrounds. The Jeff Davis County Fair Association assembled and maintains a collection of historic structures, including a residence, commissary, and cane boiler shelter, which are open to the public during the county fair and other special events held at the fairgrounds, as well as for specially arranged tours. These structures are an important educational tool for the interpretation of late 19th century rural life in Jeff Davis County. They also serve as the setting for an original local history play, *Mama's Quilt*, which is performed periodically. Continued maintenance, development, and expansion of the complex, particularly through acquisition of additional representative historic structures, remains an ongoing project of the fair association.

The historic Tallahassee School was built in the early 1900s for African-American students, and is the only known extant Rosenwald School in Jeff Davis County. The Rosenwald Foundation was a philanthropic organization which provided funds to help construct black schools in the South in the first decades of the 20th century. The Tallahassee Baptist Church owns the school property and is working to preserve it. The school was the centerpiece of a rural African-American community that included a gristmill and Masonic lodge. The Tallahassee School appears eligible for listing in the National Register as part of a potential thematic/multiple property nomination of Rosenwald Schools in Georgia. There was a Rosenwald School in Hazlehurst which was razed in the early 1950s to make way for construction of the former Hazlehurst Elementary and High School on the same site.

The City of Denton has not undertaken any public historic preservation projects. At one time, it was interested in renovating the historic Brooker-Denton School for public use, but

abandoned the project due to lack of funds. Although there are historic properties located in the community, it is expected that any future preservation-related projects would be of a private nature.

Jeff Davis County currently has only one designated Centennial Farm, the Quinn 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 Jeff Davis 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 the Jeff Davis County Historical Society.

Tremendous potential benefits exist in Jeff Davis County and the cities of Denton and Hazlehurst 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, with the exception of the 1890 Farmstead and *Mama's Quilt* and the Hazlehurst-Jeff Davis Historical Museum. Downtown revitalization efforts in Hazlehurst 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. Jeff Davis 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.

Jeff Davis County may not currently be a heritage tourism destination, but there is some potential. Local historic resources may attract travelers driving through on the Golden Isles Parkway (U.S. 341) 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 Jeff Davis County's unique natural resources, such as upgrading facilities along the Ocmulgee and Altamaha rivers and developing Town's Bluff Recreation Park and museum, would also enhance local heritage tourism efforts. If properly developed and promoted, the cultural resources of Jeff Davis County, Denton, and Hazlehurst 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 Jeff Davis 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 Hazlehurst's downtown, the Big House, an old school in Denton, historic rural churches and farmhouses in the county, or the Jeff Davis County Courthouse in Hazlehurst. 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 Jeff Davis County, downtown revitalization efforts are underway in Hazlehurst. The City's Better Hometown Program has served as a catalyst for private "Main Street" type downtown revitalization activities and public streetscape improvements.

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 the Pace House, the Big House, and the old Hazlehurst High School Gym are prominent local examples of adaptive use of historic structures. In addition to providing much needed 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 Jeff Davis County, Denton, and Hazlehurst. 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.

Jeff Davis 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 the Jeff Davis County Historical Society. Hazlehurst's historic downtown would be a revitalized, bustling commercial center. Rehabilitation of the old Hazlehurst High School Gym would be complete with it serving as a multi-purpose neighborhood community center. The Big House will again be a prominent working landmark and an attraction to visitors and residents alike. It may be a trailhead for a multi-purpose trail between Hazlehurst and Town's Bluff Landing. Nature-based and heritage tourism opportunities will abound for residents and visitors alike, including completion of Town's Bluff Recreation Park and Museum and facilities improvements at existing landings along the Ocmulgee and Altamaha rivers. 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 wetlands and the Protected Altamaha and Ocmulgee River Corridors. Encouraged implementation of TMDL

Plans for Jeff Davis County's impaired waters would help protect and improve water quality. Completion of improvements at Town's Bluff, including development of camping facilities and a local history/Altamaha River museum and upgrades to existing Ocmulgee and Altamaha River public landings, would enhance outdoor recreation facilities and increase nature-based tourism options. There is also a need to support the Jeff Davis County Historical Society and its museum, as well as Hazlehurst's continued participation in the Georgia Better Hometown Program. Both the historical society and Better Hometown Programs 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 Jeff Davis County, Denton, and Hazlehurst follow.

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

GOAL: **To conserve and protect the natural and cultural resources of Jeff Davis County, and the cities of Denton and Hazlehurst, through controlled and planned development.**

NATURAL RESOURCES:

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

POLICIES/ACTIONS:

Action 1.1: Encourage the protection and continued excellent quality of all groundwater in the county.

Action 1.2: Support and encourage implementation of the TMDL Plans prepared for Jeff Davis County's impaired waters.

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

POLICIES/ACTIONS:

Action 2.1: Enforce through the Jeff Davis 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 Altamaha and Ocmulgee River Corridors in Jeff Davis 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 Jeff Davis County Health Department the county-wide “Environmental Conservation, On-Site Sewage Management, and Permit Ordinance,” which provides for protection of the Altamaha and Ocmulgee River Corridors in compliance with the provisions of the 1991 River Corridors Protection Act.

Action 3.2: Participate in and support the regional efforts of the Altamaha River Partnership to enhance and promote the greater Altamaha Basin for sustainable nature-based tourism.

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

POLICIES/ACTIONS:

Action 4.1: Continue Jeff Davis County and Hazlehurst’s participation in the National Flood Insurance Program.

Action 4.2: Utilize the Nature Conservancy and others to provide conservation education to landowners and others on important ecological systems and the natural resources of the county to encourage their conservation.

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

POLICIES/ACTIONS:

Action 5.1: Enforce through the Jeff Davis 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 Altamaha and Ocmulgee River Corridors.

Action 5.2: Work with Seven Rivers Resource Conservation and Development District and the Natural Resources Conservation Service to control erosion of county soils.

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

POLICIES/ACTIONS:

Action 6.1: Protect and support agriculture and forestry in Jeff Davis County, and encourage continued agricultural production.

Action 6.2: Promote and utilize the county's agricultural base and natural resources for increased nature-based tourism and agri-tourism activities, and highlight them through theme-related festivals and other means.

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

POLICIES/ACTIONS:

Action 7.1: Enforce Jeff Davis County's "Environmental Conservation, On-Site Sewage Management, and Permit Ordinance," which provides some protection for plant and animal habitats located in wetlands and protected river corridors.

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

POLICIES/ACTIONS:

Action 8.1: Maintain and upgrade existing boat landings along the Altamaha and Ocmulgee rivers as needed.

Action 8.2: Seek a more diversified recreational and multi-purpose use of the state-owned Bullard Creek Wildlife Management Area in Jeff Davis County.

Action 8.3: Promote nature-based and heritage tourism within the county, including hunting, fishing, agri-tourism, and venture biking, through such regional organizations as the Altamaha River Partnership.

Action 8.4: Complete development of the Town's Bluff recreation facility.

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

POLICIES/ACTIONS:

Action 9.1: Support community beautification efforts utilizing local garden clubs, civic clubs, prison details, Adopt-A-Highway program, and other means as appropriate.

Action 9.2: Establish a county-wide Code Enforcement Program to help control and prevent illegal dumping and littering.

Action 9.3: Support conservation of the Broxton Rocks natural area.

CULTURAL RESOURCES:

OBJECTIVE 10: **To recognize, preserve, and protect Jeff Davis County, Denton, and Hazlehurst's significant cultural resources.**

POLICIES/ACTIONS:

Action 10.1: Nominate eligible properties, particularly historic districts, the Big House in Hazlehurst, and rural resources, to the National Register of Historic Places.

- Action 10.2:** Support the Jeff Davis County Historical Society and its museum.
- Action 10.3:** Provide continued support for the City of Hazlehurst's participation in the Better Hometown Program and its downtown revitalization, streetscape, and beautification efforts.
- Action 10.4:** Rehabilitate the historic Hazlehurst Jail for community use.
- Action 10.5:** Investigate possible public acquisition of the historic Hazlehurst Theatre and rehabilitate it for public use.
- Action 10.6:** Maintain the Jeff Davis County Courthouse according to preservation standards so as to retain its architectural integrity and listing in the National Register.
- Action 10.7:** Organize/inventory historic County records in conjunction with adoption of a records retention schedule and provision of archivally stable storage so as to aid in their conservation.
- Action 10.8:** Maintain and promote multi-purpose usage of the Big House in Hazlehurst, while seeking to enhance the property by acquiring the adjacent parcel.
- Action 10.9:** Develop a museum at Town's Bluff which interprets the Altamaha River, Native American history, the naval stores industry, and other aspects of the area's rich cultural heritage.
- Action 10.10:** Maintain and utilize the 1890 Farmstead at the Jeff Davis Fairgrounds, as appropriate, to illustrate the community's important agrarian history.
- Action 10.11:** Promote utilization of preservation tax incentives, grants, or other funding assistance, as appropriate, for rehabilitation of historic structures.

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 Denton and Hazlehurst and Jeff Davis County as a whole in accordance with the Minimum Planning Standards and Procedures at the basic planning level. Future needs of economic growth are addressed as well as future needs required by population growth. The categories of community facilities and services considered are: transportation; water supply and treatment; sewerage system and wastewater treatment; solid waste; public safety; hospital and other public health facilities; recreation; general government; educational facilities; and library and other cultural facilities.

Transportation

Inventory. A total of approximately 650 miles of county roads, city streets, and state and federal highways serve Jeff Davis County. There are a total of 545 miles of county roads. A total of 311 miles are paved, while 339 miles remain unpaved in the county. The cities of Denton and Hazlehurst have a combined total of 62.2 miles of city streets. The City of Denton has approximately 3.1 miles of paved and 4.1 miles of unpaved streets. There are approximately 50 miles of paved and 5 miles of unpaved streets in Hazlehurst. The county has 66 miles of roads on the State Highway System.

Local Government Activities.

Jeff Davis County annually budgets an average of \$500,000 to \$550,000 for capital equipment outlays for transportation improvements. County residents will be voting on a five-year SPLOST in late 2005 which is expected to generate \$1,740,000 to fund capital projects per each year. The County will begin the first year of the SPLOST agreement in 2006 if it passes. Approximately 14 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 has the following major road equipment: five motor graders; two front loaders; one back hoe; one bull dozer; two excavators; five tractors; and other types of equipment. An average of two to four miles of county roads are paved each year by the County, while an average of seven to eight miles are resurfaced annually under the Local Assistance Road Program (LARP).

The City of Denton does not have a City funded Roads and Streets Department. It relies on the County and the Georgia Department of Transportation (DOT) for assistance in this area. The City currently does have one major piece of road equipment, a backhoe.

The City of Hazlehurst has a City funded Roads and Streets Department. The City budgets \$1,195,594 annually for street maintenance and repair. The City's Road Department currently employs 15 people and has two backhoes and eight various types of trucks.

Major Highways.

Jeff Davis County has three major federal highways. One of these highways, State Route 135/U.S. 221, intersects with State Route 27/U.S. 341 and State Route 19/U.S. 23 in the City of Hazlehurst. Approximately 2.6 miles of State Route 135/U.S. 221 highway lies within the city limits of Hazlehurst and 1.6 miles lie within the City of Denton. There are approximately 17 miles of State Route 135/U.S. 221 within Jeff Davis County. State Route 135/U.S.221 enters Jeff Davis County from the south. It is a two-laned north/south facility that runs north above Augusta and south through Valdosta, eventually going into Florida. A second major federal highway, State Route 19/U.S. 23, is a north/south two-laned facility located in Jeff Davis County. Approximately 20 miles of this highway lies within Jeff Davis County, with 2.4 of those miles within the city limits of Hazlehurst. State Route 19/U.S.23 enters Jeff Davis County from the southeast portion of the county. It is a two-laned north/south facility that intersects with State Route 27/U.S.341 in the city limits of Hazlehurst. These two routes run together for approximately 6 miles until they reach the Jeff Davis/Telfair County line. State Route 19/U.S.23 runs north through Macon and eventually terminates in Atlanta and runs south to Florida. A third

federal highway, State Route 27/U.S. 341, is a four-laned north/south facility that runs north to Lamar County and south through Brunswick to the coast. Approximately 2.5 miles of State Route 27/U.S. 341 highway lies within the city limits of Hazlehurst. There are approximately 12 miles of State Route 27/U.S. 341 within Jeff Davis County. State Route 27/U.S. 341 enters Jeff Davis County from the east side.

Three State Routes run through Jeff Davis County as well. State Route 107 is a north/south highway that runs east/west and lies just inside the eastern section of Jeff Davis County, but does not pass through any municipalities. It is approximately seven miles in length in the County. State Route 107 terminates once it reaches State Route 135/U.S. 221 in Jeff Davis County. State Route 268 is an east/west highway that lies just inside the southeastern section of Jeff Davis County and does not pass through any municipalities. It is approximately 8 miles in length inside of Jeff Davis County. State Route 268 terminates once it reaches State Route 107 in Jeff Davis County. There is also a State Route 135 Connector. It is approximately 2 miles in length and connects State Route 19/U.S.23 and State Route 135/U.S. 221 just south of the city of Hazlehurst.

All of these transportation routes serve as major thoroughfares through Jeff Davis County. Many motorists traveling to Atlanta or Augusta from the southern part of the state use State Route 135/U.S.221 and State Route 19/U.S.23. Motorists traveling to the coast from the northern part of the state use State Route 27/U.S.341 (Golden Isles Parkway). Motorists also utilize State Route 135/U.S.221 and State Route 19/U.S.23 when traveling to Florida.

See Maps CFSM-1, CFSM-3, and CFSM-7 for the road network in Jeff Davis County and its municipalities.

Bridges/Overpasses.

There are 26 bridges located on county, state, and federal routes in Jeff Davis County. There are eight bridges located on state/federal routes and 18 bridges located on county roads.

Rail.

Norfolk Southern provides rail service in Jeff Davis County. The system has approximately 12 miles of mainline track that run north/south through the County. Approximately 2.5 miles of track lie in the county seat of Hazlehurst. The Norfolk Southern section of the track begins at the north end of the county at the Lumber City bridge and extends to the Appling County line in the City of Graham. Also, an additional six miles of active track

extend from the Alma Highway (State Route 19/U.S.23) to the Uvalda Highway (State Route 135/U.S. 221) along with 2.5 miles of service track. Pro Pex Manufacturing and Side Track operations handle the maintenance and operations.

Airport.

The Hazlehurst Airport is owned and operated by the City of Hazlehurst. It is located in the northwestern part of Jeff Davis County on Burketts Ferry Road. The airport has a 4,500' runway, which is lighted by 3-inch medium intensity lights. The airport also features PAPI lights and has a non-directional beacon. It also has a rotating beacon, a lighted windsock, 100 LL AVGAS, T-Hangars, a courtesy vehicle, NBD 414, and a Unicom radio 122.8. In addition, the airport has tie down spots. Some of the hangars are privately owned while others are city owned.

See Map CFSM-4 for the location of the airport in Jeff Davis County.

Freight/Bus.

The Jeff Davis County area is served by four freight or trucking companies. The freight lines are Southeastern Freight, Olin Wooten Transport (with home offices in Hazlehurst), Williams Brothers Trucking (with home offices in Hazlehurst), and Atlantic Coast Transport Company. United Parcel Service, Federal Express, Roadway, D.H.L., and Western Union service is available in Jeff Davis County.

Assessment. Jeff Davis County has significant transportation needs. The county ranks 72nd out of 159 counties in the state in total road mileage. It also ranks 149th in the state in percentage of roads paved. Although the county is not facing the pressure of significant population growth, there is a need to continue and work to upgrade the county transportation network to enhance the county's efforts to attract economic development, particularly to the new Tri-County Industrial Park, and make progress toward reducing the unpaved mileage and otherwise improving roads. Jeff Davis County needs to increase the amount of roads that are paved and/or resurfaced annually in the unincorporated areas of the county. Both municipalities need to continue to make progress towards paving all of their roads. Maintenance of sidewalks in Denton and Hazlehurst need to be continued, especially in Denton. Recent efforts in Denton to obtain funding have failed, and the City needs to continue to apply for CDBGs and Transportation Enhancement grants to improve their sidewalks. The City of Hazlehurst has plans to improve its downtown streetscape through Transportation Enhancement grants. A roadside park adjacent to the Big House is also planned to enhance tourism. Drainage improvements are still needed in both municipalities. 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. The City of Hazlehurst needs to build an overpass over its rail system to better serve its citizens in emergencies and various other events. Jeff Davis County has recently identified all equipment and manpower through its project management schedule so that they will be able to maintain dirt roads in the county in a more timely manner. This will help them to develop a maintenance/replacement schedule in order to save money and time. New, more modern equipment and continued repairs to existing equipment will be needed by Jeff Davis County, and especially the City of Hazlehurst, in the coming years to maintain and improve their roads and streets. The City of Denton continues to rely on DOT for street paving.

A county-wide transportation study to determine future needs, long-term objectives, and best locations for connector roads needs to be conducted. A connector road between U.S. 221 and U.S. 341 is needed and desired. The County needs to get the Georgia Department of Transportation to include the feasibility of a by-pass facility for GA 27/U.S. 341. This would complement ongoing efforts to attract new businesses and industries, and would help to make the area more attractive for growth and development.

Railways have played an important role in the development of Jeff Davis County. The City of Hazlehurst and Jeff Davis County continue to use the rail system that runs through Hazlehurst. The freight rail service provided to the City of Hazlehurst is adequate to meet the needs of Jeff Davis County now and into the future. These services are very important to Jeff Davis County as the Tri-County Industrial Park is currently being developed. This service is vital to Jeff Davis County, and as the economy changes and different rail needs are required, the communities need to remain vigilant and supportive of keeping the current facilities and expand the level of services.

The City of Hazlehurst would like to extend the runway, build 10 new t-hangars, add to the current taxi-way and improve its lighting system, and increase the fuel capacity at the airport.

There is a specific need to modernize and utilize continued maintenance on the bridges in Jeff Davis County.

There are sufficient freight and other types of carriers to meet the current and future needs of businesses and individuals in Jeff Davis County. The resources are in place and could be expanded as needed.

There are currently no bike paths in Jeff Davis County. The county is included as a part of a regional bicycle and pedestrian plan recently completed by the Heart of Georgia Altamaha

Regional Development Center. The plan recommends designation of a bike path along State Route 27/U.S. 341. There is also some interest to develop an abandoned railroad track that runs from Hazlehurst to Vidalia into a multi-purpose trail or bike path. At least locally, the trail could run from Hazlehurst to the Town's Bluff Landing/Bullard Creek Wildlife Management Area. The Big House could be a trailhead.

Previous efforts have been successful in passing a SPLOST to fund local transportation projects as needed. SPLOST funds have provided significant financial assistance given the small tax base of the area. The SPLOST should be continued as appropriate. County residents will be voting on a five-year SPLOST in late 2005 to continue needed local funding of capital projects. The County will begin the first year of the SPLOST agreement in 2006 if it passes.

Water Supply and Treatment

Inventory. Jeff Davis County has two municipal water systems, one each owned and operated by the cities of Denton and Hazlehurst. The county government does not operate a water supply system. Unincorporated residents rely mainly on individual wells for their water supply. Both 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 Denton provides water service to approximately 130 residential and business customers throughout an approximate 7.1-mile distribution system consisting of water lines that range in size from three quarters of an inch to eight inches wide. Ninety-nine percent of the households are served. The City charges its customers \$15.50 for the first 2,000 gallons of water, \$2.75 for every thousand gallons up to 5,000, and \$1.00 for each additional thousand gallons thereafter. The City presently operates one deep well (See Table CF-1).

TABLE CF-1
Deep Well

City of Denton

<u>WELL NO.</u>	<u>LOCATION</u>	<u>CAPACITY (GPM)</u>	<u>DATE DRILLED</u>
1	Kentucky Avenue	NA	1995

One elevated storage tank serves the City of Denton. See Table CF-2 for information. Map CFSM-5 shows the location of water services throughout the City of Denton.

**TABLE CF-2
Elevated Storage Tank
City of Denton**

<u>TANK NO.</u>	<u>LOCATION</u>	<u>CAPACITY</u>	<u>DATE ERECTED</u>
1	Kentucky Avenue	100,000	1995

The City of Hazlehurst provides water service to approximately 2,450 residential and business customers through a distribution system comprised of approximately 70 miles of water mains with 58 lines that are six inches or less in size and 12 lines that are six inches or greater in size. One hundred percent of the city households are served. See Table CF-3 for the list of water rates for the City of Hazlehurst. The City presently operates two deep wells with a combined permitted capacity of 1.1 million gallons per day (See Table CF-4).

**TABLE CF-3
Water and Sewer Rates Both Inside and Outside the City Limits
City of Hazlehurst**

Gallons	Inside Water Rates	Outside Water Rates	Inside Sewer Rates	Outside Sewer Rates
0-2,000	Base Rate of \$9.00	Base Rate of \$13.50	Base Rate of \$9.00	Base Rate of \$13.50
2,001-4,000	Base + \$0.19/gal.	Base + \$0.28/gal.	Base + \$0.19/gal.	Base + \$0.28/gal.
4,001-10,000	Base + \$0.21/gal.	Base + \$0.31/gal.	Base + \$0.21/gal.	Base + \$0.31/gal.

TABLE CF-3 (Cont'd)
Water and Sewer Rates Both Inside and Outside the City Limits
City of Hazlehurst

Gallons	Inside Water Rates	Outside Water Rates	Inside Sewer Rates	Outside Sewer Rates
10,001-30,000	Base + \$0.16/gal.		Base + \$0.16/gal.	
30,001-50,000	Base + \$0.53/gal.		Base + \$0.53/gal.	
50,001-100,000	Base + \$2.90/gal.		Base + \$2.90/gal.	
100,001-200,000	Base + \$11.60/gal.		Base + \$11.60/gal.	
200,001-500,000	Base + \$29.00/gal.		Base + \$29.00/gal.	

TABLE CF-4
Deep Wells
City of Hazlehurst

<u>WELL NO.</u>	<u>LOCATION</u>	<u>CAPACITY (GPM)</u>	<u>DATE DRILLED</u>
1	Highway 341	900	2000
2	Odom Street	800	1972

Three elevated storage tanks serve the City of Hazlehurst. Table CF-5 contains information concerning the tanks. See Map CFSM-8 for the location of water services throughout the City of Hazlehurst.

TABLE CF-5
Elevated Storage Tanks
City of Hazlehurst

<u>TANK NO.</u>	<u>LOCATION</u>	<u>CAPACITY</u>	<u>DATE ERECTED</u>
1	Highway 341	250,000	2000
2	Odom Street	250,000	1972
3	Gill Street	150,000	1947

Assessment. There are areas in the cities of Denton and Hazlehurst which are served by older 1/2" to 2" water lines that are inadequate for daily needs as well as for fire protection. The

City of Hazlehurst upgraded some of its water lines between the years of 1989-2003. An \$800,000 grant through EIP and CDBG assisted the project. The City of Denton needs a backup well for its water system. Both cities should continue maintenance and upgrading of the water system by replacing any inadequately sized lines and inadequate appurtenances. With the City of Hazlehurst's water and sewer systems currently operating at approximately 45-50 percent of permitted capacity, there is ample room for growth both from normal population growth as well as planned future annexations. The cities do need to have water valves and other components of their respective water systems mapped using a GPS system so that city and county water operators will know exactly where to go in case of an emergency.

There is a need in Jeff Davis 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 both county municipalities should be developed and enforced.

Sewerage System and Wastewater Treatment

Inventory. There is one public sewerage system in Jeff Davis County. The City of Hazlehurst owns and operates its own municipal wastewater treatment and collection system. Since neither Jeff Davis County nor the City of Denton has a public sanitary sewerage system, individuals continue to use septic tanks in the unincorporated areas of the county not served by the City of Hazlehurst and in Denton.

The City of Hazlehurst's wastewater treatment plant is located on U.S. 221. The treatment plant utilizes the traditional extended aeration activated sludge treatment process and has a treatment capacity in average daily flow (ADF) of 1.5 million gallons per day. In 2004, the City of Hazlehurst had an average daily flow of 0.8 MGD. The City's sewer collection system consists of approximately 47 miles of sewer lines with six to 12 inch pipes and 23 lift stations that lift wastewater from lower areas to gravity lines running to the treatment plant. The sewer lines were upgraded in 1996 to larger lines. Information on the lift stations is included in Table CF-6. The number on the left of GPM is with one pump running and the number on the right is with two pumps running at the same location.

TABLE CF-6
Pump Stations
City of Hazlehurst

<u>PUMP STATION NO.</u>	<u>LOCATION</u>	<u>YEAR INSTALLED</u>	<u>PUMP DATA</u>
1	Broxton Highway	1964	20/30 GPM
2	Kersey Street	2000	300/500 GPM
3	Alma Highway and Moore St.	1954	50/100 GPM
4	Currie Street	1974	20/30 GPM
5	Nicholls Highway	1973	20/30 GPM
6	Williams Street	1991	20/30 GPM
7	Baxley Highway	1973	20/30 GPM
8	Railroad Street	1974	20/30 GPM
9	Pat Dixon Highway	1991	20/30 GPM
10	Jarman Street	1990	15/20 GPM
11	South Williams Street	1992	15/30 GPM
12 (Wooten)	Alma Highway	1991	15/20 GPM
13	Johnson Circle	1985	15/20 GPM
14	Young Street	1998	15/20 GPM
15	McDaniel Street	1982	15/20 GPM
16 (SWTZ)	Alma Highway	1998	15/20 GPM
17 (TPSN)	Highway 341	1994	20/30 GPM
18 (GI)	Highway 341	1994	20/30 GPM
19	Weatherly Road	1980	20/30 GPM
20	East Sycamore Street	1998	10 GPM
21	Uvalda Highway	2003	20/30 GPM
22	Willow Street	2005	10 GPM
23	Douglas Highway	2001	20/30 GPM

The City of Hazlehurst's sewerage system serves approximately 2,400 customers or approximately 95 percent of households within the city limits. Sewer rates are \$9.00 for the first 2,000 gallons and increase the same as water rates. See Table CF-3 for the list of sewer rates both inside and outside of the City of Hazlehurst. See Map CFSM-9 for the location of sewer services throughout the City of Hazlehurst.

Assessment. The City of Hazlehurst needs to continue normal upgrading and maintenance to their sewer system and treatment facility. In one section of the system, however, there is a

major upgrade needed because the lines were installed in the 1940s. The system has a treatment capacity average daily flow (ADF) of 1.5 million gallons per day. In 2004, the City of Hazlehurst had an average daily flow of 0.8 million gallons per day. The City should study the feasibility of expanding service to all current residents as well as future residents to meet future growth needs. The City should also investigate the feasibility of replacing inadequate lines.

The City of Denton will likely continue to use individualized septic tanks, but there is a need for a public sewerage system. The local Health Department has estimated that 40 percent of the septic systems in Denton are malfunctioning. A continued check of the septic tanks in the City of Denton utilizing Jeff Davis County code enforcement is recommended to ensure proper use and installation of the septic tanks.

Solid Waste

*See the Jeff Davis County Joint Solid Waste Management Plan for additional information

Inventory. At the present time Jeff Davis 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 40 sites located countywide with a total of approximately 130 unstaffed green boxes. The County does not charge a fee to residents for solid waste collection. The County also has six convenience center sites located throughout the county. Five of the sites are unmanned and one site is located in each district. There is one manned site located on Nina Gay Road that has one container for metals, three containers for construction and demolition materials, and several containers for municipal solid waste. Once the garbage is collected, it is taken to the old Jeff Davis County landfill, where a transfer station is located.

Before June 1, 2005, once the solid waste was taken to the transfer station, it was then hauled to the Telfair County Landfill or the Toombs County Landfill by Jeff Davis County. The Telfair County Landfill has a capacity to operate for approximately 16 more years. Its remaining capacity is 630,385.0 cubic yards. The Toombs County Landfill has a capacity to operate for approximately 22 more years. Its remaining capacity is 1,849,689.0 cubic yards. As of June 1, 2005, once it reaches the transfer station, the solid waste is taken by Onyx, a privately owned collection company from Valdosta, Georgia, to the Pecan Row Municipal Solid Waste Landfill in Lowndes County. The Pecan Row Landfill has a capacity to operate for approximately six more years. Its remaining capacity is 4,202,560.0 cubic yards.

The County utilizes the Transwaste Services, Inc. Construction and Demolition Landfill in Coffee County to dispose of its C and D waste. The Transwaste Services, Inc. C & D Landfill has a capacity to operate for approximately 17 more years. Its remaining capacity is 585,532.0 cubic yards.

The County has also utilized two other landfills to dispose of its solid waste between 2000 and the third quarter of 2004. Jeff Davis County utilized the Atkinson County Landfill in the first quarter of 2004 disposing of 29.21 tons of municipal solid waste at one time. The County also utilized Broadhurst Environmental Landfill in Wayne County 13 times between 2000 and the third quarter of 2004 disposing of 869.69 tons of municipal solid waste. It was determined this was the case by contractors disposing of school construction waste.

The City of Hazlehurst provides curbside pickup once a week for a fee of \$9.00 per month. Individuals may also purchase the use of a container that is four, six, or eight yards in size. The fee for these containers depends on the number of times per week the customer requests it to be picked up. Once the garbage is collected, it is taken to the old Jeff Davis County landfill, where a transfer station is located. Once the solid waste was taken to the transfer station, it is then hauled to the Telfair County Landfill or the Toombs County Landfill by the City of Hazlehurst. The Telfair County Landfill has a capacity to operate for approximately 16 more years. Its remaining capacity is 630,385.0 cubic yards. The Toombs County Landfill has a capacity to operate for approximately 22 more years. Its remaining capacity is 1,849,689.0 cubic yards. The City of Denton does not have a formal collection program nor does it charge a fee. Citizens voluntarily take their garbage to one of the unstaffed green boxes located throughout Jeff Davis County. The County collects the green boxes as a part of its regular pickup.

There is a problem in Jeff Davis County with illegal dumping. The County utilizes the local game warden and the sheriff's office to combat the problem of illegal dumping. While there are few instances of illegal dumping occurring in the City of Hazlehurst, if it should happen, the City utilizes its own building inspector and the police department to combat the problem(s). Illegal dumping is a minimal problem within the City of Denton, but if it occurs, the City relies on the sheriff's office to correct the problem(s).

In case of a natural disaster or another event that may interrupt the flow of garbage pickup, Jeff Davis County and the City of Hazlehurst would utilize a private contractor. The City of Denton would rely on the County since there is no formal pickup program provided by the city. The County is responsible for picking up the unstaffed green boxes. 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.

Jeff Davis County has a program to collect tires, batteries, and oil throughout the county. Citizens may take items to local businesses, where private companies that pick them up properly dispose of them. The County and Denton do not have a program in place to collect white goods, however, the City of Hazlehurst has such a program. Neither the City of Hazlehurst nor the City of Denton have a program to collect tires, batteries, and oil. The City of Denton encourages its citizens to voluntarily take their white goods to the City of Hazlehurst Recycling Center and their tires, batteries, and oil to local businesses. Citizens of Jeff Davis County and its municipalities may take recyclables to one of two recycling bins located at the City of Hazlehurst Recycling Center.

As a part of local efforts to address the State of Georgia's goals to reduce the amount of waste disposed, Jeff Davis County and its municipalities have a 6.39-acre recycling center facility in the City of Hazlehurst located on Farmer Street. Citizens may drop off newspapers, paper, and cardboard. These recyclables are picked up by Envirocycle Enterprises, a privately owned collection company out of Alma. Items such as couches and metals can be taken to the manned convenience center that is located in the county on Nina Gay Road. There are three containers for construction and demolition items such as couches and one container for metals where citizens may voluntarily place their items.

Households principally contribute to the overall waste stream in the unincorporated areas of Jeff Davis County, along with lesser contributions from industries, commercial businesses, and institutions. These sectors generate different items such as paper, plastic, brown goods, food, industrial, and commercial waste. It is estimated that approximately 90 percent of the material is household garbage, five percent is industrial, four percent is commercial, and one percent is institutional. In the City of Hazlehurst, households, industries, commercial businesses, and institutions contribute to the overall waste stream. Households contribute approximately 61 percent of the overall waste stream, while industries such as Amoco Fabrics and Fibers contribute roughly 15 percent. Institutions, such as the schools in the Jeff Davis County School System and the Jeff Davis Hospital, contribute about 12 percent, and commercial businesses throughout the city also generate approximately 12 percent as well. In the City of Denton, households, a commercial business, and two industries contribute to the overall waste stream. These sectors contribute paper, plastics, food, and glass. Households contribute approximately 90 percent of the waste stream. A commercial business in Denton contributes approximately five percent along with two industries that contribute approximately five percent as well.

There has been an expressed interest at the local level about possibly developing a local code enforcement program through the Georgia Department of Natural Resources Scrap Tire

Management Program, or other state-aided funding, to combat the problems of littering and illegal dumping countywide and to promote increased recycling activities. Both of the county's municipalities would be covered by this program. The County's previous attempts to obtain funding to establish such a program locally have been unsuccessful due to the lack of available funding at the state level. 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. This is a potential avenue that merits some exploration by local officials. However, the lack of available funding at the state level currently presents a barrier to initiating such a program locally.

The local governments in Jeff Davis County, other than Hazlehurst, do not currently participate in local or regional public educational/beautification programs. The City of Hazlehurst participates in the Keep America Beautiful program, as well as the Adopt-a-Highway and Peachy Clean programs, and plans to continue to do so in the future. Jeff Davis County and the City of Denton currently do 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 wants to limit and further consolidate the number of green boxes located throughout the county, or even examine other methods of collection, as feasible. The collection methods utilized to collect solid waste by Jeff Davis County and its municipalities are adequate to serve the citizens of Jeff Davis County. With several regional landfills located in close proximity to Jeff Davis County, the accessibility of a landfill for solid waste collection purposes by the local governments is adequate.

The contingency plan(s) to continue solid waste pickup in Jeff Davis County are adequate for the County and the municipalities in case of an emergency.

Jeff Davis County does not currently have a composting/mulching program in use nor do they anticipate a program in the near future. However, the County encourages residents to take yard trimmings to the City of Hazlehurst's inert landfill at a four-acre site on Yawn Road, which the City has a GA EPD permit to operate. The City of Hazlehurst does have a composting/mulching program. The City provides curbside pickup once a week for a monthly fee of \$1.50, and households can voluntarily take their compost/mulch to the City's inert landfill. Processed compost/mulch is used to supply city flowerbeds, and it is placed in washed out places. The City of Denton does not have a composting/mulching program, nor does it have an everyday curbside pickup that collects yard trimmings. The City does recommend taking the items to the City of Hazlehurst's inert landfill.

The collection program that Jeff Davis County has for special management items is adequate. However, the County needs to examine the feasibility of establishing a collection for batteries.

The local governments in Jeff Davis County need to further utilize and expand the City of Hazlehurst's recycling program. The program is somewhat effective, and needs to be continued and expanded to better facilitate achieving the State and local waste disposal reduction goals. Establishment of a countywide codes enforcement officer program to educate and enforce ordinances in Jeff Davis County is needed. The County and the City of Denton also need to participate in regional and statewide programs to help to control litter problems.

Public Safety

Law Enforcement.

Inventory. There are two local law enforcement agencies in Jeff Davis County: the Jeff Davis County Sheriff's Department and the Hazlehurst Police Department. The Jeff Davis County Sheriff's office is located at 15 Public Safety Drive, and the Jeff Davis County Jail is located at 4 South Williams Street in Hazlehurst. Jeff Davis County operates and maintains the jail facility, which the Hazlehurst Police Department also uses.

The Jeff Davis County Sheriff's Department and Jail's main functions are to serve the Courts of Jeff Davis County, to operate and maintain the jail, and to conduct patrols. The department patrols unincorporated areas of Jeff Davis County and the City of Denton. It has a total of 21 employees with a staff consisting of nine dispatchers, six jailers, three secretaries, and a sheriff. The current jail was constructed in 1988 and is inadequate for the county due to overcrowding. It was built to house 38 inmates and currently is at full capacity. However, the County has a current total of 68 inmates in its custody. The County contracts with several nearby counties to temporarily house those inmates that the County's jail does not have room to house locally. The Jeff Davis County Sheriff's Department has 15 patrol cars, one truck, 12 portable radios, and nine in-car cameras.

The Hazlehurst Police Department has a total of 15 employees, including 12 full-time certified police officers, two clerks, and one chief. The Hazlehurst 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 Hazlehurst. Each officer is issued a duty weapon, portable radio, uniforms and complete set of leather gear. The

department's equipment includes: seven 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.

The City of Denton contracts with the Jeff Davis County Sheriff's Department for law enforcement.

The Jeff Davis County Sheriff's Department and the Hazlehurst Police Department may obtain assistance from the Georgia State Patrol, the Georgia Bureau of Investigation, and the Department of Natural Resources as needed.

See Map CFSM-4 for the location of law enforcement facilities in Jeff Davis County.

Fire Protection.

Inventory. Jeff Davis County has six organized fire departments located throughout the county. Five departments are fully volunteer departments, while both of the Hazlehurst Stations have a combination of paid and volunteer personnel. Each fire district covers an area of approximately five square miles. The fire districts are: Hazlehurst #1 and #2, Altamaha, Denton, Ocmulgee, Satilla, and Snipesville. The Hazlehurst Fire Department has the only paid and staffed department with personnel on duty 24 hours a day. It has nine full time personnel with volunteers being paid \$3.50 per drill or per fire. By agreement with the County, Jeff Davis E-911 receives fire calls for all of the fire departments in the county and serves as the central dispatch location. The City of Hazlehurst's Station #1 was completed in 1988. It is a 9,680 square foot building located on Pat Dixon Road. The City of Hazlehurst Station #2 is 1,536 square foot facility located on East Jarman Street. The City of Hazlehurst has an ISO rating of five, and its five-mile radius coverage area has an ISO rating of nine. The Altamaha station is located at 1565 Altamaha Road. The Altamaha district and its five-mile radius coverage area have an ISO rating of 9. The Denton station is located at 7 West Georgia Avenue in Denton. The City of Denton has an ISO rating of seven, and its five-mile radius coverage area has an ISO rating of nine. The Ocmulgee station is located at 940 Kirkland Still Road. The Ocmulgee district and its five-mile radius coverage area have an ISO rating of 9. The Satilla station is located at 1190 Alma Road. The Satilla district and its five-mile radius coverage area have an ISO rating of 9. The Snipesville station is located at 3258 Burketts Ferry Road. The Snipesville district and its five-mile radius coverage area have an ISO rating of 9.

See Maps CFSM-2, CFSM-4, and CFSM-8 for the locations of fire protection facilities in Jeff Davis 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. The City of Hazlehurst's volunteer firefighters assist with the fires located in the unincorporated areas. The number of trucks and personnel each department has are listed below:

**TABLE CF-7
Fire Equipment and Personnel
Jeff Davis County
2005**

<u>Department</u>	<u>Description of Trucks</u>	<u>Number of Personnel</u>
Altamaha	1975 Ford Fireknocker, 250 GPM, 950 Gallon Tank 1976 Ford Fireknocker, 250 GPM, 1,650 Gallon Tank 2002 Pierce International, 1,250 GPM, 1,000 Gallon Tank	16
Denton	1975 Ford Fireknocker, 250 GPM, 1,250 Gallon Tank 2004 Pierce International, 1,250 GPM, 1,000 Gallon Tank	17
Hazlehurst 1 & 2	1992 International Pumper, 1,250 GPM, 1,000 Gal. Tank 1993 Ford F-350 Rescue Truck 1996 Ford Pumper, 1,250 GPM, 1,000 Gallon Tank 1999 GMC Rescue Truck 2000 Pierce Pumper, 1,250 GPM, 1,000 Gallon Tank	9 pd./21 vol.
Ocmulgee	1981 Ford Fireknocker, 250 GPM, 950 Gallon Tank 2000 International Fire Knocker, 250 GPM, 1,250 Gallon Tank	14
Satilla	1999 International Fire Knocker, 250 GPM, 1,560 Gallon Tank 2004 Pierce International, 1,250 GPM, 1,000 Gallon Tank	11
Snipesville	1975 Ford Fireknocker, 250 GPM, 950 Gallon Tank 1995 International Fire Knocker, 250 GPM, 950 Gallon Tank	19

Inventory. The Jeff Davis County Emergency Ambulance Service is located at 14 Public Safety Drive. The ambulance service is owned and operated by Jeff Davis County. The EMS is responsible for its own billing and collecting for services. The area served is 333.4 square miles with a 2004 population of 12,820. The EMS operates four fully equipped full-time advanced life support ambulances providing state of the art emergency medical care to the citizens of Jeff Davis County. The EMS also has a truck that it uses when necessary. Its staff consists of 22 personnel, fourteen part-time EMT'S and eight full-time paramedics. The EMS also has a portable generator, advance life support supplies, non-reusable supplies, and ambulance equipment on hand in case extra supplies are needed in an emergency.

See Map CFSM-4 for the location of EMS services in Jeff Davis County.

Emergency Management Agency.

The Jeff Davis County Emergency Management Agency (EMA) is located at 14 Public Safety Drive. EMA personnel consists of a director, first responders, and three active volunteers. The EMA is the agency of the county charged with the responsibility of coordinating and managing disaster situations, whether manmade or natural. The EMA operates the Jeff Davis County Rescue Unit. The Rescue Unit's equipment consists of one vehicle. Funding is provided through county, federal, and private donations. The EMA director coordinates Emergency Management and the rescue unit.

Jeff Davis County also has a new mobile command and communications regional vehicle that will serve Jeff Davis and 21 surrounding counties. It was purchased with the assistance of a Homeland Security Grant.

See Map CFSM-4 for the location of EMA services in Jeff Davis County.

E-911

Jeff Davis County provides the communication equipment for the E-911 system. The system is dispatched from a central location in Hazlehurst. E-911 handles all addressing and all dispatching, including fire departments, in all areas of the county. The Jeff Davis County E-911 system is enhanced. It is Phase I compatible with wireless services. The county charges a \$1.50 monthly surcharge for E-911 services.

Assessment. Although the local law enforcement agencies in Jeff Davis County provide adequate public protection, there is need for additional personnel. Due to the lack of a police force in Denton, there is a need for at least one additional staff in the Sheriff's department within the twenty-year planning period to help serve that area. Three more deputies are needed to provide more frequent patrols in the unincorporated areas of the county. The Hazlehurst Police Department needs additional police officers, as well as investigators, to address drug, personal, and property crimes. The City of Denton is satisfied with the protection it receives from Jeff Davis County. Both 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 should be encouraged in all departments. 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 Jeff Davis County jail facility was constructed in 1988 and is inadequate. Voters in the county will be asked in November, 2005 to approve the renewal of the County's SPLOST for the next six-year period that is to begin in 2006, and approximately \$630,000 in SPLOST funding has been earmarked toward either the renovation and expansion of the current jail facility or the construction of a new facility, pending voter approval to continue the SPLOST. The determination of which course of action to proceed will be made by local officials at a later date. Nonetheless, improvements to the jail facility will be an asset to help relieve the current problem of overcrowding. The County continues to upgrade its law enforcement equipment each year. Law enforcement equipment varies from one agency to the other. Additional vehicles are also needed to meet existing and future needs.

Jeff Davis County has an overall good fire protection program for a rural county. The unincorporated areas and the City of Denton have an ISO rating of 7/9 and the City of Hazlehurst has an ISO rating of 5. Most of the residences are located within 5 miles of a rural fire station. Fire drills for each fire department are held monthly. The City of Hazlehurst Fire Department holds two fire drills per month. Jeff Davis County has 42 dry hydrants throughout the county to improve rural fire protection. Response time for the county fire departments ranges from 5 to 10 minutes, while the department in Hazlehurst arrives in one to two minutes on the average. Fire protection in Jeff Davis County appears to operate efficiently for the present time, but faster response times and lower ISO ratings are desired. However, Jeff Davis County is in need of a facility for training firefighters and is in need of newer fire fighting equipment, especially trucks,

to meet the growing needs of the population. A joint facility could serve all departments. Jeff Davis County is striving to lower the ISO rating in the unincorporated areas to a Class 8 or 8B.

The EMS needs to upgrade its facility as soon as possible. The County needs to look into acquiring funding to renovate the facility. There is also a need to update and obtain additional equipment in order to better serve the citizens of Jeff Davis County. The county needs to pursue funds to build a new public safety building.

Based on current and future levels of service, the Jeff Davis County EMA will need to be upgraded. There is a need to update and obtain additional equipment in order to better serve the citizens of Jeff Davis County.

Jeff Davis County needs to investigate and encourage the feasibility of the state locating a detention facility in the county.

Hospital and Other Public Health Facilities

Inventory. Established in August 1963, Jeff Davis Hospital is located at 163 S. Tallahassee Street in Hazlehurst. The hospital is a public hospital serving all residents and governments of Jeff Davis County, as well as a number from surrounding counties. Roughly 81% of people receiving care at the facility are from Jeff Davis County with the balance of 19% coming from adjoining counties. The hospital is a 35,554 square foot facility formerly designated as “Acute Care” with 50 licensed beds, but changed in October, 2004 to “Critical Access,” thus reducing it to a 25 bed facility per government regulations. It is licensed by the Georgia Department of Health and Human Resources and holds membership in the Georgia Hospital Association, Hometown Health, Georgia Alliance of Community Hospitals, Partnership for Healthcare and Accountability, and the Georgia Orion Project. The hospital holds certification in Medicare/Medicaid programs along with all other major insurance providers. Jeff Davis Hospital has also had Joint Commission Accreditation since 1998. Jeff Davis Hospital provides 24-hour physician staffed emergency services with 3 examination rooms and 2 trauma rooms. The facility is affiliated with some tertiary facilities for transfers and acceptance of patients when necessary. There is a heliport on site for incoming air transport. Jeff Davis Hospital has a 4 bed intensive care unit, one operating suite, one recovery room, and a Gastrointestinal (GI) lab. Laboratory services include hematology, blood bank, chemistry, serology, microbiology, electrocardiograms, EEG’s, and are available 24/7. Radiology services include CAT Scan, Mammography, Nuclear Medicine and mobile Magnetic Resonance Imaging (MRI) Services. Respiratory Services include pulmonary functions studies, respiratory treatments, oxygen therapy, ventilator therapy and arterial blood gases. The facility provides general medical/surgical services, which includes

pediatrics, 10 beds of telemetry monitoring, in-patient Hospice Services and Respite Services. Other services include Sleep Studies, Social Services, Discharge Planning and Dietary Consultation. The medical staff consists of 40 personnel, 34 of whom are part time. Actual hospital employees number 95 with 20 part time.

The Jeff Davis County Health Department's main clinic is located at 30 East Sycamore Street in Hazlehurst. This building is a 7,260 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 10 full time employees. There are four nurses, five secretaries, and one full-time Environmental Specialist I. In the fiscal year 2004 the clinic served 6,867 clients and had 11,714 total visits. The clinic performed a total of 6,867 total services while serving approximately 54 percent of the population of Jeff Davis County. The clinic has several main programs. It provides family planning, physicals, cancer counseling, immunizations, HIV counseling, and child health services.

An environmental training facility is located at 56 Quality Way in Hazlehurst. This is the only facility of its type in the area. It provides training for septic system license and it is used for various other government activities.

There is one public health home health agency located in Jeff Davis County. Georgia Home Healthcare is located in Hazlehurst on 35 Burketts Ferry Road. It serves an average of 25 clients in Jeff Davis and surrounding counties. It provides medical equipment.

Jeff Davis County has one private nursing home: Sunbridge. It is a private nursing home with 73 licensed beds. Sunbridge is located at 930 Burketts Ferry Road. This facility provides services for acute need patients on a 24-hour basis. They provide services such as skilled nursing, physical, occupational, and speech therapy.

In addition to the nursing home, Jeff Davis County has one private personal care home. Pineland Personal Care Home is located at 2235 Broxton Highway and provides 15 beds.

See Map CFMS-4 for the location of health care facilities in Jeff Davis County.

Assessment. Jeff Davis Hospital Currently receives .19 of a cent of the county's Special Purpose Local Option Sales Tax. The money they receive can only be used for capital funding, and has been utilized fully by the facility's Administration/CEO. Modern and technological advances in medicine and equipment require continued upgrades to meet the needs of a rural

community. Currently, state funded telemedicine equipment is being pursued to connect Rural Community Hospitals with Georgia teaching hospitals and specialists to avoid long commutes for services. Continuation of financial support through SPLOST and other funding is required to meet increasing medical needs. The Jeff Davis Hospital has recruited (3) new physicians in the last two years but still remains cognizant of the need for a pediatrician. New services added requiring special treatment include Hospice, Respite Care and Sleep Studies. Equally important is the pressing need to address the rising elderly population of the county, the unemployed, state/federal funded insurance and growing number of indigent patients. Recent records indicate Jeff Davis Hospital serves 66.7% on Medicare, 17.6% on Medicaid and 8% with no insurance.

The health department facility and environmental training center are adequate for some time to come. The nursing home, home health care agency, and the personal care home are adequate as well.

Recreation

Inventory. The Jeff Davis County Recreation Department operates and maintains over 40 acres of recreation area at two parks. The park located at 189 East Jarman Street has four ball fields, while the park on Pat Dixon Road has eight ball fields, six of which are lighted. Football, baseball, soccer, and softball are played at the facilities. Concessions are available when games are being played. Also, there is an office located at the East Jarman Park. The park on Pat Dixon also has a new swimming pool.

The City of Denton has one recreation facility for citizens to use. The two-acre park in Denton has a lighted picnic area with playground equipment and a quarter-mile walking track.

There are several communities in the unincorporated areas which have small park areas. The Altamaha, Satilla, Snipesville, and Towns Bluff communities each have a walking area and picnic facilities. Each community maintains these parks and partial funding comes from the County.

The City of Hazlehurst has four recreation areas for citizens to utilize. Spann Park is located on Plum Street. It has playground equipment, a walking track, and a picnic shelter. The Cromartie Street Park has a playground, basketball courts, grills, a shelter, and an approximate one-third mile walking track. The Young Street Park has a shelter, a grill, and a walking track (767 feet in length). Serenity Park, also located on Cromartie Street, is a passive recreational park.

Staffing is critical to the provision of quality parks and recreation services. The Jeff Davis County Recreation Department employs four professional staff, which includes two administrative staff and two maintenance people. The staff's maintenance of facilities and their willingness to serve and assist the general public is the department's foundation to success. While the full-time staff is important to the department's overall performance, the hundreds of part-time staff, instructors, and volunteers more often than not make the difference between average and quality services.

There are also numerous fishing and hunting opportunities located throughout the county. The Altamaha and Ocmulgee Rivers provide an abundance of freshwater fish and miles of winding waterways for those who prefer to boat ride and ski. Several public boat landings are located on both rivers. Located on the Altamaha River, Town's Bluff Landing is county owned and maintained. The Town's Bluff Landing Project is currently underway to expand the facilities, and once it is finished, the landing and park will have 25 R.V. sites, a museum, two bathhouses, and a new boat ramp. Located on the Ocmulgee River, Hinson's and Burketts Ferry are county owned and maintained. There are also numerous private landings as well. Jeff Davis has one state-owned wildlife management area, Bullard Creek WMA, which includes a public landing on the Altamaha River. Numerous private hunting clubs utilize Jeff Davis' vast forest and wetland areas for hunting.

The County is currently in the process of establishing a community youth center and home for the Boys and Girls Club. The County has received assistance through a CDBG grant to renovate the old Hazlehurst School Gym for this project.

The Hazlehurst Civic Center, located on State Route 135/U.S. 221, is an 81-acre facility with a nine-hole private golf course and tennis courts. There is also a 7,145 square foot building for meetings and other events.

See Maps CFSM-4 and CFSM-7 for the location of recreation facilities in Jeff Davis County.

Assessment. Jeff Davis County has been able to provide adequate recreation services to its citizens and will need some financial resources and facility upgrades in order to continue to do so as services become increasingly popular. The Jeff Davis County Recreation Department is providing the best possible service and programs to Jeff Davis County citizens that it can at this time given the limited amount of resources.

The landings on the Altamaha and Ocmulgee Rivers serve the citizens of Jeff Davis County very well. The County would like to promote the Town's Bluff Landing as a major tourism and recreation site. A multi-purpose trail, possibly using abandoned railroad track property and the Big House as a trailhead, has been suggested as a connection from Hazlehurst to Town's Bluff Landing and the Bullard Creek WMA. The County also needs to promote its hunting and fishing opportunities as an important asset for tourism. As discussed in the Economic Development element, nature-based tourism efforts are an important part of the County's future economic development strategy.

The County also has plans to buy 10 acres adjoining the park located on Pat Dixon Road. A lighted walking trail, indoor batting cages, a new office complex with community center, and paved parking are among the new facilities desired.

The City of Denton wants to build a pavilion at the City of Denton Park.

General Government

Inventory - Services. There are three local governments: the cities of Denton and Hazlehurst, and Jeff Davis County. Each government offers services and maintains public facilities, which enhance the quality of life for their citizens.

The City of Denton was chartered in 1911 and is governed by a mayor and three-member council elected at large. The City of Denton provides water and fire protection, street lighting, and recreation. Police protection is provided in Denton by the Jeff Davis County Sheriff's Department on a contract basis.

Incorporated in 1891, a mayor and four-member council govern the City of Hazlehurst. Hazlehurst provides water and sewer service, street maintenance and repairs, police and fire protection, street lighting, sanitation, zoning, and beautification. Recreation is provided in conjunction with the Jeff Davis County Recreation Department, although the City also maintains some parks.

Jeff Davis County was created in 1905 by legislative act. The County is governed by five county commissioners elected by district, while a full-time county administrator manages the day-to-day operations of the county. The five constitutional officers are the Sheriff, Clerk of Court, Tax Commissioner, the Probate Court Judge, and the Magistrate Court Judge. Among the services Jeff Davis 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, rural fire protection, recreation, and community development services. Public boards and authorities in Jeff Davis County include the Board of Assessors, Development Authority, Recreation Board, Board of Elections, Department of Family and Children's Services Board, Health Board, the Library Board, the Environmental Training Facility Board, Board of Tourism, Chamber of Commerce, and the Hospital Authority.

Inventory - Facilities.

The City of Denton's administrative offices are located at 2402 Douglas Highway. The mayor's office and city clerk are housed in the municipal building. The Denton Fire Department is located at 7 West Georgia Avenue. Maintenance and utilities operations (water/streets/lanes), recreation, and council chambers are all located in city hall. The City Clerk is responsible for billing. The Denton Community Center is located at 7 West Georgia Avenue. A small shed that houses the city's backhoe and tools is located next to city hall. See Map CFSM-8 for the location of public facilities in Denton.

The Hazlehurst City Hall is a 6,050 square foot building located at 28 Latimer Street. It houses five employees. The City currently employs 60 people. The mayor's office, the council chambers, and the city clerk are located in the municipal building. The City of Hazlehurst Police Department is located on 6 South Williams Street and employs a total of 15 people. The City of Hazlehurst Fire Station # 1 is located on Pat Dixon Road, Fire Station # 2 is located on East Jarman Street, and combined they have nine paid personnel. The Street, Sanitation, and Public Works Department is located on Hinson Street and has 15 personnel. The Water Department is located on Odom Street, while the wastewater treatment plant is located on State Route 135/U.S. 221 North. See Map CFSM-4 for the location of public facilities in Hazlehurst.

Jeff Davis County facilities are spread throughout the county, and have a total of 75 employees. The Courthouse is located at 14 Jeff Davis Street in Hazlehurst and was renovated in 1995. The following offices are in the Courthouse: the County Commissioners, Clerk of Court, Probate, Tax Commissioner, Tax Assessor, Magistrate, and the County Administrator. The County's Annex A, located adjacent to the Courthouse, houses the Farm Service Agency and the Soil Conservation Offices. A regional environmental training center is located at Altamaha Technical College's satellite campus in Hazlehurst. The County Road Department and Equipment Maintenance Shop are located on Walnut Street. Volunteer fire stations and elections precincts are located throughout unincorporated districts of the county. The Senior Center is located on Jeff Davis Street. The EMS is located on Public Safety Drive, as is the EMA (14 Public Safety Drive). The Jeff Davis County Health Department is located on South Cromartie Street. See Maps CFSM-2 and CFSM-4 for the location of public facilities in Jeff Davis County.

Assessment - Services. It appears that the services offered by all three local governments are currently adequate. However, it is anticipated that many services will need to be improved and expanded due, in part, to state and federal mandates, as well as to improve efficiency and control cost. Solid waste disposal is a service, which has changed dramatically due to the requirements of the Georgia Solid Waste Management Act. Jeff Davis County and its municipalities have implemented and continue to implement their solid waste management plan. Also, services will need to be improved to meet the ever-changing needs of the population. While services are generally good, they cannot remain static.

Given the increasing complexities of local government services and the growing burden on local governments to deliver more with less, whenever possible local governments need to employ professional staff to help provide more efficient services. The County currently employs a county administrator. There is a need for cooperative intergovernmental sharing of zoning and code enforcement personnel to ensure countywide enforcement and coordination, and to prevent duplication of efforts and unnecessary waste of resources.

Assessment - Facilities.

The City of Denton's major public facility needs for the next twenty years concern their park, water system, and sidewalks. The City needs a pavilion added to their park, a backup well for their water system, and some major improvements of their sidewalks along State Route 135/U.S.221. There is also a need to investigate the feasibility of a public sewerage system.

The City of Hazlehurst's major public facility needs for the next twenty years are to install new sewer lines; build a new city hall; expand the runway, add to the current taxi-way and improve its lighting system, increase the fuel capacity, and build 10 new t-hangars at the airport; construct an overpass structure over the railroad; and refurbish the downtown area with a streetscape project(s) and a roadside park adjacent to the Big House; and seek a connector road between U.S. 221 and U.S. 341.

Jeff Davis County has several facility needs. The courthouse annex needs to be upgraded. Climate controlled space is needed for records storage. A new county jail needs to be built. Space is also needed for Public Defenders as a result of new mandates. The library and Senior Center both need to be expanded, particularly to accommodate the sizable elderly population. Voting Precincts throughout the county need to be renovated. The County also wants to buy 10 acres adjoining the park located on Pat Dixon Road. Improvements would include paving the parking lots, building a lighted walking trail, building indoor batting cages, and constructing a new office

complex with a community center. The County would also like to see a state prison facility located in the county. A new public safety building is needed along with a fire department training facility. The EMS facility needs an upgrade as well.

Although facilities, existing or proposed, appear to be somewhat adequate to accommodate expected population and economic growth in the county, planning for improvements should be ongoing. All governments in Jeff Davis County need to maintain and upgrade existing public facilities/infrastructure to meet the increasing demands of the population so as to continue providing adequate services to current and future residents. Ongoing efforts need to be made to obtain funding from state and federal sources, when available, as well as to extend the special purpose local option sales tax and collect any back taxes.

Educational Facilities

Inventory. The Jeff Davis County School System is operated by the county's Board of Education, whose office is located at 44 Charles Rogers Boulevard in Hazlehurst. The school system is comprised of four schools, all of which are located within the city limits of Hazlehurst. These schools are: Jeff Davis Primary School (grades K-2), 71 Burketts Ferry Road; Jeff Davis Elementary School (grades 3-5), 57 East Coffee Street; Jeff Davis Middle School (grades 6-8), 96 West Jefferson Street; and Jeff Davis High School (grades 9-12), 156 Collins Street. All schools are accredited by the Southern Association of Colleges and Schools and the Georgia Accrediting Commission. In addition, the school system participates in the state's Pre-K Program, which resides on the campus of Jeff Davis Primary.

Average enrollment for Jeff Davis County Schools in 2004-2005 was 2,615 students. The Jeff Davis County School System has 381 employees, 215 of whom are certified personnel. The remaining numbers include paraprofessionals, secretaries, lunchroom staff, custodians, bus drivers, maintenance, and transportation personnel. The total budget for the 2005-2006 school year is expected to be \$28.1 million (\$6.7 million in capital costs). The budget for the 2004-2005 school year is \$27.7 million (\$5.5 million in capital costs).

Jeff Davis County provides vocational/technical instruction to students at Jeff Davis High School. The main goal of the Tech Prep Program is to prepare students for the world of work and for a fulfilling career, while at the same time meeting the needs of local businesses and industries. The school accomplishes this goal by offering students a wide range of vocational/technical experiences. Students are introduced to skills that can be utilized in a wide array of careers available in Jeff Davis County. Through the Tech Prep Program, students receive instruction in areas such as electronics, drafting, welding, wiring, and machine tools.

The agricultural program provides instruction in forestry, horticulture, agricultural science, and production. Family life, child care, child development, and foods/nutrition are available in the family and consumer science program, while the business education department offers curriculum choices such as business law, word processing, and computer applications. Importantly, Jeff Davis High School and Altamaha Technical College work cooperatively to offer dual enrollment opportunities to high school students. In fact, Jeff Davis High School has more students participating in dual enrollment courses than any other high school served by Altamaha Tech. In addition, internship programs are available to qualifying students. Most business internships pay the students, while providing them with invaluable work experience with different employers.

All of the schools in the Jeff Davis County School System have been built or renovated since 1999. The system is currently renovating the middle school so that the elementary school can move in. The pre-k and Head Start programs will be moving to the old elementary once the middle school is completed.

Altamaha Technical College, with its main campus in Jesup, has a satellite campus located in Hazlehurst. The facility offers various training, adult education, and GED classes.

Several other post secondary schools are located in close proximity to Hazlehurst. The Middle Georgia College Dublin Center is located in Dublin. There are classes offered at the center through Middle Georgia College, East Georgia College, and Georgia Southern University. Brewton-Parker College, a four-year private Baptist College is located in Mount Vernon. South Georgia College is located in Douglas and Waycross College is located in Waycross.

The Big House on U.S. 341 in Hazlehurst has been renovated for educational and tourism purposes, including a culinary school through Altamaha Technical College. It will also host events like receptions and bridal showers. A roadside park adjacent to the Big House is desired, and it could also serve as a trailhead for a multi-purpose trail connecting Hazlehurst and Town's Bluff Landing and the Bullard Creek WMA.

See Map CFSM-4 for the location of schools in Jeff Davis County.

Assessment . As the number of school-aged children in the county continues to increase (as is projected in the plan's *Population* element), demands on the county's educational facilities will also increase. To better address the future needs of the county's school system, the Board of Education is currently making application to revise its Five Year Facilities Plan. When revised,

this plan will serve as a blueprint for needed capital and manpower improvements to meet existing and future educational facilities' needs of students.

While the current vocational/technical training opportunities available to high school students serve a specific need for labor force training, expansion of such training will further improve the quality of trained personnel available to local businesses and industries. The school board's vocational director currently works closely with area employers to ensure the skills being taught to students are needed by county employers. This interaction between the school system and local businesses/industries might be improved by encouraging business partners to provide additional on-site skills training options to county students. In turn, the school can expand basic skills and literacy programs to promote a better educated labor force. Promoting Altamaha Technical College's satellite facility in Jeff Davis County could further enhance technical skill development of the labor force, including county residents who are not currently in high school.

Focused interaction between county residents, industry, and school officials will provide for improved understanding of the needs of the school system and might give city, county, and board officials a better perspective of the district's educational status. Research has shown that different catalysts for increasing community involvement in the schools yield favorable results in terms of student achievement and program opportunities.

Library and Other Cultural Facilities

Inventory. The Jeff Davis County Library is located at 86 South Cromartie Street in Hazlehurst. The library is one of seven libraries in the Satilla Regional Library System. Built in 1978, the library is 3,400 square feet in size. Approximately 31% of the local citizens are registered as patrons. The facility houses a collection of approximately 16,809 volumes, 16 periodicals, three newspapers, 171 videos, 204 cassettes, recordings, large print books, and books on tape. During FY 04, 45,017 items were checked out from the library. One meeting room is available to the public. The attendance during FY 2004 was approximately 15,323. Staff consists of four part-time people. Special programs and services constitute a large and important segment of the total library program. These include a summer reading program, One Stop, internet access, and genealogical information.

The Jeff Davis County Board of Commissioners provides funding for the library locally. The County provides 27.17% of the operating budget. Jeff Davis County budgeted \$37,200 for the library in 2004. The Board of Education provides 15.21% of the operating budget. The state provides \$6,905.39 for materials (books, periodicals, and supplies for book processing). In total, the state provides \$78,867.12 or 57.62% for the library.

Jeff Davis County has three facilities available for cultural events. The Hazlehurst-Jeff Davis Historical Museum seats 25 and is located on 61 East Coffee Street in Hazlehurst in the historic Pace House. It contains artifact exhibits which depict the community's history. The City of Denton has a renovated community center, which seats 75 people. The Hazlehurst Civic Center at the golf course seats 250 people.

Both of the county's cities host at least one major outdoor event. Jeff Davis County and the City of Hazlehurst host Farm City Day on the first Friday in May on Seller's Farm on Yawn Road. The farm has farm animals so that children may have a field trip day. School students from surrounding counties attend as well. The City of Hazlehurst also hosts an annual Christmas Parade. The City of Hazlehurst's Christmas In April Project is hosted by the City to help repair the homes of elderly and low income residents in the city. The City of Denton hosts a school reunion once every two to three years commemorating the old Denton school.

The Jeff Davis County Fairgrounds Complex is also utilized for events. It is located on Kirkland Still Road. The fairground is the site for the 1890s celebration hosted by the Fairgrounds Association. It takes place annually every November. It portrays a day in the life of people who lived on an 1890s homestead. Biscuits and grits are made the old fashioned way, and an old-fashioned church service is held.

The Jeff Davis County Courthouse and the Pace House (Hazlehurst-Jeff Davis Historical Museum), both located in Hazlehurst, are on the National Register of Historic Places.

See Maps CFSM-4 and CFSM-8 for the location of cultural facilities in Jeff Davis County.

Assessment. Jeff Davis County has several facilities for hosting cultural events and activities; however, a large facility, possibly an auditorium, is needed if additional festivals and community events are to be developed. The library also needs to be upgraded.

Besides a more suitable auditorium for large-scale cultural events, one of the community's most obvious cultural needs is greater promotion of existing programs. The City of Denton needs to establish a community event of some type in the future. The County has discussed establishing a festival centered around a county flower 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 Jeff Davis 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 long-term need to investigate the feasibility of a connector by-pass between U.S. 221 and U.S. 341, construct an overpass over the rail system in Hazlehurst, resurfacing and paving roads within the county, and continue the promotion of SR 27/U.S. 341.
2. There is a need to maintain and upgrade the water systems in both municipalities, particularly in Denton, to adequately serve these cities as well as accommodate any future city limit expansion, and enforce health department guidelines for well development.
3. There is a need to continue providing adequate sewerage and wastewater treatment facilities in Hazlehurst by upgrading the lines installed in the 1940s and to ensure that septic tank development standards are strictly enforced in Denton and throughout the county. Long term, the feasibility of a public sewerage system in Denton needs to be investigated.
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 construct a new county jail facility.
6. There is a need to enhance fire protection by improving pipe systems and tank capacity, updating of county-wide facilities and services, and continuing extensive training programs, construct a joint firefighter training facility, and continue coordination efforts for all county fire departments.
7. There is a need to continue to upgrade equipment at the health department, renovate the EMS facility, recruit medical specialists, 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; and to work toward protection of open space/natural areas.
9. There is a need to maintain access and develop the recreation areas along the Altamaha and Ocmulgee Rivers, particularly at Town's Bluff Landing Project, to protect their unique and important natural resources, and to attract tourists.
10. There is a need to add a pavilion to the City of Denton Park, build a new city hall in Hazlehurst, make downtown streetscape improvements in Hazlehurst, upgrade the county's courthouse annex, expand the library and senior citizen center, acquire land for recreation expansion, 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 Jeff Davis County by implementing and carrying out the five-year facilities plan, by supporting community schools, and by supporting the continued development of Altamaha Technical College.
12. There is a need to enhance the materials and equipment at the public library, and pursue upgrades/expansion of the current facility.
13. There is a need to establish and promote community festival(s) and heritage development projects designed to educate the public and promote tourism.

The chosen goal, objectives, and implementation actions by Jeff Davis County, Denton, and Hazlehurst 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 Jeff Davis 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 construction of an overpass structure over the rail system in the City of Hazlehurst.

Action 1.2: Upgrade railroad crossings throughout the county with adequate markings, cross arms, and lights where necessary.

Action 1.3: Utilize a portion of the special purpose local option sales tax for funding of capital transportation improvements.

Action 1.4: Improve the water drainage problem in Denton and Hazlehurst, and implement necessary measures to eliminate any identified problems.

Action 1.5: Work with the Georgia Department of Transportation and Jeff Davis County in improving and paving the county's streets and roads on an annual basis.

Action 1.6: Advocate the long-term construction of a connector between U.S. 221 and U.S. 341.

Action 1.7: Implement a priority list of road improvements on an annual basis, which ensures those projects with the greatest need and most benefit to citizens are given higher priority.

- Action 1.8:** Evaluate all dirt roads in the county and schedule ditching and maintenance, culvert replacement, rights-of-way trimming, and application of sand/clay as necessary.
- Action 1.9:** Improve and expand curbs, gutters, and sidewalks especially in Denton and in Hazlehurst.
- Action 1.10:** Work with GA DOT to identify bridges in need of repair and schedule such maintenance.
- Action 1.11:** Upgrade existing roads and streets equipment.
- Action 1.12:** Seek state construction of regional bicycle facilities within the county, and local connector facilities, as appropriate.
- Action 1.13:** Seek TE funding for downtown streetscape and other transportation improvements in Denton and Hazlehurst, including a roadside park adjacent to the Big House.
- Action 1.14:** Seek funding for extending the runway, building 10 new t-hangars, adding a taxi-way and new lighting to the taxi-way, and increasing the fuel capacity of the City of Hazlehurst's airport.
- Action 1.15:** Investigate the feasibility and seek to establish a multi-purpose trail from Hazlehurst to Town's Bluff Landing and the Bullard Creek Wildlife Management Area.

OBJECTIVE 2: To insure that the municipal water supplies within the County 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 Jeff Davis County.

POLICIES/ACTIONS:

- Action 2.1:** Maintain and upgrade the water systems in both municipalities to accommodate existing and future residents.
- Action 2.2:** Apply for Community Development Block Grants to assist in upgrading water systems in both municipalities as needed.
- Action 2.3:** Enforce all health department and other guidelines for new private wells.
- Action 2.4:** Develop detailed maps, utilizing GPS, of the water systems and its components (valves, etc.) in each municipality.
- Action 2.5:** Seek funding for the construction of a backup well for the City of Denton.

OBJECTIVE 3: To provide adequate and safe wastewater disposition in all areas of Jeff Davis County.

POLICIES/ACTIONS:

- Action 3.1:** Provide sewerage services to all unserved residents of Hazlehurst.
- Action 3.2:** Upgrade or replace the wastewater system treatment facility in Hazlehurst as needed.
- Action 3.4:** Enforce all health department and other guidelines for septic systems including county restrictions on any impaired streams in Jeff Davis County.
- Action 3.5:** Seek funding to replace the sewer lines installed in the 1940s in the City of Hazlehurst.

Action 3.6: Seek funding to establish a public sewerage and wastewater treatment facility in the City of Denton.

OBJECTIVE 4: **To provide all citizens of Jeff Davis 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: Develop a composting/mulching program county-wide.

Action 4.2: Develop a county-wide collection program for white goods.

Action 4.3: Reduce and consolidate the number unstaffed green box sites located throughout the county.

Action 4.4: Seek funding to establish a county-wide code enforcement program.

Action 4.5: Continue the current method of collection and voluntary drop-off of recyclables county-wide.

Action 4.6: Continue the current method of collection and voluntary drop-off of special management items county-wide.

Action 4.7: Continue to utilize and optimize the current method of solid waste disposal throughout the county.

Action 4.8: Continue to utilize and optimize the current method of solid waste collection throughout the county.

OBJECTIVE 5: **To assure that Jeff Davis County maintains an adequate program in all emergency services, including fire, law enforcement, and EMA.**

POLICIES/ACTIONS:

- Action 5.1:** Utilize a portion of a future special purpose local option sales tax for funding of a joint county-wide jail facility, and continue to pursue other funding options.

- Action 5.2:** Provide regular training for all law enforcement personnel.

- Action 5.3:** Improve the piping systems and tank capacity to increase the fire protection needs of Jeff Davis County.

- 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:** Establish and fund capital improvements programs in the local governments 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 5.9:** Periodically evaluate the need to upgrade all emergency equipment and county-wide facilities both for improved service and accommodation for future population growth.

- Action 5.10:** Construct a new county jail facility as funds become available.

- Action 5.11:** Review at least once a year and keep current the Jeff Davis County Emergency Operations Plan of the EMA, develop/maintain the Jeff Davis County Pre-Disaster Mitigation Plan, and develop more detailed plans as necessary.

Action 5.12: Check wet and dry hydrants throughout the county to ensure their operability and accessibility.

Action 5.13: Investigate the possibility of establishing a state corrections facility in Jeff Davis County.

Action 5.14: Seek the construction of a joint firefighter training facility.

Action 5.15: Seek the construction of a public safety building.

Action 5.16: Develop a new joint shooting range for law enforcement.

OBJECTIVE 6: **To assure that services are available to meet the health and emergency needs of all Jeff Davis 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 and EMA personnel.

Action 6.2: Renovate the EMS facility and upgrade EMA equipment and vehicles.

Action 6.3: Expand the Jeff Davis County Health Department for additional space and services as necessary.

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 Altamaha and Ocmulgee rivers and seek to develop additional tourism opportunities.

- Action 7.3:** Continue to maintain/upgrade the Town’s Bluff River Project and promote it as a tourism site.
- Action 7.4:** Expand the Jeff Davis Senior Citizen’s Center and its programs and services to the elderly.
- Action 7.5:** Acquire additional land at the county’s recreation complex on Pat Dixon Road to add paved parking lots, construct a lighted walking track, build indoor batting cages, construct an office complex, and construct a new community center.
- Action 7.6:** Seek the construction of a pavilion at the City of Denton’s Park, and other improvements, as needed.
- Action 7.7:** Continue renovation and development of the old Hazlehurst School Gym in Hazlehurst as a youth center.
- Action 7.8:** Investigate the feasibility of establishing a multi-purpose trail from Hazlehurst to Town’s Bluff Landing along an abandoned railroad track.
- Action 7.9:** Continue to promote the development of a bicycle/pedestrian path along U.S. 341 by the Georgia Department of Transportation, and pursue the development of local paths as appropriate.

OBJECTIVE 8: To provide effective and efficient government services and facilities, which meet the existing and future needs of Jeff Davis County.

POLICIES/ACTIONS:

- Action 8.1:** As new city and county buildings are constructed, adaptively reuse old facilities for other offices.
- Action 8.2:** Renovate the courthouse annex.
- Action 8.3:** Renovate the voting precincts throughout Jeff Davis County.

Action 8.4: Continue ongoing revitalization of downtown Hazlehurst, including beautification, landscaping, and streetscape improvements.

OBJECTIVE 9: To provide diverse, quality educational opportunities for Jeff Davis 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 facilities plan for quality education as previously approved by the Jeff Davis County Board of Education and the State Department of Education.

Action 9.3: Assist Altamaha Technical College in providing adequate facilities and expansion of services at its satellite campus in Hazlehurst.

Action 9.4: Promote established programs to increase the graduation rate of Jeff Davis County citizens.

Action 9.5: Support the continuing development and expansion of the Jeff Davis Learning Center, and other public and private pre-schools.

OBJECTIVE 10: To enhance and improve library facilities and otherwise encourage expanded cultural opportunities for existing and future residents of Jeff Davis County.

POLICIES/ACTIONS:

Action 10.1: Promote increased utilization of the existing facilities available for use by the citizens of Jeff Davis County to host events and ensure their continued maintenance.

Action 10.2: Promote the community events hosted by the City of Hazlehurst and Jeff Davis County and expand as appropriate.

Action 10.3: Establish a community event in the City of Denton.

Action 10.4: Continue to upgrade equipment at the Jeff Davis County Public Library.

Action 10.5: Expand the current library building, or construct a new one, to provide much needed additional space.

Action 10.6: Continue to utilize the Jeff Davis County Big House as a cultural and tourism center.

Action 10.7: Maintain and utilize the 1890 Farmstead at the Jeff Davis Fairgrounds, as appropriate, to illustrate the community's important agrarian history.

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 Jeff Davis 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 Jeff Davis County. Jeff Davis County and its municipalities of Denton and Hazlehurst 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 Jeff Davis County, Denton, and Hazlehurst 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 housing types by local jurisdiction and for Georgia from 1980 to 2000 is graphically depicted on Figure H-1.

In the last 20 years, Jeff Davis County's total housing units increased from 4,049 to 5,581, a nearly 38 percent increase, almost two-thirds of Georgia's increase of more than 60 percent. This is indicative of the county's modest growth rate. The population of Jeff Davis County grew about 11 percent (vs. Georgia's 50 percent) during the same period. Jeff Davis County's growth in total housing units was nearly equally divided between each of the two intervening decades. From 1980 to 1990, 743 housing units or 18.4 percent were added, whereas the number of units increased in the 1990s by 16.5 percent (789 units). During the same 20 year period, Jeff Davis County gained 67 single-family homes (2 percent) as compared to a 44 percent gain in the state. Multi-family housing units within the county increased substantially by 191 units from 1980 to 2000, with gains exclusively in Hazlehurst. Denton lost all four (4) of its multi-family units between 1980 and 1990, with no such development in the 1990s. The percentage gain in county multi-family units was 72 percent, while Hazlehurst increased 168 percent, even more than the Georgia gain of more than double such units during the period. The growth in manufactured housing units in Jeff Davis County increased nearly three fold, which was more than the state's overall two and one-half times increase. Manufactured housing units more than tripled in Denton. Such units gained the least in Hazlehurst at 53 percent. Overall, the total housing increase for the county during the 20 year period was 1,532 units, while the total manufactured home increase was 1,274 units. The single-family unit gain was only 67 units, while multi-family housing gained 191 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, Jeff Davis County gained 789 total housing units, while gaining only 88 single-family units. See Figure H-2 for Percent of Net Change in Housing Units by Type, 1990-2000. More than 79 out of 100 net new housing units were manufactured homes, as compared to 10 of 100 in Georgia. Hazlehurst's new housing units consisted entirely of multi-family units, with the city gaining 61 net new total units. Hazlehurst gained a total of 110 multi-family units, while losing 30 single-family units, two (2) manufactured homes, and 17 other units. Other units are defined as boats, RVs, vans, or similar used as domiciles. Denton gained 5 manufactured housing units, but actually lost a net of 7 total units because it lost 11 single-family units and one (1) other unit. The county is gaining a

moderate amount of site-built single-family houses (a net gain of 88 units from 1990-2000). Denton lost a net of 11 single-family units, and Hazlehurst lost 30 single-family units. During this same period, Georgia had a net increase of 76 of 100 new housing units as single-family units.

Figure H-3 graphically illustrates the Percent of Housing Units by Type for Jeff Davis 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. Nearly 35 of 100 housing units in Jeff Davis County is manufactured housing, which is more than the region as a whole. Even though the county has over 8 percent of its housing stock in multi-family housing, which is nearly a percentage point more than the region's 7.6 percent, it is still much less than Georgia's 20.7 percent. Jeff Davis County has only about 40 percent as much multi-family housing as the state; therefore, Georgia has over two and one-half times the percentage of multi-family housing as the county.

Table H-3 contains the current and projected number of occupied housing units by type from 2000 to 2025 for Jeff Davis County, Denton, and Hazlehurst. Unexpected population increases would require additional housing. Based on these projections, Jeff Davis County is expected to gain a total of about 700 occupied housing units by 2025 for an increase of about 14.5 percent. Denton is projected to have a gain of only 17 units (17.9 percent), with Hazlehurst gaining 168 units (11.2 percent).

Occupied single-family housing units are predicted to increase only slightly during the period. Denton is projected to have a gain of 3.4 percent (2 units), compared to Hazlehurst's 2.5 percent (28 units) and the county's 4.1 percent (119 unit) growth. The most occupied multi-family unit growth is, not surprisingly, expected to occur in Jeff Davis County's largest city, Hazlehurst, at 40.6 percent (104 units), while Denton is projected to not gain any multi-family units. Hazlehurst will account for almost all of the county's total expected increase in multi-family housing (104 of 112 units). This is because of its sewer system.

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 700 housing units projected as needed, 469 or 67 percent are expected to be

manufactured homes. The number of such units in Denton is projected to increase by 41.7 percent from the present 36 to 51 by 2025. Hazlehurst will witness a nearly 26 percent increase in its manufactured housing units, gaining from 139 to 175. However, the majority of the county's manufactured housing units will locate in unincorporated Jeff Davis County (418 or 89.1 percent of the county increase).

Age and Condition of Housing

Table H-4 provides information on the age of Jeff Davis County, Denton, and Hazlehurst'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. Most of Jeff Davis County's housing, a little less than 43 (42.6) percent, has been built in the last 25 years, with manufactured housing accounting for most of the units. Georgia had about half (49.9 percent) of its units dating from this same period. Approximately 33 percent of Denton's and about 27 percent of Hazlehurst's housing stock was added during the last 25 years.

Generally, the housing stock is older in Jeff Davis County and its cities than the state, but slightly newer than the region. Within Jeff Davis County, the housing stock is older in the cities than in the county as a whole, with Denton having both more newer (20 years or less) and older (40 years or older) housing stock than Hazlehurst. About one-third of Denton's housing stock exceeds 40 years in age, as compared to 31 percent for Hazlehurst, 21 percent for the county, 24 percent for the region, and 19 percent for the state. One in 7 of Denton's housing units is 60 years old or older compared to 1 in 19 of Hazlehurst's, 1 in 20 of Jeff Davis County's, one in 13 in the region, and 1 in 17 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-5 depicts the condition of housing in Jeff Davis 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; however, there is still a slightly greater percentage than the state (0.9 percent), but less than the region (2.5 percent). 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 are even fewer such units in the municipalities than the state rate, including none in Denton. Hazlehurst has 0.6 percent, while the county has 1.2 percent.

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 Jeff Davis County are about as likely to lack such facilities as those in the region or state, but slightly less so in Hazlehurst. Denton again has no such units. In 2000, 1.0 percent of the county's and 0.5 percent of Hazlehurst's housing units lacked complete kitchen facilities. The county's rate is comparable to the state's rate of 1 percent in 2000 whereas the municipalities in the county have a smaller percentage. 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 0.6 percent of occupied units in Jeff Davis County, 0.0 percent in Denton, 0.5 percent in Hazlehurst, and 0.5 percent in Georgia. This confirms housing within Jeff Davis County to be in comparable condition to that of the region and state in terms of plumbing facilities.

Vacant units within the county are actually less likely to lack complete plumbing facilities or complete kitchen facilities than the state, again especially in the municipalities. These units are in very good relative condition, which is unusual for the region. See Figure H-5. About 3.65 percent of units lack such facilities in Jeff Davis County as compared to none (0 percent) in Denton, 0.8 percent in Hazlehurst, and 5.25 percent for the state.

The U.S. Census Bureau defines overcrowding as more than one person per room. Overcrowding is somewhat of a problem in Jeff Davis County, especially in Denton where the rate of 7.4 percent is larger than the state's percentage of 4.8 percent and that of the region (4.7 percent). The county's 5.3 percent and Hazlehurst's 5.5 percent are also higher than the region and state.

There is a substantial need for housing rehabilitation in Jeff Davis County, largely due to the age of the housing stock, the aging population, and low incomes in the county. The most concentrated area of deteriorated residential housing is in Hazlehurst in the northeast and northwest parts of town. Denton has a smaller concentration of blighted housing in the northern and eastern areas of the city along Alabama, Tennessee, and Schoolhouse

streets. Blight is more scattered in unincorporated Jeff Davis County, except for a small area along Pat Dixon Road. However, an issue may 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), rather than concentrated target areas (often required by the CDBG program), although CDBG could be utilized in Denton and Hazlehurst. There 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 Jeff Davis County, Denton, Hazlehurst, 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 Jeff Davis County from 2,784 to 3,737, an increase of 34 percent. This compares to a smaller increase in renter occupied units during the same period from 987 in 1980 to 1,091 in 2000, a gain of 10.5 percent. In 2000, owner occupied units comprised 77.4 percent of the county's occupied housing units, while renters occupied the remaining 22.6 percent. This compared to 73.8% owner occupied and 26.2% renter occupied in 1980.

The percentage of owner occupied housing units in Denton increased to 89.6 percent in 2000 from 76.0 percent in 1980 and 83.8 percent in 1990. Renter occupied units in Denton decreased accordingly from 24.0 percent in 1980 to 10.4 percent of the City's occupied housing units in 2000. The availability of more rental housing units in Hazlehurst is reflected in the overall increase in renter occupied units from 1980 to 2000 (528 to 603), despite a small decline from 1990 to 2000 (10 units). In 2000, renter occupied units in Hazlehurst made up 39.9 percent of the city's occupied housing units as compared to 60.1 percent for owner occupied units. This compared to 36.2 percent renter occupied and 63.8 percent owner occupied in 1980.

The percentage of owner occupied units in Jeff Davis County 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). Hazlehurst's percentage of renter occupied units was 13.5 percentage points greater than the region and 7.4 percentage points higher than the state. Conversely, Hazlehurst's percentage of owner occupied units lagged behind both the region and state. Unlike Hazlehurst, Denton's 10.4 percent renter-occupied units was significantly lower than that of the region or state. However, its 89.6 percent owner-occupied units was much higher. These statistics suggest that home ownership of site-built or manufactured housing is an option available to a majority of residents county-wide and in Denton, but Hazlehurst is 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 rate in Jeff Davis County (13.5 percent) at slightly lower than those in the region (14.3 percent), but at a rate almost 61 percent greater than Georgia (8.4 percent). At 14.3 percent for Denton and Hazlehurst at 16.4 percent, the municipalities of Jeff Davis County had more vacant units than the county and the region (with the exception of Denton, which was the same as the region), but still considerably more than the state. More than 1 in 7 of Jeff Davis County's housing units were reported as vacant in 2000. Jeff Davis County has more than one and one-half times the percentage of vacant units as the state, and about 5 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.

Jeff Davis County had an owner vacancy rate of 2.3 percent in 2000, significantly lower than that of Hazlehurst (4.9 percent), but the same as that of Denton (2.3 percent). The county owner vacancy rate was slightly higher than both the region's 2.1 percent and the state's rate of 1.9 percent. Eighty-nine (89) vacant units were listed as available for sale in 2000. See Table H-7. Hazlehurst also had the highest renter vacancy rate county-wide with 17.5 percent, which was more than the region at 14.1 percent. Jeff Davis County's renter vacancy rate (17.2 percent) was slightly less than Hazlehurst's. Denton's rate (16.7 percent) was also higher than the region's, but less than the county's. Jeff Davis County, its municipalities, and the region had a renter vacancy rate higher than Georgia's 8.2 percent. About 226 vacant units were available for rent county-wide in 2000. This included two (2) units in Denton and 128 units in Hazlehurst. Together this

means there were more than two and one-half as many housing units available to rent as for sale in the county in 2000. Denton had 2.2 percent of units available for sale and 0.9 percent of the units for rent. Hazlehurst had 47 units for sale (52.8 percent of the county total) in addition to the 128 for rent (over 56.6 percent of county total). The limited availability of properties for sale suggests a rather tight, but not impossible, housing market for those wishing to purchase, but this is somewhat offset by the recent limited population growth and resulting light demand. The rental vacancy rate suggests a more accommodating market for renters, but even it is limited, and even this could be affected by condition of housing.

In terms of owner to renter ratios of vacancies for 2000, Hazlehurst had the lowest local ratio (.367), while Denton was 1.0 and the county was at .394. Only Hazlehurst was comparable with the region's .36. Jeff Davis County and Hazlehurst were both less than the state's .44. 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 a third as many units for sale as for rent, while Denton had the same amount of units for sale (2) as for rent (2). Similarly as with the county, Hazlehurst had only about a third as many for sale (47 units) as those for rent (128 units).

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. Jeff Davis County (28.3 percent) and Hazlehurst (26.9 percent) had more than one-quarter of their total units for sale or rent available for purchase in 2000, while Denton had 50 percent. As noted earlier, there are more properties for rent than for sale in the county with the exception of Denton, which has an even amount (2 units each).

Table H-7 contains data describing the vacancy status of various housing units for Jeff Davis County, Denton, Hazlehurst, 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 county-wide are more likely to be for sale than those in the region. However, the county's (11.8 percent) and Denton's (12.5 percent) vacant housing units are less likely to be for sale than the state (14 percent). Vacant housing units in Jeff Davis County are more likely to be for rent than those in the region, but less likely than the state. Denton's vacant housing units are much less likely to be for rent than those in both the region and the state, as well as elsewhere in Jeff Davis County. Conversely, vacant housing units in Hazlehurst are more likely to be for sale or rent than those in other county jurisdictions or the region and state. Hazlehurst's percentage of

vacant housing units available for rent in 2000 was 43.1 percent, significantly more than that of Georgia (31.6 percent) and more than 17 percentage points higher than the region (25.9 percent). Denton's 12.5 percent for sale is higher than the region (9.4 percent), but slightly less than the state (14.0 percent).

Almost forty-two percent (41.8 percent) of Jeff Davis County's vacant housing units were on the market in 2000. This compared to Denton's 25 percent and Hazlehurst's 58.9 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 a sufficient number of homes on the market county-wide in Jeff Davis County. This is likely due to the resurgence of manufactured homes in the area thereby creating a comparable rate with that of the region and state.

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 Jeff Davis County due to their relatively small numbers and percentages. See Table H-7. In 2000, the county's 53 seasonal housing units were less than a tenth (7 percent) of its total vacant housing units. Denton had only two such units in 2000, while Hazlehurst had only 9 (3 percent) seasonal units that year. The county figures are lower than the region (15.1 percent) and the state (18.2 percent). Many of these units are likely old family homes or hunting and fishing cabins in Jeff Davis 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 Jeff Davis County, Denton, and Hazlehurst by percentage in 2000 as compared to the region and Georgia. At 82.7 percent, the percentage of white householders in the county is considerably higher than that of the state (68.9 percent), and is nearly 10 percentage points higher than that of the region (73 percent). Conversely, the percentage of black householders within Jeff Davis County (14.3 percent) is more than 12 percentage points lower than Georgia's 26.7 percent and 10.3 percentage points less than the region (24.6 percent). Other

race householders are about the same in the county as in the region, but are significantly less than the state. Denton's householders are 75 percent white, while Hazlehurst's are 72 percent, slightly less than the region. About one in five of Denton's householders are black as compared to one in four of Hazlehurst's (same as region), one in seven of the county's, and 27 out of 100 in the state. While there are more Hispanic householders in the region (4.8 percent) than the state (3.4 percent), there are less in Jeff Davis County (3.3 percent) than either and even less in the municipalities. Denton has slightly less Hispanic householders than the county at 3.1 percent, while Hazlehurst has the least county-wide at 1.9 percent. Still, Hispanic households are thought to be increasing.

The percentage of householders age 65 and older in Jeff Davis County, its two cities, the region, and Georgia in 2000 is depicted in Figure H-9. While the overall population is aging, households within Jeff Davis County are less likely (nearly 2 percentage points) to be 65 or over than those in the region, but much less likely (about five percentage points) than state householders. The percentage of elderly householders is even lower in Denton (20.8 percent) than in the county (21.3 percent), but Hazlehurst is significantly higher (more than one in four) than the county or the region (22.9 percent), and over 50 percent higher than the state (16.5 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 Jeff Davis County, and an opportunity to utilize them in marketing for potential new residents.

Cost of Housing

Median Values

Table H-8 provides information on the cost of housing in Jeff Davis 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 (\$61,000) is about 55 percent that of the state's \$111,200. These values are even less in Jeff Davis' municipalities. Hazlehurst's \$56,800 is 51 percent of the state, while Denton's

\$30,800 is the least in the county (28 percent of state). Median owner specified value in Jeff Davis County is also lower than four of its surrounding counties, but higher than three others (a region value was not available). Jeff Davis County's \$61,000 median specified value in 2000 was from \$2,700 to \$7,800 less than the median specified value in surrounding counties, except for Wheeler, Telfair, and Bacon counties which all had lesser values (\$24,100, \$47,600, and \$56,500, respectively). Jeff Davis' median value was \$7,800, or more than 10 percent, less than that of the highest surrounding county median value, Coffee (\$68,800). Other surrounding county values were: Appling (\$63,700); Montgomery (\$68,300); and Toombs (\$66,400).

According to UGA's Regional Housing Study (2003), existing homes sold in Jeff Davis County for an average price of \$71,796. This was slightly less than the average for the region (\$71,937) in 2000. The average purchase price for the state (\$150,625) was more than two times that of Jeff Davis County and the region in 2000. New homes in Jeff Davis sold for an average of \$74,600, which was considerably less than the region average of \$101,449 and over \$100,000 less than that of Georgia (\$177,594).

Figure H-11 illustrates the median monthly owner cost with and without a mortgage in 2000. The monthly owner cost of housing within the county (\$680) is about 48 to 65 percent of that of the state (\$1,039) for those with a mortgage. It is least expensive in Denton at \$500, while Hazlehurst's median is \$617. For those without a mortgage, the cost difference (or cost of living) with the state (\$259) is 5 to 20 percent less within the county (\$219). The monthly owner cost for those without a mortgage is slightly less in Denton (\$208) than in the county, but Hazlehurst (\$245) is much higher and is close to the state average. 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 residential attraction and 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. Owner householders in Jeff Davis County (21.8 percent) are slightly more likely to be cost burdened than those in the state (21 percent) and more cost burdened than in the region (18.8 percent). Homeowners in Jeff Davis

County were among those in six region counties to be more likely cost-burdened than the state as a whole. Those other counties were Candler, Emanuel, Evans, Johnson, and Toombs. Hazlehurst owners are even more likely to be cost burdened (more than one in four vs. about one in five for the county and state), while Denton homeowners are even more so at over one in three.

Homeowners within Jeff Davis County are about 72 percent more likely to not have a mortgage than those in the state. See Figure H-12. More than 42 percent of homeowners in the county, almost 61 percent in Denton, and 45 percent in Hazlehurst do not have a mortgage, as compared to 46 percent in the region and 25 percent in the state. This can be attributed to more elderly householders who have paid off their homes, as well as to the older housing stock.

In terms of poverty, homeowners within Jeff Davis County are two to almost four 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 15.2 percent for the county, 19.6 percent for Hazlehurst, and 26.9 percent in Denton. The poverty statistics for elderly homeowners are even higher with about one in five of Jeff Davis County's homeowners aged 65 and older living below the poverty level. Hazlehurst and Denton's elderly homeowners also have high rates of poverty (one in six and more than five in ten or 55 percent, respectively). This is compared to the state's rate of one in eight or 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.

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 Jeff Davis County and its cities as compared to the state. As expected, rent within Jeff Davis County is only 60 to 86 percent of the state's median of \$613. The county is the least expensive at \$368 closely followed by \$385 in Hazlehurst. Denton is the highest at \$525. Although a region median gross rent figure is not available, Jeff Davis County's median rent of \$368 was higher than most of its surrounding counties, except for Coffee (\$380) and Toombs (\$393). Other adjacent counties'

median gross rents in 2000 were: Appling (\$351); Wheeler (\$249); Bacon (\$316); Montgomery (\$323); and Telfair (\$311).

Figure H-15 shows that renters within the county (14.5 percent) are more than twice as likely as those in the state (6.1 percent) as a whole to not pay any cash rent. Renters within Hazlehurst (10.8 percent) are more likely to pay rent than in the county as a whole, even more so than the region (13.9 percent with no cash rent), but are still 77 percent more likely to not have to pay cash rent than others in the state. There were no renters in Denton who did not pay cash rent in 2000; however, there was data on only two units.

Renter Cost Burden

Renters who do have to pay cash rent within Jeff Davis County and Hazlehurst are less likely to be cost burdened (26.2 percent and 29 percent, respectively) than the region (31.6 percent) or state (35.4 percent). Renters in Denton (0 percent) are significantly less likely than those elsewhere in the county, region, or the state to spend in excess of 30 percent of their gross income on housing.

Renters within Jeff Davis County are more than 50 percent as likely as those in the state as a whole to be below the poverty level. Figure H-16 shows that 37.1 percent of all renters within the county are below the poverty level compared to 24.1 percent for Georgia. More than 35 percent of Hazlehurst's renters and none of Denton's (only two renter households with data) live below the poverty line. Unlike many region counties, very few of Jeff Davis householders age 65 or over who rent live below the poverty level (none in Denton, about two percent in Hazlehurst, and four percent in the county) as compared to nearly one-third of those in the state. Even though there is not a significant problem with poverty in relation to the elderly population, it is significant that over one-third of renters in the county are below the poverty level. Renters within the county are probably also occupying housing units in the county in poorer conditions.

Jeff Davis County has 132 units of public housing (low rent units), with some located both in Alamo (38) and Glenwood (48). According to the 2003 UGA Regional Housing Study, this is equivalent to 10.41 units per 1,000 population, and is less than the region average of 11.02 such units per 1,000 population. It is higher than the surrounding region counties of Appling (156 units, 8.96/1000), Toombs (240 units, 9.21/1000), Montgomery (36 units, 4.35/1000), and Telfair (91 units, 7.72/1000), but lower than Wheeler (85 units, 13.76/1000). As of 2002, there had been no Low Income Housing Tax Credit Properties built in Jeff Davis County, nor in the adjacent counties of Appling or Telfair. The most in the region had been built in Toombs, Dodge, and Laurens counties. There are great needs for 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 Jeff Davis 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 Jeff Davis County, even though there are concerns with condition, overcrowding, the lack of incomes to finance improvements, and the cost burdens for owners in particular. 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 700 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 Jeff Davis County can easily accommodate expected and desired economic development, future population, and planned land use goals. The housing market will even support the objective of 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 Jeff Davis 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 were being built or sold in Jeff Davis County prior to 2000. Only five new homes were sold in 2000, while 57 existing houses were sold that year. Only one building permit for single-family or multi-family housing was issued in Jeff Davis County in 2001, although permits are not required county-wide. Since that time, a number of new houses are known to have been constructed at "Satilla Cove," Yawn's Estates, Lake Owlhead, Oak View Church Road, and other areas. The growing reliance on manufactured housing is also a concern. In 2001, there were 3.07 units of manufactured housing per 1,000 population placed in Jeff Davis

County, less than the region average of 3.34 placements per 1,000 population. Nearly 36 (35.9) percent of these units in the county were single section or single-wide mobile homes. This was the third highest in the region behind Evans (36.2 percent) and Montgomery (36 percent) counties. 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 for rent.

Jeff Davis 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 local land use management regulations, including subdivision standards, manufactured housing standards, and specific ordinances to upgrade/mitigate blighted properties may be needed. Adoption and enforcement of a location permit and electrical fee ordinance would further help improve housing quality. Jeff Davis County desires to establish a county-wide Codes Enforcement program to help regulate housing quality, condition, and safety, as well as to control illegal dumping. State funding for such programs has been cut in recent years, but the County may be able to contract with the City of Hazlehurst to share the services of its building inspector. Public and private programs to repair or rehabilitate substandard homes owned and rented by low income and elderly residents, such as CDBG and CHIP grants, need to be pursued. 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. The Jeff Davis community has had a successful Christmas in April program for some years. In fact, Hazlehurst was the second city in Georgia to participate in the program. The local program needs to be strengthened, however, to truly help those in need who lack family or other means of assistance and to repair only those structures which are worth repairing. About 50 percent of recent repairs have been more of a temporary/stop gap/patch nature rather than a long-term solution. Creation of a local Habitat for Humanity chapter or other similar program, which focuses on new construction for eligible low income residents, also needs to be explored. Altamaha Technical College may be a willing partner through its construction program at its Baxley campus. There is also a need to seek public and/or private elderly housing development for low and middle income seniors,

many of whom now reside in the smaller public housing apartment units. There is currently a one to two year backlog of applicants for these units, and no further applications are being accepted. Funding to modernize existing public housing also needs to be pursued, as well as Georgia Department of Community Affairs' and other programs which assist private developers with low and moderate income housing development.

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 and participation in first time home buyer programs by local banks and eligible applicants needs to be promoted. 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 establish a county-wide Codes Enforcement program, possibly by contracting with the City of Hazlehurst to share services of its building inspector.
3. There is need to strengthen the local Christmas in April program which assists with repairing homes owned by low income and elderly residents on fixed incomes, and explore creation of a local Habitat for Humanity or similar program to assist with low income home construction.
4. There is a need to adopt basic county-wide land use management regulations, including subdivision standards and manufactured housing standards, to regulate individual manufactured homes and manufactured home parks, and possibly disposal.
5. There is a need to adopt/enforce a location permit and electrical connection fee ordinance.
6. There is a need to promote participation in first time home buyer program by local banks and eligible applicants.
7. There is a need to seek public and/or private elderly housing development for low and middle income seniors.
8. There is a need to encourage land development near cities and existing infrastructure so as to provide for coordinated and planned growth.

9. There is a need to pursue programs, such as those through the Georgia Department of Community Affairs and others, which assist private developers with low and moderate income housing development.

The chosen goal, objectives, and implementation policies/actions for Jeff Davis County, Denton, and Hazlehurst to meet these identified needs are outlined below. The strategies outlined are consistent with other plan elements in an effort to make Jeff Davis County a better place to live and work, to meet identified needs, protect important natural and cultural resources, and support planned growth.

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 Jeff Davis 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 Jeff Davis County. Jeff Davis County and its municipalities of Denton and Hazlehurst 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 Jeff Davis County, Denton, and Hazlehurst 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 housing

TABLE H-1
JEFF DAVIS 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
Jeff Davis County	3,118	3,097	3,185	265	372	456	666 ^{1/}	1,279	1,940	N/A	44	0	4,049	4,792	5,581
Denton	98	80	69	4	0	0	15 ^{1/}	43	48	N/A	1	0	117	124	117
Hazlehurst	1,296	1,248	1,218	150	292	402	91 ^{1/}	141	139	N/A	17	0	1,537	1,698	1,759

^{1/}Includes Other

Source: U.S. Census Bureau (1980, 1990, 2000), www.census.gov

TABLE H-2
JEFF DAVIS COUNTY
PERCENTAGE OF TYPES OF HOUSING UNITS, 1980-2000

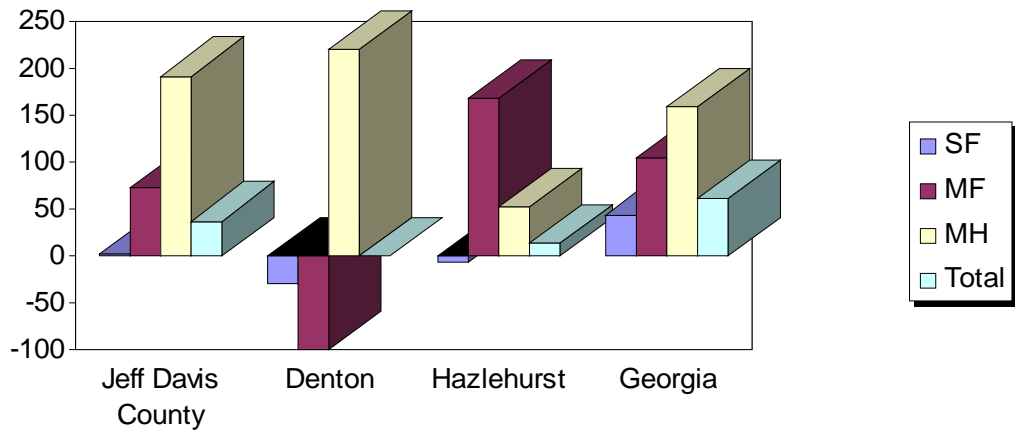
	Single Family			Multi-Family			Manufactured Housing			Others		
	1980	1990	2000	1980	1990	2000	1980	1990	2000	1980	1990	2000
Jeff Davis County	77.0	64.6	57.1	6.5	7.8	8.2	16.4	26.7	34.8	N/A	0.9	0
Denton	83.8	64.5	59.0	3.4	0	0	12.8	34.7	41.0	N/A	0.8	0
Hazlehurst	84.3	73.5	69.2	9.8	17.2	22.9	5.9	8.3	7.9	N/A	1.0	0
Region	78.2	67.6	61.5	N/A	N/A	7.6	14.7	23.3	30.6	N/A	N/A	0.3
Georgia	75.8	64.9	67.1	16.6	22.7	20.7	7.6	12.4	12.0	N/A	N/A	0.1

Source: U.S. Census Bureau (1980, 1990, 2000), www.census.gov; Heart of Georgia Altamaha RDC staff, 2004.

types by local jurisdiction and for Georgia from 1980 to 2000 is graphically depicted on Figure H-1.

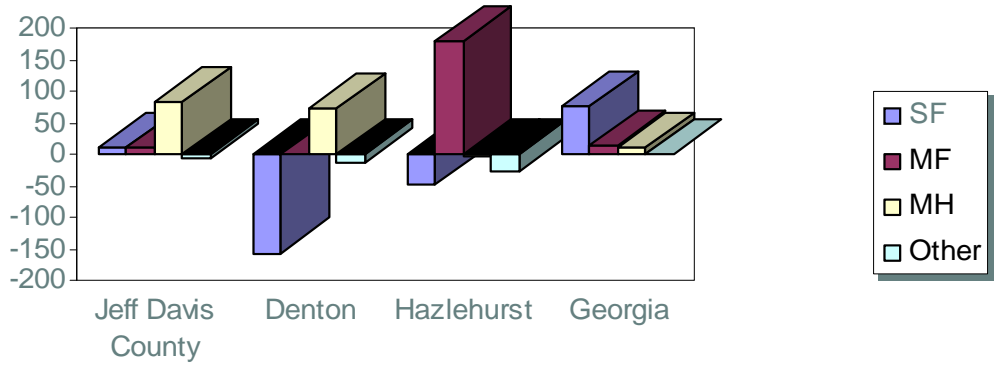
In the last 20 years, Jeff Davis County's total housing units increased from 4,049 to 5,581, a nearly 38 percent increase, almost two-thirds of Georgia's increase of more than 60 percent. This is indicative of the county's modest growth rate. The population of Jeff Davis County grew about 11 percent (vs. Georgia's 50 percent) during the same period. Jeff Davis County's growth in total housing units was nearly equally divided between each of the two intervening decades. From 1980 to 1990, 743 housing units or 18.4 percent were added, whereas the number of units increased in the 1990s by 16.5 percent (789 units). During the same 20 year period, Jeff Davis County gained 67 single-family homes (2 percent) as compared to a 44 percent gain in the state. Multi-family housing units within the county increased substantially by 191 units from 1980 to 2000, with gains exclusively in Hazlehurst. Denton lost all four (4) of its multi-family units between 1980 and 1990, with no such development in the 1990s. The percentage gain in county multi-family units was 72 percent, while Hazlehurst increased 168 percent, even more than the Georgia gain of more than double such units during the period. The growth in manufactured housing units in Jeff Davis County increased nearly three fold, which was more than the state's overall two and one-half times increase. Manufactured housing units more than tripled in Denton. Such units gained the least in Hazlehurst at 53 percent. Overall, the total housing increase for the county during the 20 year period was 1,532 units, while the total manufactured home increase was 1,274 units. The single-family unit gain was only 67 units, while multi-family housing gained 191 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, Jeff Davis County gained 789 total housing units, while gaining only 88 single-family units. See Figure H-2 for Percent of Net Change in Housing Units by Type, 1990-2000. More than 79 out of 100 net new housing units were manufactured homes, as compared to 10 of 100 in Georgia. Hazlehurst's new housing units consisted entirely of multi-family units, with the city gaining 61 net new total units. Hazlehurst gained a total of 110 multi-family units, while losing 30 single-family units, two (2) manufactured homes, and 17 other units. Other units are defined as boats, RVs, vans, or similar used as domiciles. Denton gained 5 manufactured housing units, but actually lost a net of 7 total units because it lost 11 single-family units and one (1) other unit. The county is gaining a moderate amount of site-built single-family houses (a net gain of 88 units from 1990-2000).

**Figure H-1
Percent Change in Housing
Types 1980-2000**



Source: Table H-1.

Figure H-2
Percent of Net Change in Housing Units by Type
1990-2000 (JC-789, D-(-7), H-61, GA-643,319)



Source: Table H-1.

Denton lost a net of 11 single-family units, and Hazlehurst lost 30 single-family units. During this same period, Georgia had a net increase of 76 of 100 new housing units as single-family units.

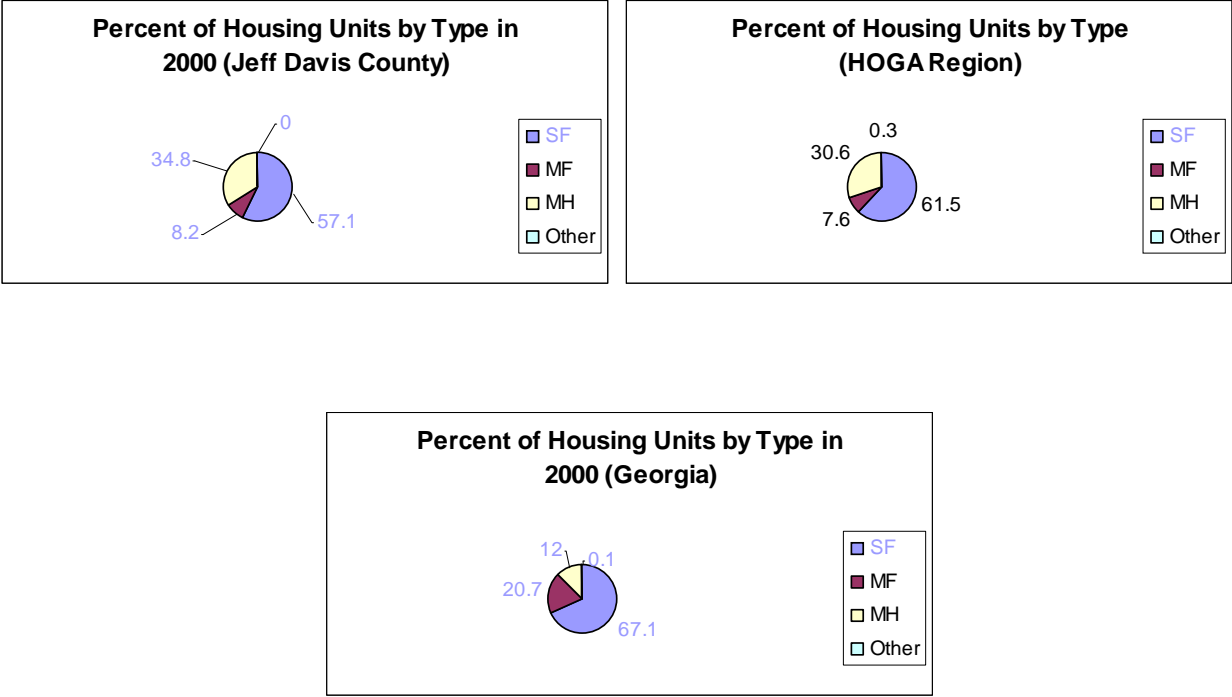
Figure H-3 graphically illustrates the Percent of Housing Units by Type for Jeff Davis County, the Heart of Georgia Altamaha Region (Region 9), and Georgia in 2000. Region 9 has the most manufactured housing of any region in the state, comprising more than 3 in 10 housing units. Nearly 35 of 100 housing units in Jeff Davis County is manufactured housing, which is more than the region as a whole. Even though the county has over 8 percent of its housing stock in multi-family housing, which is nearly a percentage point more than the region's 7.6 percent, it is still much less than Georgia's 20.7 percent. Jeff Davis County has only about 40 percent as much multi-family housing as the state; therefore, Georgia has over two and one-half times the percentage of multi-family housing as the county.

Table H-3 contains the current and projected number of occupied housing units by type from 2000 to 2025 for Jeff Davis County, Denton, and Hazlehurst. Unexpected population increases would require additional housing. Based on these projections, Jeff Davis County is expected to gain a total of about 700 occupied housing units by 2025 for an increase of about 14.5 percent. Denton is projected to have a gain of only 17 units (17.9 percent), with Hazlehurst gaining 168 units (11.2 percent).

Occupied single-family housing units are predicted to increase only slightly during the period. Denton is projected to have a gain of 3.4 percent (2 units), compared to Hazlehurst's 2.5 percent (28 units) and the county's 4.1 percent (119 unit) growth. The most occupied multi-family unit growth is, not surprisingly, expected to occur in Jeff Davis County's largest city, Hazlehurst, at 40.6 percent (104 units), while Denton is projected to not gain any multi-family units. Hazlehurst will account for almost all of the county's total expected increase in multi-family housing (104 of 112 units). This is because of its sewer system.

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 700 housing units projected as needed, 469 or 67 percent are expected to be manufactured homes. The number of such units in Denton is projected to increase by 41.7 percent from the present 36 to 51 by 2025. Hazlehurst will witness a nearly 26 percent increase in its manufactured housing

Figure H-3
Percent of Housing Units by Type,
Jeff Davis County, Region, and Georgia, 2000



Source: Table H-2.

TABLE H-3
Current and Projected Occupied Housing Units By Type
2000-2025
Jeff Davis County, Denton, and Hazlehurst

	2000	2005	2010	2015	2020	2025
Jeff Davis County						
SF	2,887	2,912	2,938	2,965	2,990	3,006
MF	310	322	362	396	412	422
MH	1,631	1,756	1,865	1,955	2,038	2,100
O	0					
Totals	4,828	4,990	5,165	5,316	5,440	5,528
Denton						
SF	59	58	59	60	60	61
MF	0	0	0	0	0	0
MH	36	42	45	47	49	51
O	0	0	0	0	0	0
Totals	95	100	104	107	109	112
Hazlehurst						
SF	1,108	1,106	1,109	1,117	1,126	1,136
MF	256	264	304	334	350	360
MH	139	142	150	158	167	175
O	0	0	0	0	0	0
Totals	1,503	1,512	1,563	1,609	1,643	1,671

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

units, gaining from 139 to 175. However, the majority of the county's manufactured housing units will locate in unincorporated Jeff Davis County (418 or 89.1 percent of the county increase).

Age and Condition of Housing

Table H-4 provides information on the age of Jeff Davis County, Denton, and Hazlehurst'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. Most of Jeff Davis County's housing, a little less than 43 (42.6) percent, has been built in the last 25 years, with manufactured housing accounting for most of the units. Georgia had about half (49.9 percent) of its units dating from this same period. Approximately 33 percent of Denton's and about 27 percent of Hazlehurst's housing stock was added during the last 25 years.

Generally, the housing stock is older in Jeff Davis County and its cities than the state, but slightly newer than the region. Within Jeff Davis County, the housing stock is older in the cities than in the county as a whole, with Denton having both more newer (20 years or less) and older (40 years or older) housing stock than Hazlehurst. About one-third of Denton's housing stock exceeds 40 years in age, as compared to 31 percent for Hazlehurst, 21 percent for the county, 24 percent for the region, and 19 percent for the state. One in 7 of Denton's housing units is 60 years old or older compared to 1 in 19 of Hazlehurst's, 1 in 20 of Jeff Davis County's, one in 13 in the region, and 1 in 17 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.

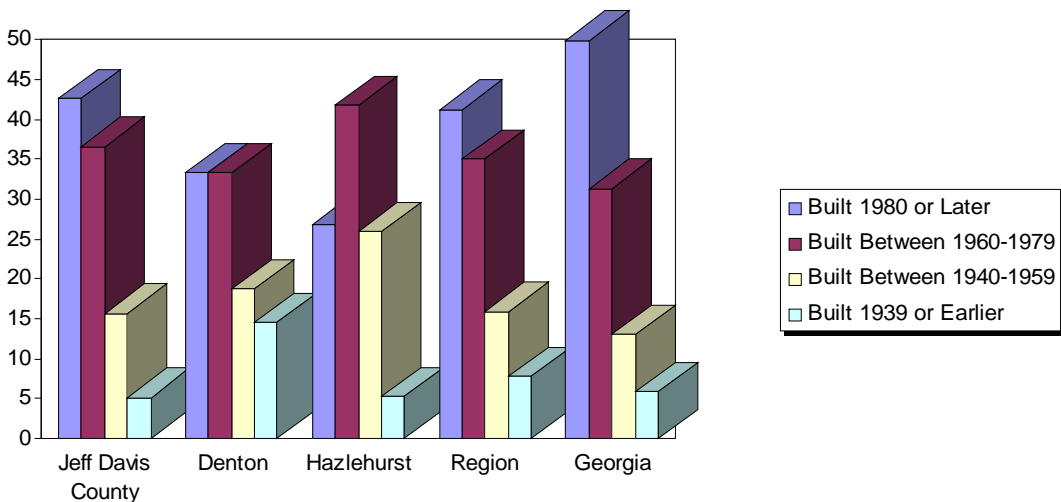
Table H-5 depicts the condition of housing in Jeff Davis County and its cities as well as the region and state. There has been a dramatic decline in housing units lacking complete plumbing facilities in the county since 1980; however, there is still a slightly greater percentage than the state (0.9 percent), but less than the region (2.5 percent). 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 are even fewer such units in the municipalities than the

**TABLE H-4
JEFF DAVIS 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
Jeff Davis County	N/A	N/A	25.6	N/A	28.8	17.0	58.0	44.6	36.6	27.2	20.9	15.7	14.7	5.7	5.1
Denton	N/A	N/A	16.2	N/A	28.5	17.1	N/A	26.2	33.3	N/A	33.1	18.8	21.4	12.3	14.5
Hazlehurst	N/A	N/A	11.2	N/A	21.3	15.7	45.5	39.5	41.8	40.4	32.4	25.9	14.1	6.8	5.3
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.

state rate, including none in Denton. Hazlehurst has 0.6 percent, while the county has 1.2 percent.

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 Jeff Davis County are about as likely to lack such facilities as those in the region or state, but slightly less so in Hazlehurst. Denton again has no such units. In 2000, 1.0 percent of the county's and 0.5 percent of Hazlehurst's housing units lacked complete kitchen facilities. The county's rate is comparable to the state's rate of 1 percent in 2000 whereas the municipalities in the county have a smaller percentage. 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 0.6 percent of occupied units in Jeff Davis County, 0.0 percent in Denton, 0.5 percent in Hazlehurst, and 0.5 percent in Georgia. This confirms housing within Jeff Davis County to be in comparable condition to that of the region and state in terms of plumbing facilities.

Vacant units within the county are actually less likely to lack complete plumbing facilities or complete kitchen facilities than the state, again especially in the municipalities. These units are in very good relative condition, which is unusual for the region. See Figure H-5. About 3.65 percent of units lack such facilities in Jeff Davis County as compared to none (0 percent) in Denton, 0.8 percent in Hazlehurst, and 5.25 percent for the state.

The U.S. Census Bureau defines overcrowding as more than one person per room. Overcrowding is somewhat of a problem in Jeff Davis County, especially in Denton where the rate of 7.4 percent is larger than the state's percentage of 4.8 percent and that of the region (4.7 percent). The county's 5.3 percent and Hazlehurst's 5.5 percent are also higher than the region and state.

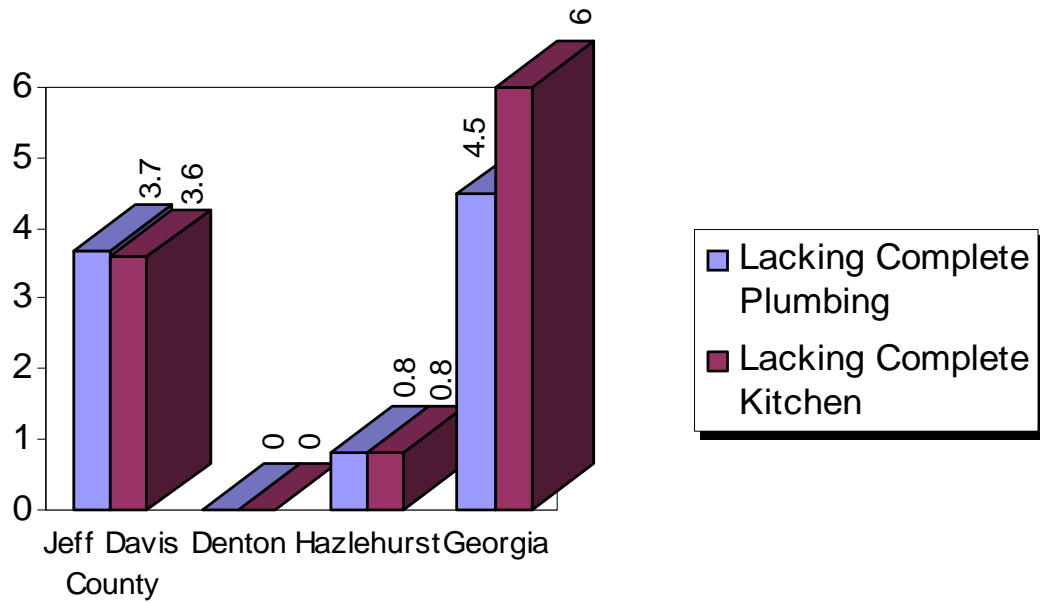
There is a substantial need for housing rehabilitation in Jeff Davis County, largely due to the age of the housing stock, the aging population, and low incomes in the county. The most concentrated area of deteriorated residential housing is in Hazlehurst in the northeast and northwest parts of town. Denton has a smaller concentration of blighted housing in the northern and eastern areas of the city along Alabama, Tennessee, and Schoolhouse streets. Blight is more scattered in unincorporated Jeff Davis County, except for a small area along Pat Dixon Road. However, an issue may be emerging of abandoned, deteriorated mobile homes which have

TABLE H-5
JEFF DAVIS 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.	%
Jeff Davis County																		
Total Units	252	6.2	61	1.3	69	1.2	254	6.3	47	1.0	56	1.0						
Occupied Units	196	5.2	54	1.2	41	0.8	N/A	N/A			29	0.6	268	7.1	203	4.7	257	5.3
Vacant Units	56	20.7	7	1.6	28	3.7	N/A	N/A			27	3.6						
Denton																		
Total Units	7	6.7	2	1.5	0	0.0	N/A		0	0.0	0	0.0						
Occupied Units	N/A	N/A	N/A	N/A	0	0.0					0	0.0	N/A		5	4.3	7	7.4
Vacant Units	N/A	N/A	N/A	N/A	0	0.0					0	0.0						
Hazlehurst																		
Total Units	92	6.0	17	1.0	10	0.6	116	7.5	32	1.9	9	0.5						
Occupied Units	81	5.6	N/A	N/A	8	0.5	N/A	N/A			7	0.5	126	8.6	75	4.8	83	5.5
Vacant Units	11	14.1	N/A	N/A	2	0.8	N/A	N/A			2	0.8						
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.

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), rather than concentrated target areas (often required by the CDBG program), although CDBG could be utilized in Denton and Hazlehurst. There 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 Jeff Davis County, Denton, Hazlehurst, 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 Jeff Davis County from 2,784 to 3,737, an increase of 34 percent. This compares to a smaller increase in renter occupied units during the same period from 987 in 1980 to 1,091 in 2000, a gain of 10.5 percent. In 2000, owner occupied units comprised 77.4 percent of the county's occupied housing units, while renters occupied the remaining 22.6 percent. This compared to 73.8% owner occupied and 26.2% renter occupied in 1980.

The percentage of owner occupied housing units in Denton increased to 89.6 percent in 2000 from 76.0 percent in 1980 and 83.8 percent in 1990. Renter occupied units in Denton decreased accordingly from 24.0 percent in 1980 to 10.4 percent of the City's occupied housing units in 2000. The availability of more rental housing units in Hazlehurst is reflected in the overall increase in renter occupied units from 1980 to 2000 (528 to 603), despite a small decline from 1990 to 2000 (10 units). In 2000, renter occupied units in Hazlehurst made up 39.9 percent of the city's occupied housing units as compared to 60.1 percent for owner occupied units. This compared to 36.2 percent renter occupied and 63.8 percent owner occupied in 1980.

The percentage of owner occupied units in Jeff Davis County 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). Hazlehurst's percentage of renter occupied units was 13.5 percentage points greater than the region and 7.4 percentage points higher than the state. Conversely, Hazlehurst's percentage of owner occupied units lagged behind both the region and

TABLE H-6
JEFF DAVIS COUNTY
OCCUPANCY STATUS OF HOUSING UNITS, 1980-2000

	Jeff Davis County						Denton						Hazlehurst						Region						Georgia		
	1980		1990		2000		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	4,049	100	4,792	100	5,581	100	117	100	124	100	112	100	1,537	100	1,698	100	1,810	100	86,488	100	98,346	100	115,484	100	100	100	100
Occupied Housing Units	3,771	93.1	4,357	90.9	4,828	86.5	104	88.9	117	94.4	96	85.7	1,459	94.9	1,573	92.6	1,513	83.6	N/A		N/A		98,923	85.7	92.3	89.7	91.6
Vacant Housing Units	278	6.9	435	9.1	753	13.5	13	11.1	7	5.6	16	14.3	78	5.1	125	7.4	297	16.4	N/A		N/A		16,561	14.3	7.7	10.3	8.4
Owner Occupied Units	2,784	73.8	3,187	73.1	3,737	77.4		76.0	98	83.8	86	89.6	931	63.8	960	61.0	910	60.1	N/A		N/A		72,840	73.6	65.0	64.9	67.5
Renter Occupied Units	987	26.2	1,170	26.9	1,091	22.6		24.0	19	16.2	10	10.4	528	36.2	613	39.0	603	39.9	N/A		N/A		26,083	26.4	35.0	35.1	32.5
Owner Vacancy Rate		1.6		1.4		2.3		0.0		1.0		2.3		2.1		2.1		4.9	N/A		N/A			2.1	1.7	2.5	1.9
Renter Vacancy Rate		5.6		12.4		17.2		0.0		0.0		16.7		2.4		9.1		17.5	N/A		N/A			14.1	7.9	12.2	8.2
Owner to Renter Ratio of Vacancy	.576		.279		.394		N/A	N/A	N/A		1.0		.833		.344		.367		N/A		N/A		0.36		0.37	0.34	.44
White Householder	3,248	86.1	3,727	85.5	3,991	82.7	N/A	N/A	96	82.1	72	75.0	1,143	78.3	1,214	77.2	1,094	72.3	N/A		N/A			73.0	75.8	74.2	68.9
Black Householder	514	13.6	600	13.8	691	14.3	N/A	N/A	21	17.9	21	21.9	312	21.4	353	22.4	374	24.7	N/A		N/A			24.6	23.5	24.3	26.7
Other Race Householder	9	0.2	30	0.7	111	2.3	N/A	N/A	0	0	3	3.1	4	0.3	6	0.4	45	3.0	N/A		N/A			2.4	0.7	1.5	4.4
Hispanic Householder	47	1.2	34	0.8	159	3.3	N/A	N/A	0	0	3	3.1	23	1.6	7	0.4	29	1.9	N/A		N/A			4.8	1.0	1.3	3.4
Householder Age 65 or Over	837	22.2	918	21.1	1,026	21.3	N/A	N/A	31	26.5	20	20.8	421	28.9	379	24.1	394	26.0	N/A		N/A			22.9	18.6	17.9	16.5

Source: U.S. Census Bureau (1980, 1990, 2000), www.census.gov; Georgia State of the State's Housing: Service Delivery Region 9, UGA, 2003.

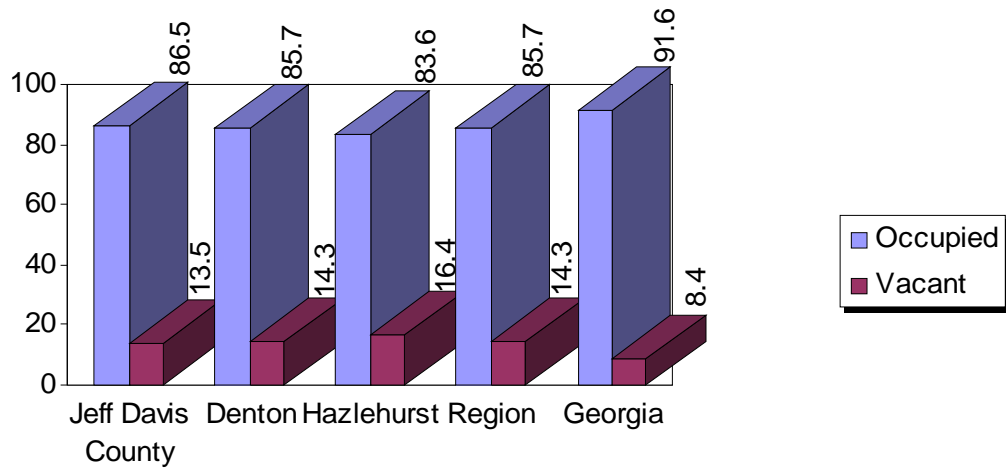
state. Unlike Hazlehurst, Denton's 10.4 percent renter-occupied units was significantly lower than that of the region or state. However, its 89.6 percent owner-occupied units was much higher. These statistics suggest that home ownership of site-built or manufactured housing is an option available to a majority of residents county-wide and in Denton, but Hazlehurst is 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 rate in Jeff Davis County (13.5 percent) at slightly lower than those in the region (14.3 percent), but at a rate almost 61 percent greater than Georgia (8.4 percent). At 14.3 percent for Denton and Hazlehurst at 16.4 percent, the municipalities of Jeff Davis County had more vacant units than the county and the region (with the exception of Denton, which was the same as the region), but still considerably more than the state. More than 1 in 7 of Jeff Davis County's housing units were reported as vacant in 2000. Jeff Davis County has more than one and one-half times the percentage of vacant units as the state, and about 5 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.

Jeff Davis County had an owner vacancy rate of 2.3 percent in 2000, significantly lower than that of Hazlehurst (4.9 percent), but the same as that of Denton (2.3 percent). The county owner vacancy rate was slightly higher than both the region's 2.1 percent and the state's rate of 1.9 percent. Eighty-nine (89) vacant units were listed as available for sale in 2000. See Table H-7. Hazlehurst also had the highest renter vacancy rate county-wide with 17.5 percent, which was more than the region at 14.1 percent. Jeff Davis County's renter vacancy rate (17.2 percent) was slightly less than Hazlehurst's. Denton's rate (16.7 percent) was also higher than the region's, but less than the county's. Jeff Davis County, its municipalities, and the region had a renter vacancy rate higher than Georgia's 8.2 percent. About 226 vacant units were available for rent county-wide in 2000. This included two (2) units in Denton and 128 units in Hazlehurst. Together this means there were more than two and one-half as many housing units available to rent as for sale in the county in 2000. Denton had 2.2 percent of units available for sale and 0.9 percent of the units for rent. Hazlehurst had 47 units for sale (52.8 percent of the county total) in addition to the 128 for rent (over 56.6 percent of county total). The limited availability of properties for sale suggests a rather tight, but not impossible, housing market for those wishing

Figure H-6
Occupancy Status of Housing Units in 2000
(Percentage)



Source: Table H-6.

to purchase, but this is somewhat offset by the recent limited population growth and resulting light demand. The rental vacancy rate suggests a more accommodating market for renters, but even it is limited, and even this could be affected by condition of housing.

In terms of owner to renter ratios of vacancies for 2000, Hazlehurst had the lowest local ratio (.367), while Denton was 1.0 and the county was at .394. Only Hazlehurst was comparable with the region's .36. Jeff Davis County and Hazlehurst were both less than the state's .44. 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 a third as many units for sale as for rent, while Denton had the same amount of units for sale (2) as for rent (2). Similarly as with the county, Hazlehurst had only about a third as many for sale (47 units) as those for rent (128 units).

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. Jeff Davis County (28.3 percent) and Hazlehurst (26.9 percent) had more than one-quarter of their total units for sale or rent available for purchase in 2000, while Denton had 50 percent. As noted earlier, there are more properties for rent than for sale in the county with the exception of Denton, which has an even amount (2 units each).

Table H-7 contains data describing the vacancy status of various housing units for Jeff Davis County, Denton, Hazlehurst, 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 county-wide are more likely to be for sale than those in the region. However, the county's (11.8 percent) and Denton's (12.5 percent) vacant housing units are less likely to be for sale than the state (14 percent). Vacant housing units in Jeff Davis County are more likely to be for rent than those in the region, but less likely than the state. Denton's vacant housing units are much less likely to be for rent than those in both the region and the state, as well as elsewhere in Jeff Davis County. Conversely, vacant housing units in Hazlehurst are more likely to be for sale or rent than those in other county jurisdictions or the region and state. Hazlehurst's percentage of vacant housing units available for rent in 2000 was 43.1 percent, significantly more than that of Georgia (31.6 percent) and more than 17 percentage points higher than the region (25.9 percent). Denton's 12.5 percent for sale is higher than the region (9.4 percent), but slightly less than the state (14.0 percent).

TABLE H-7
JEFF DAVIS COUNTY
VACANCY STATUS OF HOUSING UNITS, 1980-2000

	Jeff Davis County						Denton						Hazlehurst					
	1980		1990		2000		1980		1990		2000		1980		1990		2000	
	No	%	No	%	No	%	No	%	No	%	No	%	No	%	No	%	No	%
Total Vacant Housing Units	278	100	435	100	753	100	13	100	7	100	16	100	78	100	125	100	297	100
For Sale Only	38	13.7	46	10.6	89	11.8	N/A	N/A	1	14.3	2	12.5	15	19.2	21	16.8	47	15.8
For Rent	66	23.7	165	37.9	226	30.0	N/A	N/A	0	0.0	2	12.5	9	11.5	61	48.8	128	43.1
Rented or Sold, Not Occupied	32	11.5	25	5.7	92	12.2	N/A	N/A	1	14.3	0	0.0	N/A	N/A	7	5.6	14	4.7
For Seasonal, Rec., or Occasional Use	38 ^{1/}	13.7 ^{1/}	10	2.3	53	7.0	N/A	N/A	0	0.0	2	12.5	0 ^{3/}	0 ^{3/}	2	1.6	9	3.0
For Migratory Workers	N/A		4	0.9	0	0.0	N/A	N/A	0	0.0	0	0.0	N/A	N/A	0	0	0	0.0
Other Vacant	104	37.4	185	42.5	293	38.9	N/A	N/A	5	71.4	10	62.5	54	69.2	34	27.2	99	33.3
Vacant Units for Sale Only as % of Units for Rent or Sale		36.5		21.8		28.3	N/A	N/A		100		50.0	N/A			25.6		26.9
Vacant, built 1950-59	N/A	N/A	N/A	N/A	149	19.8	N/A	N/A	N/A	N/A	7	31.8	N/A	N/A	N/A	N/A	107	41.8
Vacant, built 1940-49	N/A	N/A	N/A	N/A	85	11.3	N/A	N/A	N/A	N/A	3	13.6	N/A	N/A	N/A	N/A	44	17.2
Vacant, built 1939 or Earlier	N/A	N/A	N/A	N/A	22	2.9	N/A	N/A	N/A	N/A	0	0.0	N/A	N/A	N/A	N/A	0	0.0
Vacant Lacking Compl. Plumbing	56	20.7	N/A	N/A	28	3.7	N/A	N/A	N/A	N/A	0	0.0	11	14.1	N/A	N/A	2	0.8
Vacant Lacking Compl. Kitchen	N/A	N/A	N/A	N/A	27	3.6	N/A	N/A	N/A	N/A	0	0.0	N/A	N/A	N/A	N/A	2	0.8

	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.

^{3/} Includes seasonal and migratory only.

Source: U.S. Census Bureau (1980, 1990, 2000), www.census.gov; *Georgia State of the State's Housing: Service Delivery Region 9*, UGA, 2003.

Almost forty-two percent (41.8 percent) of Jeff Davis County's vacant housing units were on the market in 2000. This compared to Denton's 25 percent and Hazlehurst's 58.9 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 a sufficient number of homes on the market county-wide in Jeff Davis County. This is likely due to the resurgence of manufactured homes in the area thereby creating a comparable rate with that of the region and state.

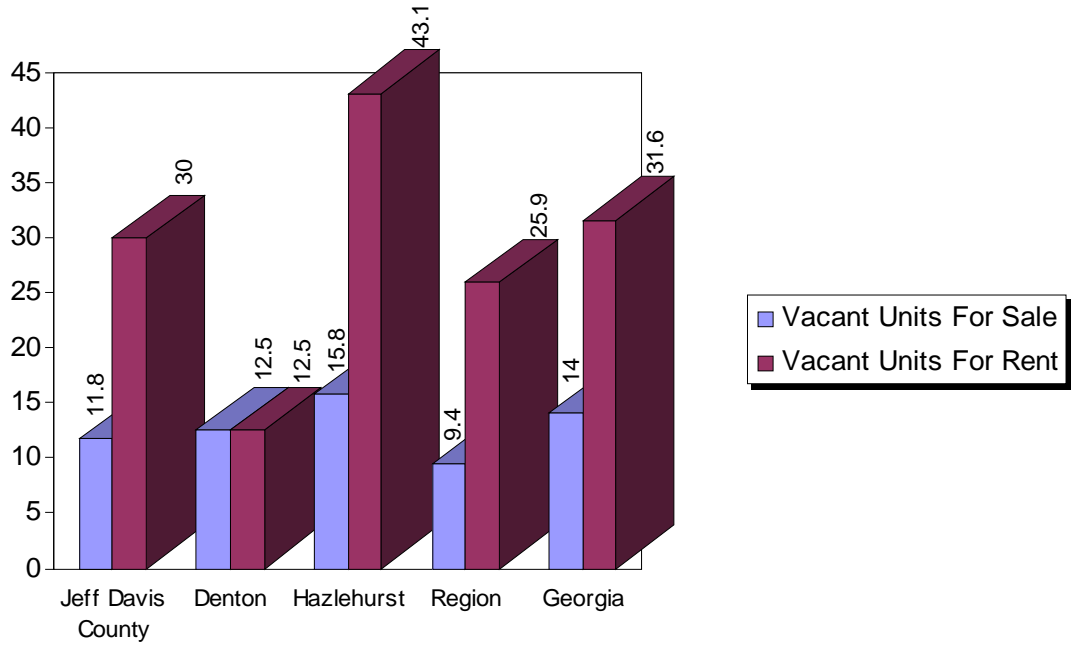
Seasonal Units

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 Jeff Davis County due to their relatively small numbers and percentages. See Table H-7. In 2000, the county's 53 seasonal housing units were less than a tenth (7 percent) of its total vacant housing units. Denton had only two such units in 2000, while Hazlehurst had only 9 (3 percent) seasonal units that year. The county figures are lower than the region (15.1 percent) and the state (18.2 percent). Many of these units are likely old family homes or hunting and fishing cabins in Jeff Davis County or other nearby counties' residents. They are not a major factor in the housing market.

Householder Characteristics

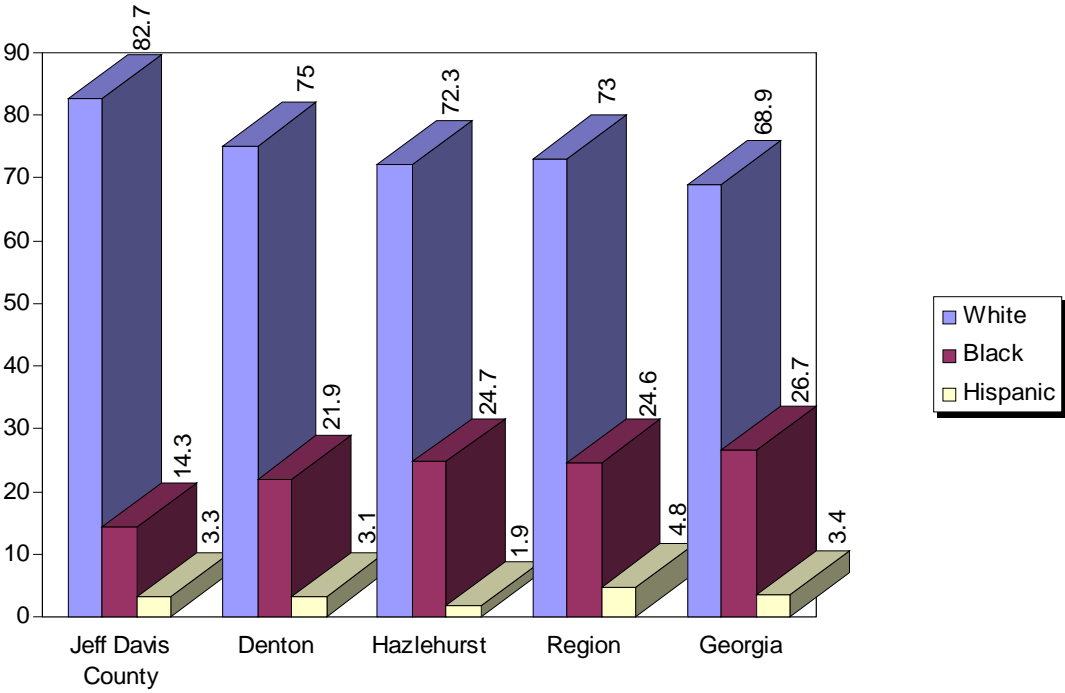
Table H-6 provides information concerning the race/origin of householders, as well as householders age 65 and older. Figure H-8 illustrates the race/origin of householders in Jeff Davis County, Denton, and Hazlehurst by percentage in 2000 as compared to the region and Georgia. At 82.7 percent, the percentage of white householders in the county is considerably higher than that of the state (68.9 percent), and is nearly 10 percentage points higher than that of the region (73 percent). Conversely, the percentage of black householders within Jeff Davis County (14.3 percent) is more than 12 percentage points lower than Georgia's 26.7 percent and 10.3 percentage points less than the region (24.6 percent). Other race householders are about the same in the county as in the region, but are significantly less than the state. Denton's householders are 75 percent white, while Hazlehurst's are 72 percent, slightly less than the region. About one in five of Denton's householders are black as compared to one in four of Hazlehurst's (same as region), one in seven of the county's, and 27 out of 100 in the state. While there are more Hispanic householders in the region (4.8 percent) than the state (3.4

Figure H-7
Vacant Units For Sale or Rent as Percent of Total Vacant in 2000



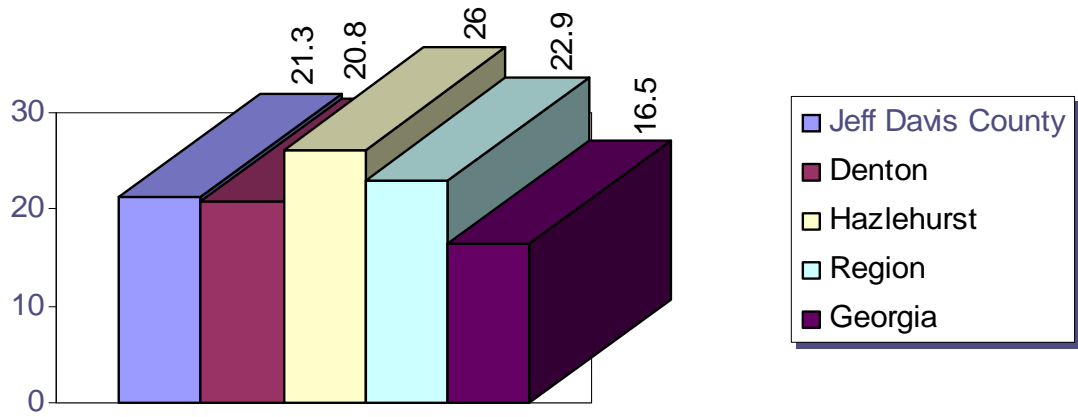
Source: Table H-7.

Figure H-8
Race/Origin of Householder in 2000
(Percentage)



Source: Table H-6.

Figure H-9
Householder Age 65 & Over in 2000
(Percentage)



Source: Table H-6.

percent), there are less in Jeff Davis County (3.3 percent) than either and even less in the municipalities. Denton has slightly less Hispanic householders than the county at 3.1 percent, while Hazlehurst has the least county-wide at 1.9 percent. Still, Hispanic households are thought to be increasing.

The percentage of householders age 65 and older in Jeff Davis County, its two cities, the region, and Georgia in 2000 is depicted in Figure H-9. While the overall population is aging, households within Jeff Davis County are less likely (nearly 2 percentage points) to be 65 or over than those in the region, but much less likely (about five percentage points) than state householders. The percentage of elderly householders is even lower in Denton (20.8 percent) than in the county (21.3 percent), but Hazlehurst is significantly higher (more than one in four) than the county or the region (22.9 percent), and over 50 percent higher than the state (16.5 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 Jeff Davis County, and an opportunity to utilize them in marketing for potential new residents.

Cost of Housing

Median Values

Table H-8 provides information on the cost of housing in Jeff Davis 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 (\$61,000) is about 55 percent that of the state's \$111,200. These values are even less in Jeff Davis' municipalities. Hazlehurst's \$56,800 is 51 percent of the state, while Denton's \$30,800 is the least in the county (28 percent of state). Median owner specified value in Jeff Davis County is also lower than four of its surrounding counties, but higher than three others (a region value was not available). Jeff Davis County's \$61,000 median specified value in 2000 was from \$2,700 to \$7,800 less than the median specified value in surrounding counties, except for Wheeler, Telfair, and Bacon counties which all had lesser values (\$24,100, \$47,600, and \$56,500, respectively). Jeff Davis' median value was \$7,800, or more than 10 percent, less than that of the highest

**TABLE H-8
JEFF DAVIS COUNTY
OWNER COST OF HOUSING, 1980-2000**

	Jeff Davis County						Denton						Hazlehurst						
	1980		1990		2000		1980		1990		2000		1980		1990		2000		
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	
Owner Specified Value																			
Less than \$50,000	1,468	88.6	1,184	68.0	667	32.4	N/A		53	94.6	34	66.7	691	88.8	548	71.2	310	37.4	
\$50,000 - \$99,999	176	10.6	487	28.0	1,067	51.9			3	5.4	9	17.6	82	10.5	186	24.2	418	50.5	
\$100,000 or more	12	0.7	71	4.1	323	15.7			0	0.0	8	15.7	5	0.6	36	4.7	100	12.1	
Median	\$25,500		\$39,200		\$61,000				\$21,700		\$30,800		\$25,300		\$38,900		\$56,800		
Median Purchase Price of Single Family Units	N/A		N/A		\$71,796		N/A		N/A		N/A		N/A		N/A		N/A		
Monthly Owner Costs Not Mortgaged	616	37.2	679	37.7	869	42.2	N/A		38	63.3	31	60.8	319	41.0	337	42.8	373	45.0	
Less than \$300	720	43.5	293	16.3	42	2.0			12	20.0	2	3.9	350	45.0	113	14.3	24	2.9	
\$300-\$499	281	17.0	393	21.8	242	11.8			6	10.0	8	15.7	109 ^{2/3}	14.0	151	19.2	96	11.6	
\$500-\$699	39 ^{2/3}	2.4	234	13.0	334	16.2			4	6.7	8	15.7			96	12.2	170	20.5	
\$700-\$999			168	9.3	387	18.8			0	0.0	0	0.0			79	10.0	125	15.1	
\$1,000 or More			32	1.8	183	8.9			0	0.0	2	3.9			12	1.5	40	4.8	
Median with Mortgage	\$256		\$431	N/A	\$680				\$289	N/A	\$500	N/A	\$239		\$455		\$617	N/A	
Median without Mortgage	\$105		\$145	N/A	\$219				\$129	N/A	\$208	N/A	\$106		\$154		\$245	N/A	
Owner Housing Costs as % ^{1/}																			
Less than 20%	N/A		1,140	63.4	1,151	55.9	N/A		45	75.0	22	43.1	N/A	N/A	448	56.9	429	51.8	
20-29%			269	15.0	398	19.3			7	11.7	6	11.8			146	18.5	150	18.1	
30% or More			377	21.0	448	21.8			8	13.3	18	35.3			194	24.6	209	25.3	
Owner Occupied Households Below Poverty Level	340	20.5	547	17.2	569	15.2			N/A	N/A	25	26.9	N/A	N/A	N/A	N/A	186	19.6	
Owner Occupied Householder 65 Years or Over Below Poverty Level	N/A		267	29.1	197	19.2			N/A	N/A	11	55.0	N/A	N/A	N/A	N/A	65	16.5	

	Region						Georgia					
	1980		1990		2000		1980		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Owner Specified Value												
Less than \$50,000							69.2		27.6		9.5	
\$50,000 - \$99,999							26.3		46.6		34.2	
\$100,000 or more							4.5		25.7		56.3	
Median					N/A	\$36,900	N/A	\$71,300	N/A	\$111,200	N/A	

Monthly Owner Costs												
Not Mortgaged	N/A		N/A	18,722	46.2		32.0		29.7		24.7	
Less than \$300				798	2.0		27.4		4.1		0.6	
\$300-\$499				3,332	8.2		27.6		12.8		3.9	
\$500-\$699				6,099	15.1				15.4		9.5	
\$700-\$999				6,685	16.5				20.5		21.3	
\$1,000 or More				4,847	12.0		13.0 ^{2/}		17.6		39.9	
Median with Mortgage							\$340		\$737		\$1,039	N/A
Median without Mortgage							\$107		\$182		\$259	N/A
Owner Housing Costs as % of income ^{1/}	N/A		N/A									
Less than 20%					63.4				55.5		54.8	
20-29%					17.8				24.6		23.3	
30% or More					18.8				19.3		21.0	
Owner Occupied Households Below Poverty Level	N/A		N/A				11.1	139,479	9.1	146,893	7.2	
Owner Occupied Householder 65 Years or Over Below Poverty Level	N/A		N/A					64,320	19.2	49,363	12.0	

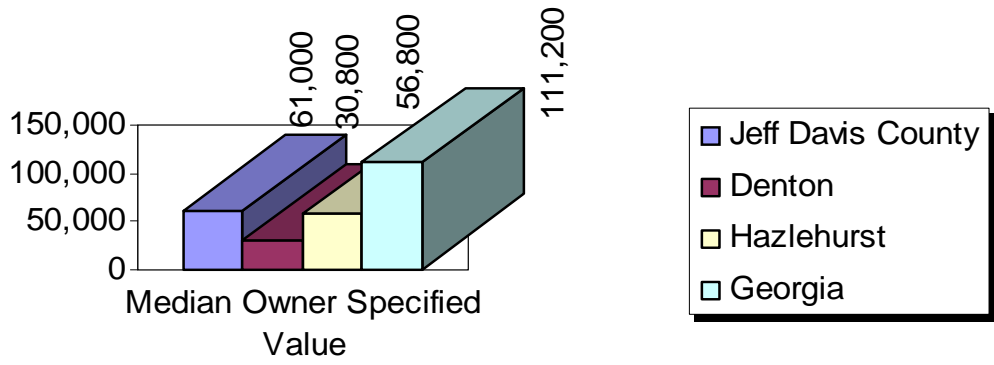
^{1/} Does not add to 100% because does not include households “not computed.”

^{2/} Includes \$500 or more

^{3/} Includes \$300 or more

Source: U.S. Census Bureau (1980, 1990, 2000), www.census.gov; *Georgia State of the State's Housing: Service Delivery Region 9*, UGA, 2003.

Figure H-10
Owner Cost of Housing in 2000
(Dollars)



Source: Table H-8.

surrounding county median value, Coffee (\$68,800). Other surrounding county values were: Appling (\$63,700); Montgomery (\$68,300); and Toombs (\$66,400).

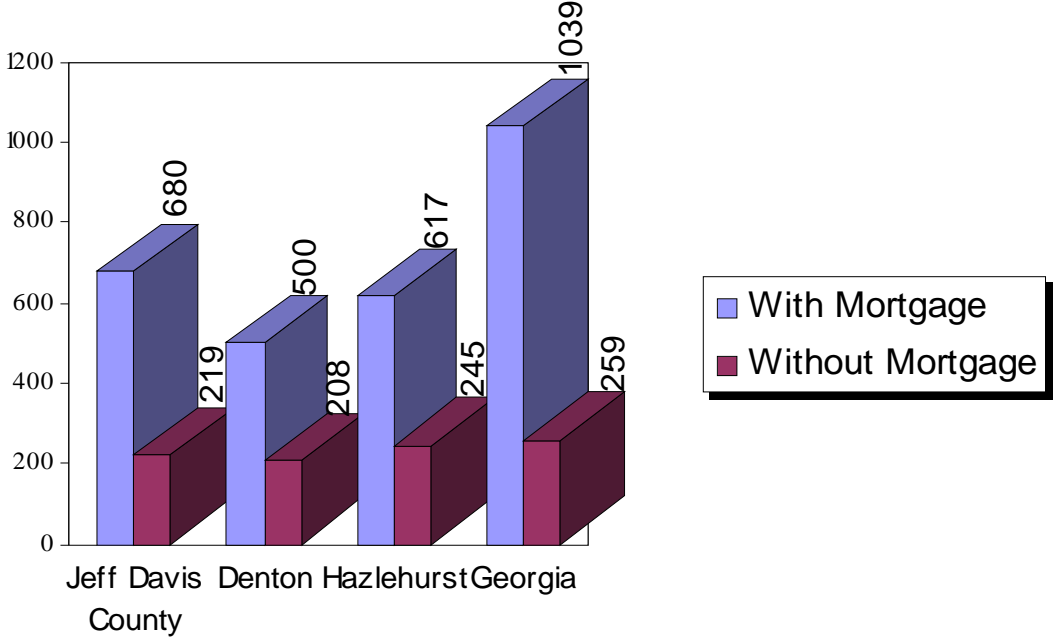
According to UGA's Regional Housing Study (2003), existing homes sold in Jeff Davis County for an average price of \$71,796. This was slightly less than the average for the region (\$71,937) in 2000. The average purchase price for the state (\$150,625) was more than two times that of Jeff Davis County and the region in 2000. New homes in Jeff Davis sold for an average of \$74,600, which was considerably less than the region average of \$101,449 and over \$100,000 less than that of Georgia (\$177,594).

Figure H-11 illustrates the median monthly owner cost with and without a mortgage in 2000. The monthly owner cost of housing within the county (\$680) is about 48 to 65 percent of that of the state (\$1,039) for those with a mortgage. It is least expensive in Denton at \$500, while Hazlehurst's median is \$617. For those without a mortgage, the cost difference (or cost of living) with the state (\$259) is 5 to 20 percent less within the county (\$219). The monthly owner cost for those without a mortgage is slightly less in Denton (\$208) than in the county, but Hazlehurst (\$245) is much higher and is close to the state average. 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 residential attraction and marketing.

Owner Cost Burden

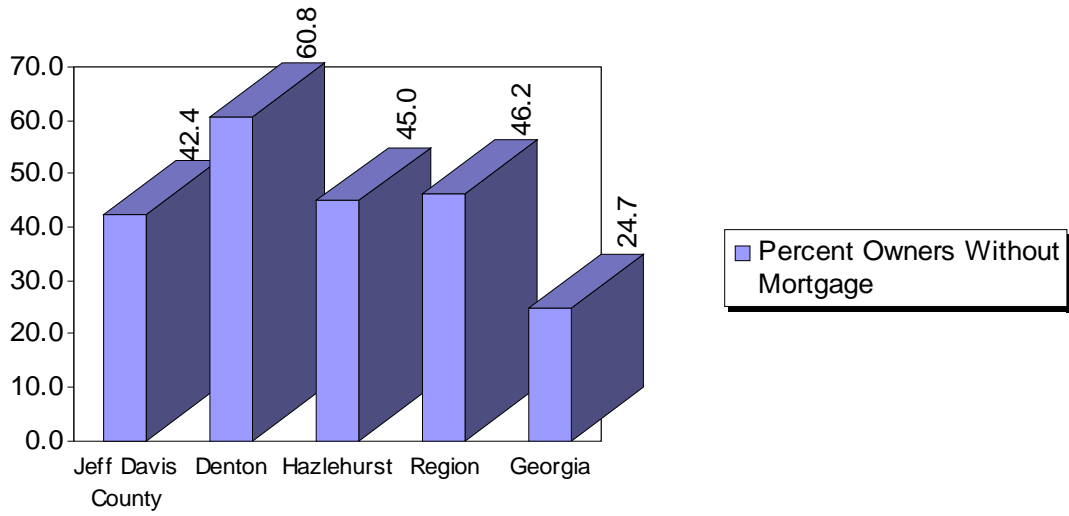
The U.S. Census Bureau defines cost burdened as paying more than 30 percent of one's gross income for housing costs. Owner householders in Jeff Davis County (21.8 percent) are slightly more likely to be cost burdened than those in the state (21 percent) and more cost burdened than in the region (18.8 percent). Homeowners in Jeff Davis County were among those in six region counties to be more likely cost-burdened than the state as a whole. Those other counties were Candler, Emanuel, Evans, Johnson, and Toombs. Hazlehurst owners are even more likely to be cost burdened (more than one in four vs. about one in five for the county and state), while Denton homeowners are even more so at over one in three.

Figure H-11
Median Monthly Owner Cost in 2000
(Dollars)



Source: Table H-8.

Figure H-12
Percentage of Owners Without a Mortgage, 2000



Source: Table H-8.

Homeowners within Jeff Davis County are about 72 percent more likely to not have a mortgage than those in the state. See Figure H-12. More than 42 percent of homeowners in the county, almost 61 percent in Denton, and 45 percent in Hazlehurst do not have a mortgage, as compared to 46 percent in the region and 25 percent in the state. This can be attributed to more elderly householders who have paid off their homes, as well as to the older housing stock.

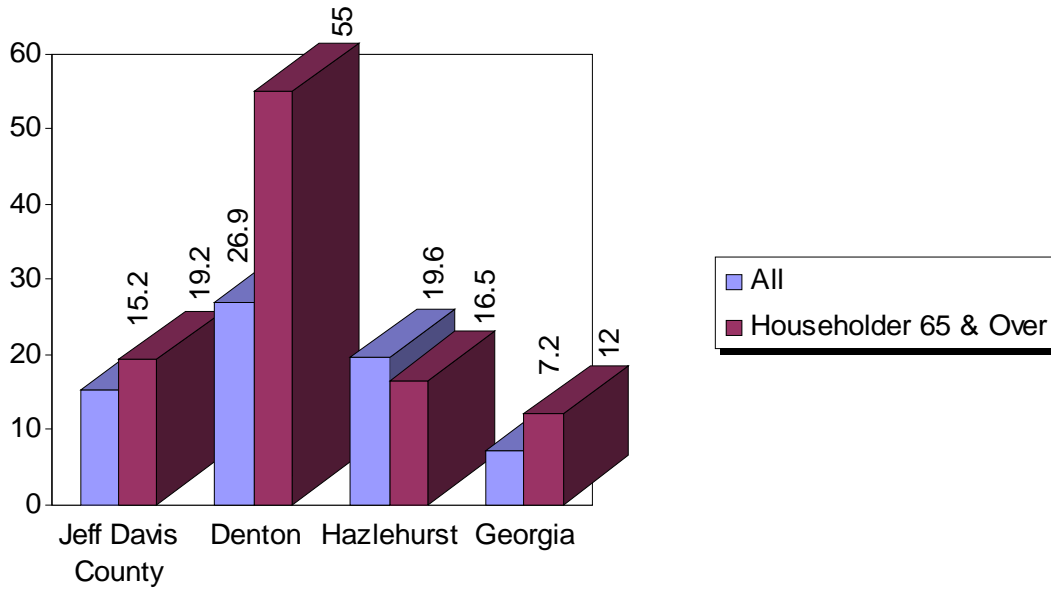
In terms of poverty, homeowners within Jeff Davis County are two to almost four times more likely to be below the poverty level than those in Georgia as a whole (7.2 percent). See Figure H-13. The range for all homeowners is 15.2 percent for the county, 19.6 percent for Hazlehurst, and 26.9 percent in Denton. The poverty statistics for elderly homeowners are even higher with about one in five of Jeff Davis County's homeowners aged 65 and older living below the poverty level. Hazlehurst and Denton's elderly homeowners also have high rates of poverty (one in six and more than five in ten or 55 percent, respectively). This is compared to the state's rate of one in eight or 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.

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 Jeff Davis County and its cities as compared to the state. As expected, rent within Jeff Davis County is only 60 to 86 percent of the state's median of \$613. The county is the least expensive at \$368 closely followed by \$385 in Hazlehurst. Denton is the highest at \$525. Although a region median gross rent figure is not available, Jeff Davis County's median rent of \$368 was higher than most of its surrounding counties, except for Coffee (\$380) and Toombs (\$393). Other adjacent counties' median gross rents in 2000 were: Appling (\$351); Wheeler (\$249); Bacon (\$316); Montgomery (\$323); and Telfair (\$311).

Figure H-15 shows that renters within the county (14.5 percent) are more than twice as likely as those in the state (6.1 percent) as a whole to not pay any cash rent. Renters within Hazlehurst (10.8 percent) are more likely to pay rent than in the county as a whole, even more so than the region (13.9 percent with no cash rent), but are still 77 percent more likely to not have

Figure H-13
Percent Owners Below Poverty Level in 2000



Source: Table H-8.

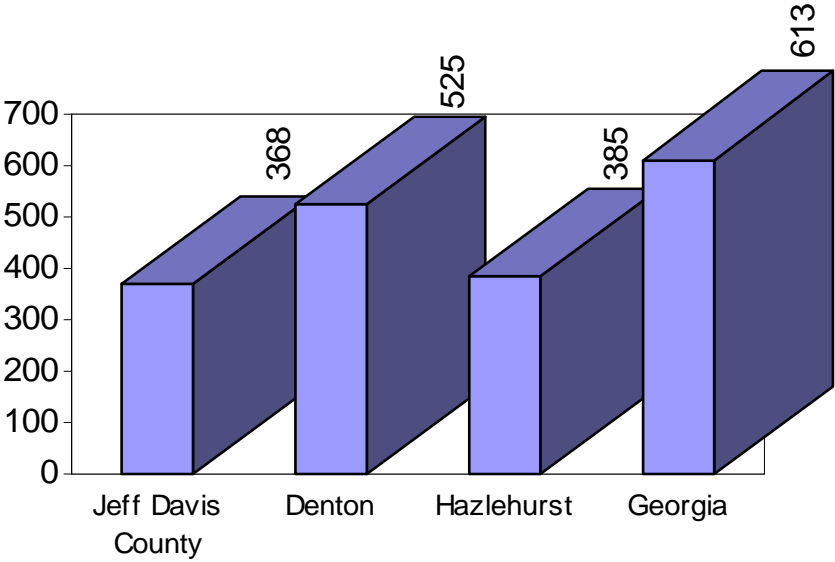
**TABLE H-9
JEFF DAVIS COUNTY
RENTER COST OF HOUSING, 1980-2000**

	Jeff Davis County						Denton						Hazlehurst					
	1980		1990		2000		1980		1990		2000		1980		1990		2000	
	No	%	No	%	No	%	No	%	No	%	No	%	No	%	No	%	No	%
Monthly Gross Rent	
No Cash Rent	99	12.1	147	13.7	153	14.5	N/A	N/A	8	36.4	0	0.0	6	1.2	59	9.6	60	10.8
Less than \$200	542	66.4	217	20.2	89	8.4			4	18.2	0	0.0	406	80.7	153	25.0	63	11.4
\$200-\$299	148	18.1	336	31.3	180	17.1			8	36.4	0	0.0	84	16.7	195	31.8	84	15.1
\$300-\$499	27	3.3	345	32.2	501	47.5			0	0.0	0	0.0	7	1.4	180	29.4	239	43.1
\$500 or More	0	0.0	28	2.6	131	12.4			2	9.1	2	100.0	0	0.0	26	4.2	109	19.7
Median	\$147		\$269	N/A	\$368				\$258		\$525		\$133		\$255		\$385	
Gross Rent as % of Income ^{1/}	N/A	N/A					N/A	N/A										
Less than 20%			395	36.8	428	40.6			4	18.2	0	0.0	N/A	N/A	227	37.0	197	35.5
20-29%			238	22.2	140	13.3			1	4.5	2	100.0			141	23.0	90	16.2
30% or More			293	27.3	276	26.2			9	40.9	0	0.0			186	30.3	161	29.0
Renter Occupied Households Below Poverty Level	393	48.2	407	34.8	406	37.1	N/A	N/A	N/A	N/A	0	0.0	N/A	N/A	N/A	N/A	196	35.3
Renter Occupied Householder 65 Years or Over Below Poverty Level			103	11.2	43	4.2	N/A	N/A	N/A	N/A	0	0.0			N/A	N/A	8	2.0

	Region						Georgia					
	1980		1990		2000		1980		1990		2000	
	No	%	No	%	No.	%	No	%	No.	%	No.	%
Monthly Gross Rent	
No Cash Rent	N/A	N/A	N/A	N/A	3,493	13.9			6.1		5.1	6.1
Less than \$200	N/A	N/A	N/A	N/A	3,448	13.7			42.9		12.1	6.0
\$200-\$299	N/A	N/A	N/A	N/A	4,293	17.1			32.2		12.3	5.8
\$300-\$499	N/A	N/A	N/A	N/A	9,860	39.2			17.5		35.9	20.9
\$500 or More	N/A	N/A	N/A	N/A	4,062	16.1			1.2		34.6	61.2
Median	N/A	N/A	N/A	N/A	N/A		\$211		\$433	N/A	\$613	N/A
Gross Rent as % of Income ^{1/}	N/A	N/A	N/A	N/A								
Less than 20%	N/A	N/A	N/A	N/A	8,333	33.1					30.4	33.0
20-29%	N/A	N/A	N/A	N/A	4,485	17.8					25.8	23.0
30% or More	N/A	N/A	N/A	N/A	7,949	31.6					37.0	35.4
Renter Occupied Households Below Poverty Level	N/A		N/A		N/A		N/A	29.0	218,716	26.4	235,800	24.1
Renter Occupied Householder 65 Years or Over Below Poverty Level	N/A		N/A		N/A		N/A		43,886	43.6	32,366	31.6

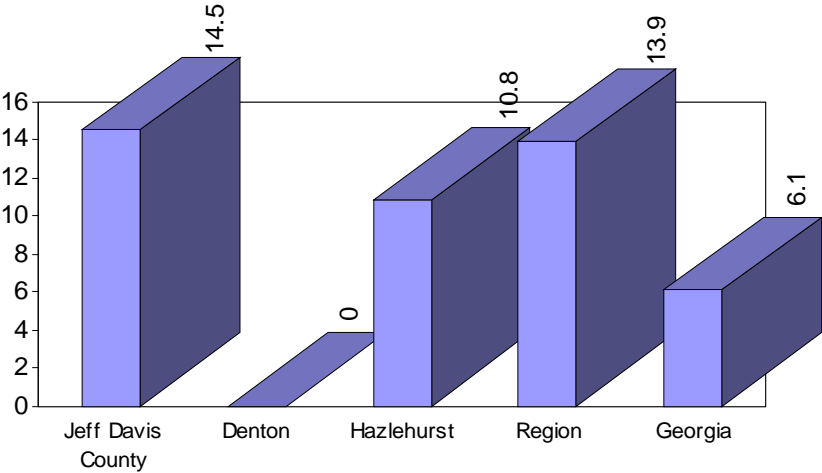
^{1/} Does not add to 100% because does not include households “not computed.”
Source: U.S. Census Bureau (1980, 1990, 2000), www.census.gov

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.

to pay cash rent than others in the state. There were no renters in Denton who did not pay cash rent in 2000; however, there was data on only two units.

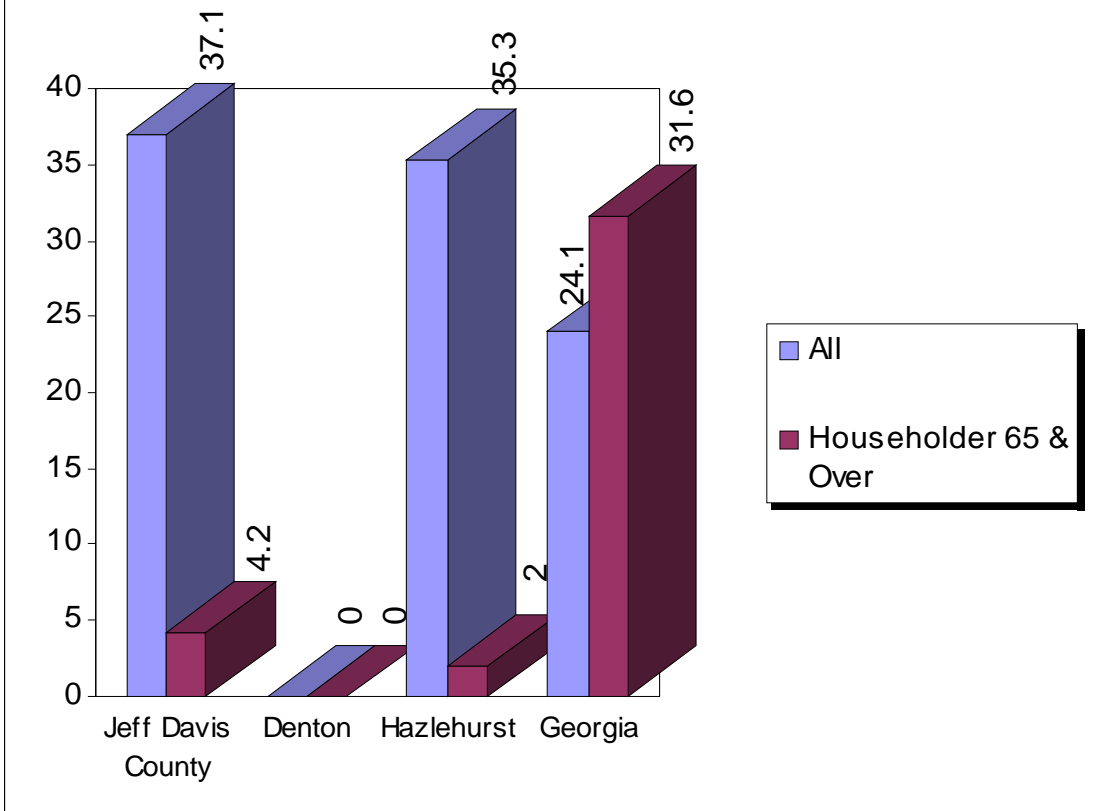
Renter Cost Burden

Renters who do have to pay cash rent within Jeff Davis County and Hazlehurst are less likely to be cost burdened (26.2 percent and 29 percent, respectively) than the region (31.6 percent) or state (35.4 percent). Renters in Denton (0 percent) are significantly less likely than those elsewhere in the county, region, or the state to spend in excess of 30 percent of their gross income on housing.

Renters within Jeff Davis County are more than 50 percent as likely as those in the state as a whole to be below the poverty level. Figure H-16 shows that 37.1 percent of all renters within the county are below the poverty level compared to 24.1 percent for Georgia. More than 35 percent of Hazlehurst's renters and none of Denton's (only two renter households with data) live below the poverty line. Unlike many region counties, very few of Jeff Davis householders age 65 or over who rent live below the poverty level (none in Denton, about two percent in Hazlehurst, and four percent in the county) as compared to nearly one-third of those in the state. Even though there is not a significant problem with poverty in relation to the elderly population, it is significant that over one-third of renters in the county are below the poverty level. Renters within the county are probably also occupying housing units in the county in poorer conditions.

Jeff Davis County has 132 units of public housing (low rent units), with some located both in Alamo (38) and Glenwood (48). According to the 2003 UGA Regional Housing Study, this is equivalent to 10.41 units per 1,000 population, and is less than the region average of 11.02 such units per 1,000 population. It is higher than the surrounding region counties of Appling (156 units, 8.96/1000), Toombs (240 units, 9.21/1000), Montgomery (36 units, 4.35/1000), and Telfair (91 units, 7.72/1000), but lower than Wheeler (85 units, 13.76/1000). As of 2002, there had been no Low Income Housing Tax Credit Properties built in Jeff Davis County, nor in the adjacent counties of Appling or Telfair. The most in the region had been built in Toombs, Dodge, and Laurens counties. There are great needs for subsidized housing and housing rehabilitation programs for renter occupied housing within the county.

Figure H-16
Percent Renters Below Poverty Level in 2000



Source: Table H-9.

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 Jeff Davis 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 Jeff Davis County, even though there are concerns with condition, overcrowding, the lack of incomes to finance improvements, and the cost burdens for owners in particular. 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 700 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 Jeff Davis County can easily accommodate expected and desired economic development, future population, and planned land use goals. The housing market will even support the objective of 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 Jeff Davis 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 were being built or sold in Jeff Davis County prior to 2000. Only five new homes were sold in 2000, while 57 existing houses were sold that year. Only one building permit for single-family or multi-family housing was issued in Jeff Davis County in 2001, although permits are not required county-wide.

Since that time, a number of new houses are known to have been constructed at “Satilla Cove,” Yawn’s Estates, Lake Owlhead, Oak View Church Road, and other areas. The growing reliance on manufactured housing is also a concern. In 2001, there were 3.07 units of manufactured housing per 1,000 population placed in Jeff Davis County, less than the region average of 3.34 placements per 1,000 population. Nearly 36 (35.9) percent of these units in the county were single section or single-wide mobile homes. This was the third highest in the region behind Evans (36.2 percent) and Montgomery (36 percent) counties. 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 for rent.

Jeff Davis 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 local land use management regulations, including subdivision standards, manufactured housing standards, and specific ordinances to upgrade/mitigate blighted properties may be needed. Adoption and enforcement of a location permit and electrical fee ordinance would further help improve housing quality. Jeff Davis County desires to establish a county-wide Codes Enforcement program to help regulate housing quality, condition, and safety, as well as to control illegal dumping. State funding for such programs has been cut in recent years, but the County may be able to contract with the City of Hazlehurst to share the services of its building inspector. Public and private programs to repair or rehabilitate substandard homes owned and rented by low income and elderly residents, such as CDBG and CHIP grants, need to be pursued. 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. The Jeff Davis community has had a successful Christmas in April program for some years. In fact, Hazlehurst was the second city in Georgia to participate in the program. The local program needs to be strengthened, however, to truly help those in need who lack family or other means of assistance and to repair only those structures which are worth repairing. About 50 percent of recent repairs have been more of a temporary/stop gap/patch nature rather than a long-term solution. Creation of a local Habitat for Humanity chapter or other similar program, which focuses on new construction for

eligible low income residents, also needs to be explored. Altamaha Technical College may be a willing partner through its construction program at its Baxley campus. There is also a need to seek public and/or private elderly housing development for low and middle income seniors, many of whom now reside in the smaller public housing apartment units. There is currently a one to two year backlog of applicants for these units, and no further applications are being accepted. Funding to modernize existing public housing also needs to be pursued, as well as Georgia Department of Community Affairs' and other programs which assist private developers with low and moderate income housing development.

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 and participation in first time home buyer programs by local banks and eligible applicants needs to be promoted. 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 establish a county-wide Codes Enforcement program, possibly by contracting with the City of Hazlehurst to share services of its building inspector.
3. There is need to strengthen the local Christmas in April program which assists with repairing homes owned by low income and elderly residents on fixed incomes, and explore creation of a local Habitat for Humanity or similar program to assist with low income home construction.
4. There is a need to adopt basic county-wide land use management regulations, including subdivision standards and manufactured housing standards, to regulate individual manufactured homes and manufactured home parks, and possibly disposal.
5. There is a need to adopt/enforce a location permit and electrical connection fee ordinance.
6. There is a need to promote participation in first time home buyer program by local banks and eligible applicants.
7. There is a need to seek public and/or private elderly housing development for low and middle income seniors.
8. There is a need to encourage land development near cities and existing infrastructure so as to provide for coordinated and planned growth.

9. There is a need to pursue programs, such as those through the Georgia Department of Community Affairs and others, which assist private developers with low and moderate income housing development.

The chosen goal, objectives, and implementation policies/actions for Jeff Davis County, Denton, and Hazlehurst to meet these identified needs are outlined below. The strategies outlined are consistent with other plan elements in an effort to make Jeff Davis 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.

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: Establish a county-wide Codes Enforcement program to help regulate housing quality, condition, and safety, as well as to help control illegal dumping, possibly by contracting with the City of Hazlehurst to share the services of its building inspector.

Action 1.3: Work to strengthen current Christmas in April program, which helps repair existing homes owned by low income and elderly residents on fixed incomes.

Action 1.4: Explore creation of a local Habitat for Humanity or other similar program to assist with building homes for eligible low income residents, possibly through the construction program at Altamaha Technical College, Baxley campus.

Action 1.5: Pursue adoption of basic land use management regulations county-wide, including subdivision regulations.

Action 1.6: Adopt and enforce a location permit and electrical connection fee ordinance.

Action 1.7: Enact county-wide manufactured housing ordinance, which addresses minimum lot size, age and condition, permit to move units into county, and taxation.

OBJECTIVE 2: **Provide adequate supply of housing of various types to meet existing and future demand.**

POLICIES/ACTIONS:

Action 2.1: Pursue Georgia Department of Community Affairs' and other programs which assist private developers with low and moderate income housing development.

Action 2.2: Promote participation in first time home buyer program by local banks and eligible applicants.

Action 2.3: Seek public and/or private elderly housing development for low and middle income seniors.

Action 2.4: Pursue funding to modernize existing public housing 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.

Jeff Davis County's land use influences since the Great Depression and World War II have primarily been one of growth because of its being an early leader in rural economic diversification and industrialization. Hazlehurst rightly boasted of being "The Industrialized City" because of the location of a number of manufacturing concerns. But recently globalization and other competition have taken their toll on these manufacturing concerns. Although the number of local jobs no longer exceeds the county labor force, significant numbers remain. There are reasons for optimism and many assets for growth, including location, highways, much natural beauty, and abundant natural and cultural resources. 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 Jeff Davis County, Denton, and Hazlehurst 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 surveyed, 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, and LU-3 which depict current uses of land in unincorporated Jeff Davis County, and the cities of Denton and Hazlehurst, respectively.

Table LU-1 details the estimated acreage of existing land uses in Jeff Davis County for each of the eight categories of land uses specified above.

Jeff Davis County encompasses approximately 214,700 acres or about 335 square miles. Its 2000 population density was about 38 persons per square mile, almost four times less than the Georgia average of 141 persons per square mile. Jeff Davis County is a small rural county whose population grew steadily from 6,050 in 1910 to 12,032 in 1990, with only one minor decline from 1950 to 1960. From 1990 to 2000, however, the county's population grew only 5.4 percent from 12,032 to 12,684, about five times less than the state growth rate as the local manufacturing economy declined. From 2000 to 2004, the county has continued to show only minimal population growth, growing about one percent, or only an estimated 136 persons. Given the economic misfortunes suffered, however, any population growth shows the promise of the county and the determination of its leaders and local governments.

The existing land use information in Table LU-1 notes that about 86 percent of land use acreage is now in the rural uses of agriculture or forestry. A 1997 USDA Forest Service study noted almost 151,600 acres of forestland in Jeff Davis County. The U.S. Census of Agriculture noted almost 56,200 acres of Jeff Davis County in farms in 2002 with about 22,800 acres of harvested cropland. Row/forage crops, poultry/egg production, and livestock/aquaculture were the top farm commodities.

Less than two percent of the county's land area lies in the incorporated municipalities of Denton and Hazlehurst. Most of the development and economic activity in Jeff Davis County has concentrated in the past, and continues to concentrate, in or near Hazlehurst. Just under 30 percent of the county's 2000 population resided in Hazlehurst, and an additional two percent in

TABLE LU-1
Existing Land Use Distribution, 2005
(Acres)
Jeff Davis County, Denton, and Hazlehurst

<u>Land Use Category</u>	<u>Total County</u>	<u>% of Total County</u>	<u>Unincorporated County</u>	<u>% of Unincorporated County</u>	<u>Denton</u>	<u>% of Denton</u>	<u>Hazlehurst</u>	<u>% of Hazlehurst</u>
Agriculture	32,334	15.1%	32,155	15.3%	46	4.7%	133	4.4%
Forestry	152,977	71.3%	152,133	72.2%	554	56.0%	290	9.6%
Residential	15,678	7.3%	14,184	6.7%	182	18.4%	1,312	43.6%
Commercial	813	0.4%	335	0.2%	7	0.7%	471	15.6%
Industrial	1,134	0.5%	789	0.4%	126	12.7%	219	7.3%
Public/Institutional	227	0.1%	104	0.1%	10	1.0%	113	3.8%
Park/Recreation/ Conservation	5,730	2.7%	5,669	2.7%	7	0.7%	54	1.8%
Transportation/ Communications/Utilities	5,800	2.7%	5,324	2.5%	57	5.8%	419	13.9%
Total	214,693	100%	210,693	100%	989	100%	3,011	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

.Denton. Because of recent population decline in Hazlehurst, about 28 percent of county population is estimated to now reside in Hazlehurst, while Denton's population percentage remains at about two percent. A large percentage of Denton's land use (60.7) remains undeveloped in agriculture or forestry use, but only about 14 percent of Hazlehurst's land is in such uses. Some multi-family housing is located in Hazlehurst, but residential use in the county remains predominantly single-family with about 80 percent of new homes being manufactured homes.

Land Use Assessment

Development History

Jeff Davis County is a relatively young county, having been created by the State Legislature in 1905 out of Appling and Coffee counties. Its forests were the backbone of its economy then, and, to a large extent, remain so today. The railroad was the early stimulus for commerce and development. The county exhibited rapid population growth from its beginnings at the railroad's establishment through the Great Depression. It enjoyed relatively stable growth through World War II and the modernization of agriculture, then declining in the 1950s, before growing again from the 1960s because of the growth in manufacturing, and slowing down in recent years because of the loss of manufacturing.

The early history of Jeff Davis County is quite similar to many of southeast Georgia's other areas. Two factors were key to their growth and development: the availability of vast natural resources and increased accessibility to outside markets as a result of transportation facility development and improvement. As previously noted in the *Natural and Cultural Resources* element, early development in Jeff Davis County was a result of the development of a stagecoach line between Savannah and Tallahassee in 1831 (located along Hazlehurst's Tallahassee Street). The first substantial development leading to the establishment of Hazlehurst occurred in 1870 with the completion of the Macon and Brunswick Railroad which passed through the city (the city was named for the railroad's president and chief engineer). Within three years the first turpentine business was started in Hazlehurst. Substantial growth soon followed as a result of the wealth of the area's timber resources. The area had several naval stores and timber related businesses, including the turpentine still and sawmill operations of Bewick and Company

of New York, one of the area's largest timber operations. Most growth was centered in and around Hazlehurst during this time.

Early twentieth century development was the result of the addition of a second rail line in Jeff Davis County and further utilization of the county's natural resources. In 1908 the Georgia and Florida Railroad was constructed from Augusta, Georgia to Madison, Florida. In addition, Hazlehurst constructed a tobacco warehouse in 1920, and the city became one of the state's leading tobacco markets. As a result of such growth, Hazlehurst's population reached 1,378 in 1930 (compared with 793 in 1900).

The Georgia and Florida Railroad line's development led to the growth of the City of Denton, which was also located on that line. Denton also experienced growth in the early twentieth century as a result of a Civilian Conservation Corps (CCC) camp being located in the city during the Great Depression. Much of the work done by CCC workers was indicative of the area's agrarian economic base and involved ginning cotton, logging, and turpentine.

Since the 1930s much of the force behind the county's development can be attributed to its location on U.S. 341, an important east-west commercial route. Additional growth also resulted from the north-south route U.S. 221. As discussed in the *Economic Development* element, this has helped the area's transportation base remain a strong part of the county's economy. The upgrading of U.S. 341 (the Golden Isles Parkway) as a developmental highway under the Governor's Road Improvement Program by the State of Georgia offers potential for future growth stimulation to Jeff Davis County and Hazlehurst. As previously noted, the upgraded U.S. 341 to a four-lane divided highway will greatly improve accessibility to outside markets, will attract business and residents, and will thus encourage growth.

Development Trends

Jeff Davis County has enjoyed sustained growth from its establishment in the early 20th century until recently with the loss of its substantial manufacturing base. Unlike many counties, this growth was continued through the 1930s, World War II, the decline of the railroads, the decline of the turpentine industry, the advent of the automobile and accessible paved highways, and the modernization of agriculture. This continuity of growth was enabled by successful

economic diversification, the attraction of manufacturing, and the establishment of an early Wal-Mart. The loss of manufacturing in the late 1990s and early 2000s, and the opening of Wal-Marts elsewhere, has dramatically slowed growth of late. The community still has many assets for growth, including its location, natural beauty, and abundant natural and cultural resources as well as the community's continued investment in infrastructure and public facilities to support and attract future growth and development.

The nearing completion of a multi-laned U.S. 341, the impetus of Altamaha Technical College expansion of facilities and programs, the growth of trucking concerns, the opening of a new Wal-Mart Supercenter, and residential growth have served to cushion the loss of manufacturing and to continue population growth, however small. The natural beauty and pastoral setting of the county, enhanced by the Ocmulgee and Altamaha rivers, has attracted those wanting to live with such a rural quality of life and commute to work elsewhere. Commercial and industrial development has continued to concentrate along U.S. 341 and to a lesser extent U.S. 221, in and near Hazlehurst.

During the 1990s the county added a net gain of 789 housing units, including 61 in Hazlehurst. Denton suffered a loss of 7 units. All of Hazlehurst's growth was multi-family housing, as it lost both single-family units (-30) and manufactured housing (-2). Denton's loss of housing units was exclusively single-family homes, losing 11 such units, while actually gaining 5 manufactured housing units. Although almost eight out of ten of the net new housing units in the county were manufactured homes, there were new site-built single family houses constructed. There was a net increase of 88 single-family units, but there had to be more new units to replace older units lost and the 41 units lost in the towns. The residential growth has been scattered across the county, including Satilla Cove along the Alma Highway, Yawn's Estate along the Uvalda Highway, U.S. 341 west, and the Oak View Church Community close to Appling County, but still relatively near Hazlehurst. In 2004/2005, septic tank permits for single-family houses approached that for manufactured housing (49 vs. 59 units). This growth, occurring despite the recent setbacks in manufacturing, highlights the county's attractiveness, and assets for growth.

The community continues to prepare for growth by updating infrastructure and facilities as feasible to attract further growth. Outside state and federal assistance is critical to financing such improvements because of the small tax base, and the loss of sales tax revenue caused by H.B. 22. All county schools have been renovated or newly constructed since 1999. Hazlehurst has upgraded and expanded its sewer system; Altamaha Technical College has expanded; and a regional environmental training center has been constructed by the County in a new industrial park adjacent to the Technical College. The City of Hazlehurst has planned a downtown

streetscape improvement project using federal Transportation Enhancement funds to complement past efforts, and the historic Big House along U.S. 341 has been restored to community, educational and tourism uses. Town's Bluff Landing is being upgraded to a regional park and cultural center to highlight the natural beauty and history of the Altamaha River.

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 at this time. The new industrial park; Town's Bluff Landing project; downtown Hazlehurst, including the Big House area, all need substantial development assistance. There is a need for a U.S. 221/U.S. 341 Connector Road, and sewerage system extensions along U.S. 341 and U.S. 221 adjacent to Hazlehurst, as well as the establishment of a sewer system in Denton to accommodate existing and encourage future growth. There is land within or near both municipalities to accommodate expected growth.

Highway improvements to U.S. 221 and a connector road joining U.S. 341 and U.S. 221 could make the county even more attractive to residential growth. The continuing promotion and development of Town's Bluff Landing, just off Georgia 135/U.S. 221 near the Montgomery County line, will further highlight the natural resources of Jeff Davis County and make it more attractive for residential and other growth. The fields, forests, streams, 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 Altamaha rivers with additional recreational facility development and better promotion, as well as state bicycle route developments, will also increase tourism, and offer more opportunities for promotion and exposure of the county's quality of life.

The downtown business district of Hazlehurst has 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. Hazlehurst has in the past, and continues to focus on, downtown revitalization as a key piece of its future growth and development through its participation in the Better Hometown Program. In recognition of the importance of downtown revitalization, Hazlehurst has planned new streetscape improvements, has returned the Big House to educational and tourism uses, and wants to develop a roadside park around the Big House. Other commercial areas needing redevelopment to a lesser extent are along U.S. 341, particularly U.S. 341 East. The location of the new Wal-Mart Supercenter along U.S. 341 East will stimulate this redevelopment.

Given the relatively early heavy industrialization of Hazlehurst and the recent declines of

county manufacturing, it is not surprising there are a number of industrial buildings within the county, mostly in Hazlehurst, that need redevelopment/reuse. These include the former Denton Manufacturing Building in Denton and the Newnans Building along U.S. 221 in Hazlehurst, as well as the former Eros complex and the Alco Controls site in Hazlehurst. The Development Authority is currently in the process of redeveloping the Eros Complex with smaller industrial concerns. The Alco Controls (old Emerson) site is a true brownfield where groundwater contamination is being remediated.

The low incomes of the county, and the aging population, establish a need for rehabilitation of deteriorated and deteriorating housing across the county. The most concentrated area of deteriorated residential housing is in northeast and northwest Hazlehurst. There is a smaller concentration of blight in Denton in its north and east along Alabama, Tennessee, and Schoolhouse streets. Blight is more scattered in unincorporated Jeff Davis County, but there is a small concentration along Pat Dixon Road. 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 farmland, extensive forests, the Ocmulgee and Altamaha rivers, the Bullard Creek Wildlife Management Area, and the Town's Bluff Landing 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.

The County has only established minimal land use regulation ordinances, and there is a lack of enforcement of state Department of Human Resources policies for development of subdivisions and manufactured home parks. 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 controls, 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. There have already been some problems experienced with low lying lands with drainage problems being developed and with the quality of manufactured homes being located in the county.

Future Land Use Narrative

Jeff Davis 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 1,400 persons. The 2025 projected population is 14,242, only about 12 percent more than the 2000 Census population of 12,684, and only 11 percent more than the current 2004 population estimate of 12,820. Of the expected county population gain, Hazlehurst may gain about 400 persons and Denton only about 20 persons. Most of the population growth will continue to reside in unincorporated Jeff Davis 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 recent losses 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 downtown, the Big House, water and sewer systems, industrial park, recreation facilities, Town's Bluff Landing, 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.

TABLE LU-2
Projected Future Land Use Distribution, 2025
(acres)
Jeff Davis County, Denton, and Hazlehurst

<u>Land Use Category</u>	<u>Total County</u>	<u>Net County Need</u>	<u>Unincorporated County</u>	<u>Net Unincorporated Need</u>	<u>Denton</u>	<u>Net Denton Need</u>	<u>Hazlehurst</u>	<u>Net Hazlehurst Need</u>
Agriculture	31,886	-448	31,735	-420	43	-3	108	-25
Forestry	152,060	-917	151,293	-840	534	-20	233	-57
Residential	16,233	+555	14,584	+400	199	+17	1,450	+138
Commercial	901	+88	370	+35	8	+1	523	+52
Industrial	1,224	+90	829	+40	126	0	269	+50
Public/Institutional	252	+25	115	+11	11	+1	126	+13
Transportation/Communication/ Utilities	6,049	+249	5,548	+224	59	+2	442	+23
Park/Recreation/Conservation	6,088	+358	6,019	+350	9	+2	60	+6
Total	214,693	0	210,493	-200	989	0	3,211	+200

Source: Heart of Georgia Altamaha Regional Development Center and Jeff Davis County Comprehensive Plan Local Coordination Committee, 2005.

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 industrial park – 50 acres. This park and other existing sites should accommodate expected growth, but a more visible site along U.S. 341 continues to be sought. In the same manner Park/Recreation/Conservation was adjusted to reflect the new regional park size (50 acres) at Town’s Bluff Landing and planned new acquisitions at the Broxton Rocks natural area (300 acres). 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 nearly 90 percent of the county is in these uses, and these uses include some “undeveloped” lands. These lands would be those available for purchase and development.

Hazlehurst 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. Hazlehurst is the county seat and host of the majority of current economic activity, and has the only sewer system in the county. It is also located along the U.S. 341 corridor. The new industrial park is along U.S. 221 in Hazlehurst and its sewer service area, adjacent to the important Altamaha Technical College. Commercial growth will also be in Hazlehurst, primarily along U.S. 341, especially east towards Graham and the Tri-County Industrial Park.

Residential growth will continue to be primarily single-family manufactured housing scattered across the county. The Alma and Uvalda Highway areas, the Altamaha School Road, the stockyard area along U.S. Highway 341, and the Snipesville Community, among others, will continue to be the focus of residential growth in the county. There may be some additional residential growth both in the northern and western fringes of Denton and the southern and western fringes of Hazlehurst.

Annexations in the county in the planning period will likely be by the City of Hazlehurst along U.S. Highway 341, both east and west, and along U.S. Highway 221 North to accommodate commercial and industrial growth in particular and to serve the growth areas with sewer services. The completion of facilities in the new industrial park and the development of facilities in the Town’s Bluff Landing project, along with the connection of U.S. 221 and U.S. 341 and the extension of sewerage services, are the major infrastructure needs of the county to support desired growth patterns and accommodate planned goals and objectives. Denton’s major need is to establish a sewer system. These actions will require outside financial assistance and efforts to reach fruition. Planned highway improvements by the state for U.S. 221 would support

desired growth patterns. Continuing downtown revitalization efforts in Hazlehurst will also be important to realizing plans.

Jeff Davis County has much prime farmland and abundant natural resources, including the Ocmulgee and Altamaha rivers, the Bullard Creek Wildlife Management Area, the Town's Bluff Landing, 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 Jeff Davis County are expected to see significant land transition from one use to another, although there will be change from agricultural/forestry to commercial/industrial uses along U.S. 341 and to residential uses elsewhere. Even in those areas undergoing residential use changes, the predominant uses will remain agriculture/forestry. Additional agriculture uses will likely convert to forestry across the county. Downtown Hazlehurst and the vacant industrial buildings are the principal areas needing redevelopment. The concentrated areas of housing rehabilitation and redevelopment need within Hazlehurst are in the northeast and northwest city sectors, while Denton has a more limited area in its north and east sectors. There is only one area in unincorporated Jeff Davis County, along Pat Dixon Road, with a concentration of housing rehabilitation need. Factors expected to influence growth patterns have previously been discussed and include highway improvements and the location along U.S. 341/221, bedroom residential promotion, and the Town's Bluff Landing. The placing of land for sale in mass parcels by timber companies is also a recent factor with much implication for future growth and development. This development will highlight the need for land use regulation to an even greater extent.

Future Land Use Strategy and Maps

The Jeff Davis 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 and quality of life 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 Jeff Davis County, Denton, and Hazlehurst are shown on Maps LU-4, LU-5, and LU-6, respectively. The reality of modest 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 Jeff Davis 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 and cultural 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:** Adopt a local county ordinance allowing the Health Department to enforce state Department of Human Resources' regulations on septic tank permitting.
- Action 2.2:** Strictly enforce existing land use ordinances and regulations, such as those for environmental conservation and flood plain management.
- Action 2.3:** Adopt and enforce a location permit and electrical connection fee ordinance for Jeff Davis County.
- Action 2.4:** Develop at least minimal ordinances regulating permit/location, roadway acceptance, subdivision development, and manufactured housing in Jeff Davis County and Denton.
- Action 2.5:** Develop and adopt housing ordinances in all jurisdictions consistent with zoning and subdivision regulations to address manufactured housing location, site restrictions, site amenities, tie-downs, skirting, and other improvements.
- Action 2.6:** 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 2.7:** Work to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance.
- Action 2.8:** Long term, develop comprehensive land use management or zoning ordinances in Denton and the County compatible with existing zoning in the City of Hazlehurst.

Action 2.9: Seek to establish countywide administration and enforcement of Georgia's Uniform Construction Codes, including sharing of a coordinated and unified codes enforcement office.

Action 2.10: Review the City of Hazlehurst's subdivision regulations to ensure consistency with newly amended zoning ordinance; to strengthen requirements for facilities provision, including proper road construction and stormwater drainage; and to promote quality development

OBJECTIVE 3: Provide the environment and infrastructure within Jeff Davis County to entice and direct quality residential, commercial, industrial and other economic development.

POLICIES/ACTIONS:

Action 3.1: Upgrade and extend the water, sewerage, and wastewater treatment systems of Hazlehurst to provide for additional capacity and room for growth.

Action 3.2: Fully develop and market a new industrial park in Hazlehurst, as well as utilize existing sites, and cooperate regionally in the Southeast Georgia Development Authority.

Action 3.3: Rehabilitate and revitalize existing and other landmark properties in Hazlehurst for continued adaptive public and private uses, including the Big House.

Action 3.4: Continue Hazlehurst downtown revitalization and streetscape improvements.

Action 3.5: Develop measures which accomplish the removal and prevention of abandoned mobile homes and other eyesores in the county and its municipalities.

Action 3.6: Support community beautification efforts utilizing local garden clubs, civic clubs, and prison details.

Action 3.7: Promote and utilize the county's agricultural base and natural resources for compatible economic development and enterprises.

Action 3.8: Protect, promote, and support the agricultural and forest uses of the county, and encourage continued agricultural production.

Action 3.9: Participate in the Altamaha River Partnership, and otherwise promote nature-based tourism within the county, including golf, hunting, fishing, agri-tourism, and venture biking.

Action 3.10: Complete the Town's Bluff Landing improvements and develop a Native American museum adjacent to this park for tourism purposes.

INTERGOVERNMENTAL COORDINATION

Relationship of Governmental Entities and Programs to Local Government Comprehensive Plan

Entities

There are no apparent conflicts identified in Jeff Davis County's joint comprehensive plan with the adjacent counties. The local comprehensive plan does call for working with neighboring counties where appropriate. For example, Jeff Davis County and the City of Hazlehurst presently contract with Telfair and Toombs counties for proper disposal of solid waste. Similarly, the County is an active member of the Altamaha River Partnership and its efforts to promote the river for nature-based tourism. Jeff Davis County is presently working with other participating counties in the Golden Isles Parkway Association to advocate the completion of the multi-laning of U.S. 341 in Georgia and to promote tourism development along the route. 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. A joint effort also exists among Appling, Bacon, and Jeff Davis counties in the administration of the Southeast Georgia Regional Development Authority, which is a collaborative effort among the three counties to attract industrial development to its Tri-County Industrial Park located near Graham in Appling County. The local governments in the county generally work well with each other, and all are cooperating to improve the community. Meetings are held periodically among the chief elected officials of each government as well as the Jeff Davis County Administrator to discuss issues as they arise. The local governments in the county also work well with the Jeff Davis 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 Hazlehurst work with the school system on any needed infrastructure improvements. It identifies the Joint Development Authority of Jeff Davis County, Hazlehurst, and Denton as the main organization to oversee economic development activities for the county. The City of Hazlehurst has its own Downtown Development Authority to oversee general beautification and economic development efforts within the City's central business district. The Hazlehurst-Jeff Davis County Board of Tourism is an arm of both governments dedicated to developing and promoting tourism efforts countywide.

Programs and Requirements

The Jeff Davis 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 plan that was prepared under EPD requirements for Big Satilla Creek. The comprehensive plan's implementation policies/actions address supporting the local implementation of the TMDL plan. On a state and regional level, the County also participates in the Altamaha River Partnership, which is a regional effort among the 11 counties along the river to promote economic development and nature-based tourism activities. The County is also an active member of the Golden Isles Parkway Association, which is a regional effort among the

counties located along U.S. 341 to promote the completion of its multi-laning and to seek the development of tourism opportunities along the route. Other state and regional programs, such as the Coastal Zone Management Program, the Governor's Greenspace Program, the Appalachian Regional Commission, and Transportation for Non-Attainment Areas, are not in effect in Jeff Davis 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, Jeff Davis County and the City of Hazlehurst contract with Telfair and Toombs counties for disposal of the county's and city's solid waste in the Telfair County Landfill and the Toombs County Landfill. Jeff Davis County participates in a joint effort with Appling and Bacon counties in the operation of the Tri-County Industrial Park, which is located in Appling County and jointly funded by all three counties. Located near Graham, the three counties originally partnered together in 1995 to create a multi-county industrial park that would enable the three counties to collaborate their industrial recruitment efforts in the belief that a joint effort would prove to be more successful in attracting development to the area as opposed to each county working on its own. This multi-county joint development authority was named the Southeast Georgia Regional Development Authority in 1997, and the authority oversees the operation and development of the industrial park, which is jointly funded by all three counties and the first of its kind in Georgia. The City of Hazlehurst operates a Better Hometown Program, which was created in 2001 upon designation by the Georgia Department of Community Affairs. As issues arise, the local government chief elected officials and Jeff Davis County Administrator consult and/or meet with the appropriate administrator/chief elected official as needed.

There are several formal and/or informal coordination mechanisms existing between one or more local governments in the county. The City of Hazlehurst operates an airport through the City of Hazlehurst Airport Authority, with the County contributing funding for capital improvements as needed. The City of Hazlehurst also provides animal control service countywide, with the County paying equitable per animal fees for pickups, boarding, and other associated costs. Each of these costs are then itemized on the millage of the unincorporated areas. Jeff Davis County is also currently coordinating efforts with the countywide Joint Development Authority, the Hazlehurst-Jeff Davis County Board of Tourism, and Altamaha Technical College to establish a culinary employment training center at the "Big House" in Hazlehurst. The "Big House" is a Neoclassical style structure that was built in the early 1900s and remains a historic landmark in Hazlehurst and Jeff Davis County. The County was able to complete the purchase of the mansion in 2002 with the assistance of OneGeorgia Authority funding. The culinary school would be under the operation of Altamaha Technical College. The County is also partnering with Job Training Unlimited, the administrative entity for the Workforce Investment Act (WIA) programs for Region Nine, in identifying individuals who could potentially benefit from the culinary training and assisting them in finding employment. Another coordination mechanism concerns the provision of fire protection. The City of Hazlehurst has a verbal agreement with Jeff Davis County to provide this service to the unincorporated areas. In exchange, the County provides E-911 and dispatching service countywide. The County and the City of Hazlehurst share a joint central facility to house a fuel system, and this facility is equally funded between the two governments. A jail facility is operated by the County, with the City of Hazlehurst paying a daily rate fee to the County to

house city inmates. The County also has an agreement with the City of Denton to provide for road/street construction within the city limits of Denton in lieu of the City receiving SPLOST funds. The County also provides solid waste collection and disposal service to the City of Denton. The County coordinates with Altamaha Technical College (ATC) to provide skills training and other employment services through the Workforce Investment Act (WIA) program and ATC's Claude Cook Manufacturing Center in Hazlehurst.

Meetings are held as needed among the appropriate chief elected officials and the Jeff Davis County Administrator to resolve any ongoing problems or conflicts. In matters involving the local school system, the chief elected officials and the Jeff Davis County Administrator are available to meet with the school superintendent to resolve issues. Matters involving the Joint Development Authority are handled in regular meetings between the authority's chairman, the County Administrator, and the chief elected officials. Issues concerning the City of Hazlehurst's Downtown Development Authority are handled in regular meetings between the chairman of the authority and the Mayor and/or City Council. Matters dealing with the Tourism Board are handled through meetings between the Board's director, the County Administrator, and chief elected officials. Issues related to the Airport Authority are dealt with as needed through meetings with the authority's chairperson, the County Administrator, and chief elected officials. Matters involving the "Big House" culinary employment training center are dealt with through meetings between the chief elected officials, County Administrator, the Joint Development Authority chairman, the Tourism Board's director, and the president of Altamaha Technical College, along with the director of Altamaha Technical College's satellite campus in Hazlehurst. Matters involving the Tri-County Industrial Park and the Southeast Georgia Regional Development Authority are handled through meetings involving the chief elected officials of Appling, Bacon, and Jeff Davis counties, the Jeff Davis County Administrator, the county managers of Appling and Bacon counties, and the Authority's chairman. Matters involving Altamaha Technical College are resolved through meetings including the chief elected officials, the president of the college, and the director of the college's satellite campus in Hazlehurst. The joint comprehensive plan preparation was coordinated by a formal executive committee and a local plan coordination committee with public and private sector members appointed by all of the local governments.

Programs and Requirements

Jeff Davis County and the municipalities of Denton and Hazlehurst are all included in Jeff Davis 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 plan that has been prepared locally is not required to be implemented at this time. There are current regional coordination mechanisms available through the Altamaha River Partnership, the Golden Isles Parkway Association, and the Heart of Georgia Altamaha Regional Development Center. The County also participates in regular meetings of the Altamaha River Partnership to assist in the coordination of its economic development and nature-based tourism efforts along the river. The Golden Isles Parkway Association is working to advocate completion of widening the highway throughout Georgia, as well as promoting the highway as a prime tourist route through the state. The local governments also 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. Other state and regional programs are not applicable to Jeff Davis County at this time.

Joint Planning and Service Agreements

Entities

The local governments in Jeff Davis County have an inter-agency agreement concerning responses by the various agencies in times of local emergencies. The County and Appling and Bacon counties have a joint service agreement concerning the Tri-County Industrial Park. There currently are no other joint planning or service agreements between the local governments in Jeff Davis County and adjacent local governments, the school board, and the joint development authority.

Programs and Requirements

Under the County's Service Delivery Strategy, Jeff Davis County and the cities of Denton and Hazlehurst 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 Appling and Bacon counties concerning the operation of the Tri-County Industrial Park, as documented above. There is no joint planning or service agreement involving the Altamaha River Partnership or the Golden Isles Parkway Association. Other state and regional programs are not applicable to Jeff Davis 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 Jeff Davis County involving other local entities or state programs, other than the Altamaha River Partnership and the Golden Isles Parkway Association mentioned earlier, and 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 chief elected officials from each local government and the Jeff Davis County Administrator are the lead agents countywide for coordinating with administrators from the adjacent local governments, the school superintendent, the Joint Development Authority chairman, the chairman of the Hazlehurst Downtown Development Authority, the chairman of the Southeast Georgia Regional Development Authority, the director of the Tourism Board, and the Airport Authority chairman.

Programs and Requirements

The Jeff Davis County Administrator and the chief elected officials of each local government are responsible for coordinating local issues under the countywide Service Delivery Strategy, the Altamaha River Partnership, and the Golden Isles Parkway Association. Other state and regional programs are not applicable to Jeff Davis County.

Issues Arising From Growth and Development Proposed In Nearby Governments

At this time, there are no issues arising from growth and development proposed in nearby governments or within the local governments in the county. 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 local plan is also consistent with the Heart of Georgia Altamaha RDC's regional plan. 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. Regional efforts to promote tourism and natural resource protection are well underway through ongoing participation in such regional groups as the Altamaha River Partnership and the Golden Isles Parkway Association. These efforts need to be maintained and strengthened as appropriate. Greater coordination and commitment between the County and the Joint Development Authority could expand the resources available for consistent and steady economic development activities. A need also exists to coordinate efforts between the County and the Tourism Board concerning developing and upgrading the Town's Bluff Landing site for use as a local and regional recreation and tourist destination. 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. The relationship between the local governments of Jeff Davis County, the Jeff Davis County School System, the Region 9 Workforce Investment Board, and the Altamaha Technical College to improve facilities and services should be expanded as needed. The need for potential coordination does exist

concerning the enhancement of information sharing among all local governments as well as the potential for consolidating services. A significant need also exists in the area of land use planning. Jeff Davis County would stand to benefit from coordinated efforts among all jurisdictions in the coordination, establishment, and/or consolidation of comprehensive countywide land use regulations to address such areas as erosion and sedimentation control, manufactured housing, and codes enforcement. 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 current Service Delivery Strategy provides a very 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. The Altamaha River Partnership's economic development and environmental conservation efforts are consistent with Jeff Davis County's joint local comprehensive plan. The comprehensive plan's Implementation Policies/Actions addresses the continued participation by the County in the regional group. Other state and regional programs are not applicable to Jeff Davis County.

INTERGOVERNMENTAL COORDINATION
GOAL, OBJECTIVES, AND IMPLEMENTATION POLICIES/ACTIONS

GOAL: To improve the overall well-being of Jeff Davis County by maintaining and increasing the coordination mechanisms among the County, its municipalities, and others, both locally and regionally, 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 entrepreneurship, developing partnerships to enhance economic recruitment efforts, focusing marketing and recruitment efforts on those activities which draw upon community assets, and enhancing the local agriculture industry and agri-business.

POLICIES/ACTIONS:

Action 1.1: Continue to support the local Chamber of Commerce and the Industrial Development Authority in community-wide efforts to continuously promote and encourage local business and industry retention and expansion.

Action 1.2: Develop new leadership and keep current leaders involved through regular participation in the leadership and economic development training sessions provided by Georgia EMC, Georgia Power, Department of Economic Development, the Fanning Institute, and others.

Action 1.3: Continue a coordinated community lobbying effort, spearheaded by a Chamber of Commerce Committee, to pursue the location of state and federal offices in Jeff Davis County including, but not limited to: Georgia Department of Labor, Georgia Department of Natural Resources, Georgia

Department of Transportation, and the federal Social Security Administration.

- Action 1.4:** Maintain efforts to pursue the construction of a state correctional facility in Jeff Davis County through community lobbying efforts and a request by the Jeff Davis County Commissioners.
- Action 1.5:** Explore the development of additional suitable and feasible sites for the location of a new industrial park through the Industrial Development Authority and seek public and private assistance (Georgia Department of Economic Development, Georgia Power, Georgia EMC, for example).
- Action 1.6:** Seek community support for the development of a new countywide industrial park.
- Action 1.7:** Pursue the purchase of adequate land for the new industrial park at an identified location.
- Action 1.8:** Develop and implement a plan to fully develop infrastructure to the new industrial park, including the provision of utilities, paved roads, and other amenities as necessary.
- Action 1.9:** Seek public/private funding to construct a speculative building in the new industrial park and provide regular maintenance and upkeep.
- Action 1.10:** Provide consistent and stable County funding for the Industrial Development Authority to support marketing and development efforts of the new industrial park.
- Action 1.11:** Define and establish community-supported standards for the types of industries to be allowed in the new industrial park.
- Action 1.12:** Maintain ongoing efforts to fully develop the Tri-County Park and continue marketing/recruitment efforts of the facility to potential industries.
- Action 1.13:** Continue to participate in the Southeast Georgia Regional Development Authority with Appling and Bacon 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 1.14:** Support Altamaha Tech’s BICE Partnership efforts and expand into community-wide effort, and utilize this body to coordinate other educational/skills improvement activities.
- Action 1.15:** Continue to support the Hazlehurst Downtown Development Authority and provide requisite funding to keep it active and vital.
- Action 1.16:** Continue ongoing efforts to extend the Hazlehurst Airport runway to 5,000 feet.
- Action 1.17:** Maintain active participation in the Golden Isles Parkway Association to continually encourage the roadway’s improvement.
- Action 1.18:** Lobby DOT for completion of the upgrade of SR 19/US 23 as a coordinated unified community effort of all local entities.
- Action 1.19:** Seek DOT support for the development of a perimeter connector for Hazlehurst to connect U.S. 341/U.S. 221.
- Action 1.20:** Seek to restore state highway status to County Road 268 and pursue funding to undertake needed upgrades.
- Action 1.21:** Seek the establishment of additional industries in Jeff Davis County, which could support or enhance county agriculture, such as food, poultry, or vegetable packing or processing.
- Action 1.22:** Promote the establishment of agri-tourism activities in Jeff Davis County and seek the development of venues in the county.
- Action 1.23:** Continue to provide support to the Jeff Davis Hospital as needed for future upgrades of equipment/personnel in order to ensure a viable, modern hospital facility.

- Action 1.24:** Maintain support for the County’s Tourism Board and its efforts to promote increased tourism activities in the county.
- Action 1.25:** Continue to actively participate in efforts to promote tourism along the Altamaha River through such regional organizations as the Altamaha River Partnership.
- Action 1.26:** Utilize DTAE Certified Economic Development Trainers at Altamaha Tech to help facilitate economic development in the county.
- Action 1.27:** Seek the assistance of the Georgia Rural Economic Development Center and other entities as appropriate to assist in creating the infrastructure necessary to support the development of entrepreneurial establishments in Jeff Davis County.
- Action 1.28:** Utilize Altamaha Tech in development of programs/incentives to create the necessary infrastructure to encourage the increased development of entrepreneurial establishments in Jeff Davis County.

OBJECTIVE 2: To conserve and protect the natural and cultural resources of Jeff Davis County so as to maintain and enhance environmental quality and the quality of life for all citizens.

POLICIES/ACTIONS:

- Action 2.1: Participate in and support the regional efforts of the Altamaha River Partnership to enhance and promote the greater Altamaha Basin for sustainable nature-based tourism.**
- Action 2.2: Work with Seven Rivers Resource Conservation and Development District and the Natural Resources Conservation Service to control erosion of county soils.**
- Action 2.3: Promote nature-based and heritage tourism within the county, including hunting, fishing, agri-tourism, and venture biking, through such regional organizations as the Altamaha River Partnership.**
- Action 2.4: Establish a county-wide Code Enforcement Program to help control and prevent illegal dumping and littering.**

Action 2.5: Provide continued support for the City of Hazlehurst's participation in the Better Hometown Program and its downtown revitalization, streetscape, and beautification efforts.

Action 2.6: Maintain and promote multi-purpose usage of the Big House in Hazlehurst, while seeking to enhance the property by acquiring the adjacent parcel.

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: Work with the Georgia Department of Transportation and Jeff Davis County in improving and paving the county's streets and roads on an annual basis.

Action 3.2: Advocate the long-term construction of a connector between U.S. 221 and U.S. 341.

Action 3.3: Work with GA DOT to identify bridges in need of repair and schedule such maintenance.

Action 3.4: Seek state construction of regional bicycle facilities within the county, and local connector facilities, as appropriate.

Action 3.5: Seek funding for extending the runway, building 10 new t-hangars, adding a taxi-way and new lighting to the taxi-way, and increasing the fuel capacity of the City of Hazlehurst's airport.

- Action 3.6:** Develop a composting/mulching program county-wide.
- Action 3.7:** Develop a county-wide collection program for white goods.
- Action 3.8:** Seek funding to establish a county-wide code enforcement program.
- Action 3.9:** Utilize a portion of a future special purpose local option sales tax for funding of a joint county-wide jail facility, and continue to pursue other funding options.
- Action 3.10:** Seek funding for the necessary firefighting equipment to maintain, and possibly lower ISO ratings in both the incorporated and unincorporated areas.
- Action 3.11:** Maintain cooperative agreements between the municipalities and the County for inter-agency emergency response in all jurisdictions.
- Action 3.12:** Seek the construction of a joint firefighter training facility.
- Action 3.13:** Assist Altamaha Technical College in providing adequate facilities and expansion of services at its satellite campus in Hazlehurst.

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 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 4.3:** Develop at least minimal ordinances regulating permit/location, subdivision development, and manufactured housing in Jeff Davis County and Denton.
- Action 4.4:** Develop and adopt housing ordinances in all jurisdictions consistent with zoning and subdivision regulations to address manufactured housing location, site restrictions, site amenities, tie-downs, skirting, and other improvements.
- Action 4.5:** Work to consolidate the various County land use regulations and separate ordinances into a more comprehensive and unified land development ordinance.
- Action 4.6:** Long term, develop comprehensive land use management or zoning ordinances in Denton and the County compatible with existing zoning in the City of Hazlehurst.
- Action 4.7:** Seek to establish countywide administration and enforcement of Georgia's Uniform Construction Codes, including sharing of a coordinated and unified codes enforcement office.
- 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

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 Jeff Davis County Comprehensive Plan* is a local plan developed by the citizens and leaders of Jeff Davis 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 Jeff Davis 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

Jeff Davis County, the City of Denton, and the City of Hazlehurst 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 Jeff Davis 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 Jeff Davis 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 Jeff Davis 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 six planning areas (economic development, natural and cultural resources, community facilities and services, housing, land use, 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 ac-

comply. 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 Jeff Davis County. These guides to action should be used by the local governments and by other interested parties, such as the Hazlehurst-Jeff Davis County Chamber of Commerce and the Joint Development Authority of Jeff Davis County, Hazlehurst, and Denton, as benchmarks for progress in improving Jeff Davis 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**

**Jeff Davis County
City of Denton
City of Hazlehurst**

JEFF DAVIS 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	Support Chamber and IDA's efforts to continuously promote/encourage local business and industry retention/expansion	N		N			N		Y	This item will be continued on an ongoing basis but will be dropped from the new STWP due to its wording 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.
ED	2001	Improve communication between existing business/industry and the community with regular meetings and other means to allow local employers to express needs/concerns	N		N			N		Y	Regular meetings between the local government in Jeff Davis County and existing businesses/industries will continue on an ongoing basis. However, this item is being dropped from the new STWP due to its wording 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.
ED	2001	Develop increased local awareness/recognition of existing employers through programs/events, such as "Business and Industry Appreciation Day or Week," "Business After Hours," and/or "Business and Industry Appreciation Dinners"	N		N			N		Y	This item will be continued on an ongoing basis but will be dropped from the new STWP due to its wording 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.

JEFF DAVIS 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	Strengthen efforts to bring higher management of companies with local offices/plants to Hazlehurst/ Jeff Davis for consultation/recognition	N		N			N		Y	This item will be continued on an ongoing basis through the countywide Development Authority and the County's participation in the Southeast Georgia Regional Development Authority. This item will be dropped from the new STWP due to its wording 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.
ED	2001	Seek to attract suppliers and other industry compatible with existing employers	N		N			N		Y	This activity will be continued on an ongoing basis through the Development Authority in Davis County, Hazlehurst, and Denton, but will be dropped from the new STWP due to its wording 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.
ED	2001	Promote expanded local consumer utilization of existing local retail/service stores and businesses	N		N			N		Y	This item will be continued on an ongoing basis through the Chamber, but will be dropped from the new STWP due to its wording 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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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, LU	2001	Establish a coordinated community lobbying effort to pursue the location of state and federal offices in Jeff Davis County	Y	2001						A community lobbying effort has been established to pursue the location of state and federal offices to the county, and lobbying will continue on an as needed basis.
ED, LU	2001	Seek a state prison in Jeff Davis County through community lobbying efforts and a request by the county commissioners	N		Y	2008				Efforts are currently ongoing to establish a prison facility in Jeff Davis County. However, no facility is expected to be established until the proposed prison facility in Applying County is opened. It is anticipated that such a facility will locate in Jeff Davis County by 2008.
ED, CF	2001	Develop a wider range of local recreational facilities	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 the current wording as a policy statement.
ED	2001	Support and intensify local beautification efforts	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 wording 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.

JEFF DAVIS COUNTY
Comprehensive Plan Short Term Work Program
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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	Educate the public on the need/seek public support for a new county-wide industrial park	N		Y	2010				The Development Authority of Jeff Davis County, Hazlehurst, and Denton is currently working to further develop its industrial parks along U.S. 341 and U.S. 221 near Altamaha Technical College's satellite campus, and the Development Authority is also working to seek public support for the future construction of a new industrial park. It is anticipated that such support will be in place to pursue the construction of a new industrial park by 2010.
ED, LU	2001	Purchase adequate land for the new industrial park at the identified location	N		Y	2010				The countywide Development Authority is currently working to further develop its industrial parks along U.S. 341 and U.S. 221 near Altamaha Technical College's satellite campus and is also currently seeking adequate land and public support for the future construction of a new industrial park. It is anticipated that adequate land and public support will be in place to pursue the construction of a new industrial park by 2010.
ED, LU	2002	Develop/implement a plan to provide utilities, pave roads, and provide other amenities in the new industrial park while developing a strategy for utilization of existing industrial park property	N		N		N		Y	Dropped due to its wording 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.

JEFF DAVIS COUNTY
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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	2003	Seek a speculative building in the new industrial park, and maintain such a facility at all times	N		N			Y	2008		Postponed until 2008 due to the Development Authority's decision to pursue existing buildings that are currently vacant as opposed to constructing a new speculative building. Development Authority is currently pursuing acquisition of the former Alco and E R O buildings.
ED	2001	Provide consistent/stable funding for the IDA to allow development and support marketing efforts of the new industrial park	N		Y	Ongoing					The County will continue to provide funding for the Development Authority through SPLA monies and appropriations from the general fund budget on an as needed basis.
ED	2002	Define/establish community-supported covenants for the types of industries allowed in the new industrial park	N		N			N		Y	This activity will be continued on an ongoing basis through the Development Authority. This activity will be dropped from the new STWP due to current wording 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.
ED, CF	2001	Encourage better, community-wide use of BOE programs and facilities	N		N			N		Y	Dropped due to its wording as a policy statement rather than a specific activity and its handling by other governments/agencies.

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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		
ED, CF	2001	Enhance or develop local basic skills and literacy programs	N		N			N		Y	Dropped due to the fact that this activity is the responsibility of the Jeff Davis County Board of Education and Altamaha Technical College rather than the County. It will be addressed in the future through the Goals and Objectives of the Comprehensive Plan.
ED, CF	2001	Encourage existing local industries to provide on-site skills training to the area labor force	N		N			N		Y	Dropped due to the fact that this activity is the responsibility of Altamaha Technical College, the local WIA One-Stop Center, and local employers rather than the County. It will be addressed in the future through the Goals and Objectives of the Comprehensive Plan.
ED	2001	Meet regularly with local industries to determine current and future skill needs, and attempt to provide training to meet these needs	N		N			N		Y	Dropped due to the fact that this activity is the responsibility of Altamaha Technical College, the local WIA One-Stop Center, and local employers rather than the County. It will be addressed in the future through the Goals and Objectives of the Comprehensive Plan.
ED, CF	2001	Encourage expansion of regular and continuing education course offerings within the community	N		N			N		Y	Dropped due to the fact that this activity is the responsibility of Altamaha Technical College rather than the County. It will be addressed in the future through the Goals and Objectives of the Comprehensive Plan.

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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 development/regular offerings of management training courses provided to local business owners	N		N			N		Y	Dropped due to the fact that this activity is the responsibility of Altamaha Technical College rather than the County. It will be addressed in the future through the Goals and Objectives of the Comprehensive Plan.
ED	2001	Provide regular management practices training to area farmers and agricultural services leaders	N		N			N		Y	Dropped due to the fact that this activity is the responsibility of Altamaha Technical College and the local Cooperative Extension Service office rather than the County. It will be addressed in the future through the Goals and Objectives of the Comprehensive Plan.
ED, CF, LU	2001	Establish ongoing communication with railroad officials to encourage regular maintenance/upgrade of available facilities/services	N		N			N		Y	This activity will be continued on an ongoing basis through meetings as needed between the Chairman of the County Commissioners and railroad officials, but will be dropped from the new STWP due to its current wording as a statement rather than a specific activity. It will be addressed in the future through the Goals and Objectives of the Comprehensive Plan.
ED, CF, LU	2001	Remain vigilant as a community about preserving existing rail service to Jeff Davis County	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 wording 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.

JEFF DAVIS COUNTY
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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, CF, LU	2001	Seek consistent implementation, with possible timeline upgrade, of Ga. DOT's Statewide Aviation System Plan as it applies to Hazlehurst Airport	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 wording as a policy statement.
ED, CF	2003	Extend the Hazlehurst Airport runway by an additional 500 feet, and seek DOT support of this upgrade	N		Y	2006				The City of Hazlehurst is currently working to extend the airport's runway to 5,000 feet. It is anticipated that this will be completed by 2006. Although the County is not responsible for providing airport service, the County does contribute SPLOST funds for capital improvements.
ED, CF, LU	2001	Lobby DOT for the completion of the Golden Isles Parkway/upgrade of SR 19/U.S. 23 as a coordinated, unified community effort of all local entities	N		Y	Beyond 2010				This activity will be continued on an ongoing basis. However, it is likely that any future upgrades to SR 19/U.S. 23 will not be completed until some time beyond 2010. At this time, there is no DOT schedule for the completion of these improvements.
ED, LU	2001	Seek establishment of industries in Jeff Davis County, which could support/enhance county agriculture	N		Y	Ongoing				The County recently assisted with the location of a peanut processing facility in the City of Denton. 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 wording as a policy statement.

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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	Provide continued support for local Cooperative Extension services	N		N			N		Y	The County provides the county agent with a vehicle and provides employees with supplements. This activity will be continuing on an ongoing basis, but will be dropped from the new STWP due to its current wording 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.
ED, CF	2001	Continue to support the County's Fairgrounds Association in its community programs and facilities development	N		N			N		Y	The County will continue to support the development and improvements to the 18th Street Homestead on an ongoing basis. However, this activity will be dropped from the new STWP due to its current wording 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.
ED	2001	Continue to support improvements/enhancements to city water supply capacities, sewer facilities, and local wastewater treatment capability	N		N			N		Y	Although the County continues to support infrastructure improvements in both rural and urban municipalities on an ongoing basis, this activity will be dropped from the County's new STWP due to its wording as a policy statement and its current handling by the municipalities. It will be addressed in the future through the Goals and Objectives of the Comprehensive Plan.

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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, LU	2001	Continue to pursue improvement of stormwater drainage in the Hazlehurst area through implementation of a stormwater drainage plan	N		N			N		Y	Dropped due to its handling by the City of Hazlehurst rather than the County.
ED, LU	2001	Enhance existing, or establish new, planning, ordinance, and permitting processes to discourage/ prevent development in potential infrastructure/ stormwater problem areas	N		N			N		Y	The County adopted a floodplain ordinance in 2004 as part of its agreement to participate in the National Flood Insurance Program. This ordinance will be continued on an as needed basis, but will be dropped from the new STWP due to its current wording 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.
ED	2001	Provide more vocational training opportunities and emphasis for non-college bound county high school students	N		N			N		Y	Dropped due to the fact that this activity is the responsibility of the Jeff Davis County Board of Education and Altamaha Technical College rather than the County. It will be addressed in the future through the Goals and Objectives of the Comprehensive Plan.
ED	2001	Stay abreast of local school system facilities needs, and encouragement development of appropriately modern facilities	N		N			N		Y	Dropped due to the fact that this activity is the responsibility of the Jeff Davis County Board of Education and rather than the County. It will be addressed in the future through the Goals and Objectives of the Comprehensive Plan.

JEFF DAVIS COUNTY
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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	Continue to provide ongoing development/funding support to keep the Jeff Davis Hospital a viable, modern hospital facility	N		N			N		Y	The County will continue to provide funding through SPLOST allocations as needed. However, this item is being dropped from the new STWP due to its wording 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.
ED	2001	Actively recruit/induce quality medical professionals to locate in Jeff Davis and serve local medical facilities	N		N			N		Y	This activity will continue on an ongoing basis through the Hospital Authority. However, this item is being dropped from the new STWP due to its wording 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.
ED	2001	Work with public and private sector to provide day care facilities, including in City of Denton	Y	2004						Y (Denton)	The County provided assistance in obtaining grant funding to provide for a day care center in the unincorporated area of the county near Graham. However, the pursuit of a day care center in the City of Denton has been dropped due to the determination that one is not feasible or needed at this time.

JEFF DAVIS COUNTY
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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	Provide community support for Tourism Board	N		N			N		Y	The County will continue to provide funding for the Tourism Board on an ongoing basis through the hotel/motel tax. However, this item is being dropped from the new STWP due to its wording 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.
ED, CF, LU	2001	Encourage the protection of sensitive plant and animal habitats while seeking a more diversified recreational/multi-purpose use of Bullard Creek Wildlife Management Area and other state-owned lands	N		Y	Ongoing					The County is currently seeking funding to expand Broxton Rocks and develop a park at the Town's Bluff landing site. This activity will be reworded in the new STWP to reflect specific activities as opposed to its current wording as a policy statement.
ED	2001	Maintain an up-to-date inventory of sites/buildings appropriate and available for industrial/business occupation	N		N			N		Y	This item will be continued on an ongoing basis through the Development Authority. However, it is being dropped from the new STWP due to its wording 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.
ED	2002	Establish term limits for IDA members	Y	2002							Accomplished in 2002.

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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	Develop a formal county master plan and marketing guide for economic development/industrial recruitment	N		N			Y	2008		Postponed until 2008 due to a lack of funds and other priorities at the present time.
ED	2001	Promote the county's central location between Jacksonville, Macon, and Savannah as a key to industrial location	N		N			N		Y	This item will be continued on an ongoing basis but will be dropped from the new STWPP due to its wording 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.
ED	2001	Develop/maintain up-to-date marketing materials consistent with the master economic development plan and marketing guide	N		N			Y	2008		Postponed until 2008 due to a lack of funds and other priorities at the present time.
NR, LU	2001	Adopt and enforce a county-wide ordinance to protect wetlands based on the DNR's Minimum Environmental Planning Criteria	Y	2001							Each of the local governments in Jeff Davis County adopted a model ordinance in 2001. The ordinance was based on DNR's Part V Environmental Planning Criteria covering groundwater recharge areas, wetlands, and protected river corridors.
NR	2001	Establish an educational program in the local schools which teaches the value of wetlands and some easy ways to identify them	N		N			N		Y	Dropped due to its handling by the Board of Education and other agencies.

JEFF DAVIS 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	
NR	2001	Require development permits in the Altamaha and Ocmulgee river corridors to first comply with Section 404 of the Clean Water Act	Y	2001						Accomplished in 2001 as part of the model ordinance that was adopted based on DNR's Part V Environmental Planning Criteria covering protected river corridors.
NR	2001	Develop, adopt and implement an ordinance for the protection of the Oconee-Altamaha River Corridors in the county	Y	2001						Each of the local governments in Jeff Davis County adopted a model ordinance in 2001. The ordinance was based on DNR's Part V Environmental Planning Criteria covering groundwater recharge areas, wetlands, and protected river corridors.
NR	2001	Adopt/enforce by ordinance Altamaha and Ocmulgee River Corridor Protection Plans	Y	2001						Accomplished in 2001 as part of the model ordinance that was adopted based on DNR's Part V Environmental Planning Criteria covering protected river corridors.
NR	2001	Strictly enforce Jeff Davis County's Health Department regulations prohibiting uncontrolled discharge and improper septic system development in the Altamaha and Ocmulgee river corridors	N		N			N	Y	This item will be continued on an ongoing basis but will be dropped from the new STWPP. Its wording 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.

JEFF DAVIS COUNTY
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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, LU	2001	Prevent inappropriate development in Jeff Davis floodplains by establishing/enforcing a county-wide floodplain management ordinance in accordance with FEMA requirements	Y	2004						Accomplished in 2004 through the adoption of a countywide floodplain management ordinance.
NR, LU	2001	Encourage the use of agriculture and forestry BMPs to minimize erosion/sedimentation	N		N			N		Dropped due to its wording as a policy statement and its handling by the local Cooperative Extension Service office and the Georgia Forestry Commission office.
NR	2001	Educate the general public as to state/federal regulations that apply to erosion and sedimentation control	N		N			N		Dropped due to its wording as a policy statement and its handling by the local Cooperative Extension Service office and the Georgia Forestry Commission office.
NR	2001	Educate the general public on importance of agriculture/forestry and its benefit to the local economy	N		N			N		Dropped due to its wording as a policy statement and its handling by the local Cooperative Extension Service office and the Georgia Forestry Commission office.
NR	2001	Support the reforestation of cutover timber lands	N		N			N		Dropped due to its wording as a policy statement and its handling by the local Cooperative Extension Service office and the Georgia Forestry Commission office.

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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	Support agriculture through development of markets, new crops, awards programs, farm tours, education programs, and other means	N		N			N		Y	This item will be continued on an ongoing basis but will be dropped from the new STWP due to its wording 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.
NR	2001	Encourage alternatives to row cropping in areas of high water table and steep slopes	N		N			N		Y	This item will be continued on an ongoing basis but will be dropped from the new STWP due to its wording 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.
NR	2002	Request DNR to conduct a Natural Heritage Inventory of Jeff Davis County	N		N			N		Y	Dropped due to the unavailability of Natural Heritage Inventories for individual counties.
NR	2001	Encourage landowners to protect sensitive plant and animal habitats	N		N			N		Y	This item will be continued on an ongoing basis but will be dropped from the new STWP due to its wording 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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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	Develop public education programs on county's sensitive species and their protection	N		N				N	This item will be continued on an ongoing basis but will be dropped from the new STWP and its wording 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.
NR	2001	Develop nature trails/other interpretive programs to educate/encourage protection of Jeff Davis County's environmentally sensitive areas	N		Y	Ongoing				The County is currently working to develop the Town's Bluff landing site. This activity will continue on an ongoing basis, but will be reworded in the new STWP to reflect more specific activities as opposed to its current wording as a policy statement.
NR	2001	Encourage protection of the largest dogwood tree in Georgia, which is located in Jeff Davis County	N		N				N	This item will be continued on an ongoing basis but will be dropped from the new STWP and its wording 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.
NR	2001	Identify potential locations along the Altamaha and Ocmulgee rivers (or potential lake site) for a state park	N		N				N	Dropped due to the determination that a state park is not feasible at this time. The County is working, however, to develop a local park at the Town's Bluff landing site.

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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	Request ACOE to make the Altamaha and Ocmulgee rivers safer/more accessible for recreation	N		N			N		Y	This item will be continued on an ongoing basis but will be dropped from the new STWP due to its wording 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.
NR	2001	Work to reduce vandalism to public boat ramps and landings	N		N			N		Y	This item will be continued on an ongoing basis but will be dropped from the new STWP due to its wording 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.
NR	2001	Upgrade/improve existing public landings as needed	N		Y	Ongoing					This activity will be continued on an as needed basis. The County is currently working on developing a new landing at the Town's site, as well as pursuing the acquisition of Hinson's Landing property for public use.
NR	2001	Encourage the continued existence of the state's Bullard Creek WMA	N		N			N		Y	Dropped due to its wording as a policy statement and due to the state's purchase of the property.

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			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
NR	2001	Encourage sportsmen/fishermen to protect and keep areas of scenic beauty and waterways clean	N		N			N		Y	This item will be continued on an ongoing basis but will be dropped from the new STWP due to its wording 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.
NR	2001	Encourage private landowners to protect areas of scenic beauty	N		N			N		Y	This item will be continued on an ongoing basis but will be dropped from the new STWP due to its wording 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.
NR, LU	2001	Continue to support the efforts of the Beautification Council, and seek participation in the Georgia Clean and Beautiful Program	N		N			N		Y	Dropped due to the non-existence of a Beautification Council in Jeff Davis County at this time.
NR	2001	Encourage private landowners' efforts in developing/planting a county flower and other landscaping	N		N			N		Y	This item will be continued on an ongoing basis but will be dropped from the new STWP due to its wording 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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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	2003	Organize a cemetery preservation project, including updating local published cemetery records	N		N			N		Y	Dropped due to the Historical Society's lack of adequate manpower at the present time.
NR	2002	Compile/publish a history of the historic resources identified in the comprehensive plan, and update the list on an ongoing basis	N		N			N		Y	The list is being updated in 2005 in conjunction with the comprehensive plan update. However, the publication of their history is being dropped due to the Historical Society's limited manpower at the present time.
NR	2003	Organize an oral history program	N		N			N		Y	Dropped due to the Historical Society's lack of manpower at the present time.
NR	2001	Encourage nomination of eligible public and private properties countywide to the National Register of Historic Places	N		N			N		Y	The Pace House in Hazlehurst was listed on the National Register of Historic Places. The Historical Society plans to research and possibly nominate the Big House and possibly several adjacent historic residences. This item will be continued on an ongoing basis, but will be dropped from the new STWP due to its withdrawal 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.
NR	2001	Explore obtaining a replacement copy of the county-wide Historic Resources Survey for the local public library	N		N			N		Y	Dropped due to the Historical Society's lack of adequate manpower at the present time.

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			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
NR	2001	Encourage the Tourism Board to promote the area's historic resources through heritage tourism development	N		N			N		Y	The Big House historic rehabilitation was completed with the assistance of OneGeorgia funds in 2005. Jeff Davis County's Centennial was celebrated in August, 2005. This item will be continued on an ongoing basis, but will be dropped from the new STWP due to its wording 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.
NR	2003	Establish heritage education activities in schools county-wide through participation in the Georgia Trust for Historic Preservation's Heritage Education Program	N		N			N		Y	Dropped due to its handling by the Board of Education rather than the County.
NR	2001	Promote utilization of preservation tax incentives, grants, or other funding assistance for rehabilitation of historic structures	N		N			N		Y	Preservation grant funding assistance has been utilized in the ongoing renovations to the Big House in Hazlehurst to create a culinary training facility. This item will be continued on an as needed basis, but will be dropped due to its wording as a policy statement as opposed to a specific activity. It will be addressed in the future through the Goals and Objectives of the Comprehensive Plan.

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			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
NR	2001	Encourage local civic organizations to adopt/ maintain historic properties	N		N			N		Y	The Historical Society helps in the maintenance of the Jeff Davis Museum, and the County Fairgrounds Association assists with maintenance of the 1890s Homestead. This item will be continued on an ongoing basis, but will be dropped due to its wording as a policy statement as opposed to a specific activity. It will be addressed in the future through the Goals and Objectives of the Comprehensive Plan.
NR	2001	Continue to develop/expand the 1890s era farm complex at the Jeff Davis County Fairgrounds	N		Y	Ongoing					A church was recently added to the 1890s Homestead complex. This activity will be continued on an as needed basis.
CF	2001	Continue use of the county's special option local sales tax for street paving and roadway improvement	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 current wording as a policy statement.

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			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N	
CF, LU	2001	Continue to reduce the percentage of unpaved roads within the county	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 current wording as a policy statement.
CF	2001	Develop a coordinated roadway maintenance schedule for city and county roads	N		N			N	Y	This item will be continued on an ongoing basis but will be dropped due to its wording as a statement as opposed to a specific activity. This item will be addressed in the future through the Goals and Objectives of the Comprehensive Plan.
CF	2001	Develop coordinated formal capital budget/plans by Jeff Davis County and the City of Hazlehurst for Road Dept. equipment replacement/purchase	N		N			N	Y	This item will be continued on an ongoing basis but will be dropped due to its wording as a statement as opposed to a specific activity. This item will be addressed in the future through the Goals and Objectives of the Comprehensive Plan.
CF	2001	Continue the practice/formalize the shared use of city/county equipment	N		N			N	Y	This item will be continued on an ongoing basis but will be dropped due to its wording as a statement as opposed to a specific activity. This item will be addressed in the future through the Goals and Objectives of the Comprehensive Plan.

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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	Support the City of Denton's efforts to maintain/ improve its municipal water service as needed	N		N				N	Although the County supports the City of Denton's efforts to improve its water service as needed, this item is being dropped from the County's new STWP due to its handling by the City of Denton and due to its current wording as a policy statement.
CF	2001	Ensure that all permitted drainage pipes are properly installed	N		N				N	This item will be continued on an ongoing basis but will be dropped due to its wording as a policy statement as opposed to a specific activity. This item will be addressed in the future through the Goals and Objectives of the Comprehensive Plan.
CF	2001	Explore possibilities for waste reduction in the county landfill, including cooperative recycling and organic waste composting	N		Y	Ongoing				The County's landfill has since closed, and a mini-transfer station is now being utilized. The County also utilizes recycling efforts provided by the City of Hazlehurst. This item 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 wording as a policy statement.
CF	2001	Pursue development of a C & D Landfill	N		N				N	Dropped due to a lack of feasibility at the time.

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			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
CF	2001	Promote public education on a countywide basis concerning solid waste issues, including waste reduction	N		N			N		Y	The County has pursued the development of local environmental codes enforcement policies but no funding is presently available. This activity will be continued on an ongoing basis, but will be dropped due to its wording as a policy statement as opposed to a specific activity. It will be addressed in the future through the Goals and Objectives of the Comprehensive Plan.
CF	2001	Study alternative green box location strategies or other methods to more efficiently consolidate solid waste collection efforts/improve site appearance	N		N			N		Y	This activity will be continued on an ongoing basis, but will be dropped due to its wording as a policy statement as opposed to a specific activity. It will be addressed in the future through the Goals and Objectives of the Comprehensive Plan.
CF, LU	2001	Implement Jeff Davis County's Solid Waste Management Plan	N		N			N		Y	This item will be continued on an ongoing basis, but will be dropped due to its wording as a policy statement as opposed to a specific activity. It will be addressed in the future through the Goals and Objectives of the Comprehensive Plan.
CF	2001	Seek to retain/increase number of qualified public safety personnel	N		N			N		Y	This activity will be continued on an ongoing basis, but will be dropped from the new Solid Waste Management Plan due to its wording as a policy statement as opposed to a specific activity. It will be addressed in the future through the Goals and Objectives of the Comprehensive Plan.

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			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
CF	2001	Continue to maintain/enhance equipment available to county/municipal public safety personnel through development of a capital budget	N		N			N		Y	The County is currently utilizing SPLOSA monies and FEMA Assistance to Firefighting grant funds in its capital budget for public safety equipment. This item will be continued on an ongoing basis but will be dropped from the new STWP and its wording 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	Include public safety equipment in the formal capital budgets/plan of Hazlehurst and Jeff Davis County	N		N			N		Y	The County is currently utilizing SPLOSA monies and FEMA Assistance to Firefighting grant funds in its capital budget for public safety equipment. This item will be continued on an ongoing basis but will be dropped from the new STWP and its wording 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	Encourage an increase in the number of foster homes available in Jeff Davis County	N		N			N		Y	Although the County supports the increase in usage of foster homes, this item is being handled due to its handling through the local DFC rather than the County.

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			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
CF	2001	Develop maintenance/replacement schedules for county and municipal public safety agencies	N		N			N		Y	This item will be continued on an ongoing basis, but will be dropped from the new STWP due to its current wording 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	Identify/pursue potential state/federal funding sources for needed operations/improvements	N		Y	Ongoing					The County is continuing to pursue funding assistance through FEMA's Assistance to Firefighters grant program. 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 present wording as a policy statement.
CF	2001	Continue to update EMS equipment and personnel	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 present wording as a policy statement.
CF	2001	Continue coordinated fire protection contract between Jeff Davis County and the cities of Hazlehurst and Denton	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 wording 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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CF	2001	Continue upgrading fire equipment/facilities in a coordinated manner	N		Y	Ongoing				This activity will be continued on an as needed basis, but will be reworded in the new STWP to reflect more specific activities as opposed to the present wording as a policy statement.
CF	2001	Continue to add trained fire protection personnel as needed	N		Y	Ongoing				This activity will be continued on an as needed basis, but will be reworded in the new STWP to reflect more specific activities as opposed to the present wording as a policy statement.
CF	2002	Pursue acquisition of a Class A pumper truck for the City of Denton (possibly transfer of old Hazlehurst pumper)	Y	2004						A new pumper truck was acquired in 2004.
CF	2001	Develop a coordinated capital budget/maintenance schedule for county and city fire departments	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 wording 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	Support the local Hospital Authority and governments in maintaining/upgrading the excellent facilities/technology available at the local hospital	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 wording 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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			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
CF	2001	Explore the possibilities/feasibility of regional specialization at the Jeff Davis Hospital	N		N			N		Y	This activity will be continued on an ongoing basis, but will be dropped from the new S due to its current wording 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	Pursue recruitment of additional medical personnel to Jeff Davis County	N		N			N		Y	This activity will be continued on an ongoing basis, but will be dropped from the new S due to its current wording as a policy statement rather than a specific activity and its handling by the Hospital Authority rather than the County. It will be addressed in the future through the Goals and Objectives of the Comprehensive Plan.
CF	2001	Encourage use of qualified physician's assistants/ nurse practitioners	N		N			N		Y	This activity will be continued on an ongoing basis, but will be dropped from the new S due to its current wording as a policy statement rather than a specific activity and its handling by the Hospital Authority rather than the County. It will be addressed in the future through the Goals and Objectives of the Comprehensive Plan.

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			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
CF	2001	Focus on the health needs of children and young adults in the county, through programs such as family planning, immunization and early childhood disease intervention	N		N			N		Y	This activity will be continued on an ongoing basis, but will be dropped from the new S due to its current wording as a policy statement rather than a specific activity and its handling by the Health Department rather than the County. This activity will be addressed in the future through the Goals and Objectives of the Comprehensive Plan.
CF	2001	Develop/expand elderly health programs, such as home health care, intermediate care/retirement facilities and nursing home facilities	N		N			N		Y	This activity will be continued on an ongoing basis, but will be dropped from the new S due to its current wording as a policy statement rather than a specific activity and its handling by the Health Department rather than the County. This activity will be addressed in the future through the Goals and Objectives of the Comprehensive Plan.
CF	2001	Continue public health programs for decreasing sexually transmitted diseases	N		N			N		Y	This activity will be continued on an ongoing basis, but will be dropped from the new S due to its current wording as a policy statement rather than a specific activity and its handling by the Health Department rather than the County. This activity will be addressed in the future through the Goals and Objectives of the Comprehensive Plan.

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CF	2001	Continue to develop or improve existing neighborhood recreation facilities	N		Y	Ongoing				Improvements to the County's boat landing parks within each commission district are ongoing. This activity will be continued on an ongoing basis, but will be reworded in the STWP to reflect more specific activities as opposed to its present wording as a policy statement.
CF	2001	Identify transportation means for children, senior citizens, and others to recreation facilities/ community centers county-wide	N		N			N	Y	Dropped due to a lack of feasibility at the time and its wording as a policy statement.
CF	2001	Seek to expand facilities at the county's river landings for recreational purposes as needed	N		Y	Ongoing				There currently are ongoing efforts to develop the Town's Bluff landing site into a local park. 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 present wording as a policy statement.
CF	2001	Continue maintenance/improvement of the county's recreation center in Hazlehurst	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 present wording as a policy statement.

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CF	2001	Develop Pat Dixon Youth Complex in Hazlehurst as the principal athletic facility for the Hazlehurst/Jeff Davis Recreation Department	N		Y	Ongoing				The County is currently undertaking the acquisition of additional property with LV funds for the purpose of expanding the current facilities. 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 present wording as a policy statement.
CF	2001	Continue to improve recreation opportunities at the public park facilities in Denton	N		Y	Ongoing				The County currently provides some funding materials to the City of Denton for park improvements as needed. This activity will be continued on an as needed basis, but will be reworded in the new STWP to reflect more specific activities as opposed to its present wording as a policy statement.
CF	2001	Encourage formal joint use of school facilities by local governments and school board	N		N		N		Y	Dropped due to its wording as a policy statement rather than a specific activity and its handling by other governments/agencies.
CF	2001	Continue multi-purpose development of the County Fairgrounds	N		Y	Ongoing				The County will continue to support the development and improvements to the 1800 Homestead on an as needed basis.

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			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
CF	2001	Pursue establishment of a new state park in Jeff Davis County	N		N			N		Y	The pursuit of a state park has been dropped to the determination that one is not feasible this time. The County is currently working to develop the landing site at Town's Bluff as a local park.
CF	2001	Continue to explore opportunities for consolidation of government services among the municipal and county entities	N		N			N		Y	The County currently shares a joint fuel facility with the City of Hazlehurst and provides waste collection and disposal service for the City of Denton. This item will be continued on an ongoing basis, but will be dropped from the STWP due to its wording 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	Consider consolidated equipment purchase and continued shared use of machinery by all local governments	N		N			N		Y	This item will be continued on an ongoing basis but will be dropped from the new STWP due to its wording 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	Establish maintenance/replacement schedules for all major equipment and incorporate capital budgeting into the formal budget process of local governments	N		N			N		Y	This item will be continued on an ongoing basis but will be dropped from the new STWP due to its wording 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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CF	2001	Utilize special purpose local sales tax to aid in facility improvements designed to meet identified development needs for existing and future residents for all governments of the county	N		N			N		Y	This item will be continued on an ongoing basis but will be dropped from the new STWP due to its wording 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	Reevaluate and finalize School Board's Five-Year Facilities Plan	N		N			N		Y	Dropped due to its responsibility being that of the Board of Education rather than the County.
CF	2001	Continually upgrade availability of local reference materials at the local library	N		Y	Ongoing					This activity will be continued on an as needed basis, but will be reworded in the new STWP to reflect more specific activities as opposed to the present wording as a policy statement.
CF	2001	Enhance/promote the library's Summer Reading Program	N		N			N		Y	Dropped due to its responsibility being that of the Board of Education and the Library rather than the County.
CF	2001	Expand local adult literacy efforts through encouraging community support, and establishing new programs if necessary	N		N			N		Y	Although the County supports the expansion of adult literacy efforts in the county, this item is being dropped from the new STWP due to its responsibility being that of Altamaha Technical College rather than the County. It will be addressed in the future through the Goals and Objectives of the Comprehensive Plan.

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CF	2005	Expand the current library building, or construct a new one, to provide much needed additional space	N		N			Y	2009		Postponed until 2009 due to the determination that this is not needed at the present time.
CF	2001	Coordinate reading lists of local teachers and college classes offered in the community to better ensure that requested materials can be obtained by the library in a timely manner	N		N			N		Y	Dropped due to its wording as a policy statement and its handling by other agencies (BOE, Library).
HO	2001	Seek assistance of the Georgia Housing and Finance Authority/other public agencies to fully define local housing needs/opportunities, and to develop appropriate programs to address them	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 present wording as a policy statement.
HO	2001	Encourage public and private sector use of existing programs of GHFA, HUD, and Rural Economic and Community Development (FmHA), etc. to develop new affordable housing	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 present wording as a policy statement.
HO	2001	Renovate existing housing stock through use of the CDBG or other programs	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 present wording as a policy statement.

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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	Publicize the community need for middle-income start-up housing	N		N		N		Y	This activity will be continued on an ongoing basis, but will be dropped from the new STWP due to its wording 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.
HO	2001	Publicize the need for, and work with builders/ developers to provide more rental housing of all types	N		N		N		Y	This item will be continued on an ongoing basis, but will be dropped from the new STWP due to its wording 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.
HO	2002	Conduct a needs assessment/market analysis to fully profile the local elderly, potential retirees, and their specific housing needs	N		N		N		Y	Dropped due to a lack of interest and other priorities at the present time.
HO	2003	Publicize the completed needs assessment/market analysis to potential developers and assist the development of identified needs, as appropriate	N		N		N		Y	Dropped due to a lack of interest and other priorities at the present time.
HO	2001	Coordinate strict health department regulation of septic tank systems by requiring septic tank permits prior to provision of electricity	N		N		Y	2006		Postponed until 2006 due to other priorities. County is currently working on a new ordinance and location permit, and this will be stated in the new STWP.
HO	2001	Coordinate efforts of the local beautification committees with the Georgia Clean and Beautiful Program	N		N		N		Y	Dropped due to the non-existence of beautification committees in Jeff Davis County at this time.

JEFF DAVIS 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	
HO, LU	2001	Promote the Adopt-A-Highway Program with local civic groups/organizations	N		N				N	This item will be continued on an ongoing basis but will be dropped from the new STWP and its wording 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.
HO	2002	Conduct a needs assessment to determine housing needs for migrants and seasonal farmworkers within Jeff Davis County	N		N				N	Dropped due to a lack of interest and other priorities at the present time.
HO	2003	Seek to address any identified migrant housing needs	N		N				N	Dropped due to a lack of interest and other priorities at the present time.

CITY OF DENTON
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	Improve communication between existing business/industry and the community with regular meetings and other means to allow local employers to express needs/concerns	N		N			N		Y	Regular meetings between the local government in Jeff Davis County and existing businesses/industries will continue on an ongoing basis. However, this item is being dropped from the new STWP due to its wording 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.
ED	2001	Develop increased local awareness/recognition of existing employers through programs/events, such as "Business and Industry Appreciation Day or Week," "Business After Hours," and/or "Business and Industry Appreciation Dinners"	N		N			N		Y	This item will be continued on an ongoing basis but will be dropped from the new STWP due to its wording 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.
ED	2001	Support and intensify local beautification efforts	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 wording 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.

CITY OF DENTON
Comprehensive Plan Short Term Work Program
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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 public and private sector to provide day care facilities, including in City of Denton	N		N			N		Y	The County provided assistance in obtaining grant funding to provide for a day care center in the unincorporated area of the county near Graham. However, the pursuit of a day care center in the City of Denton has been dropped due to the determination that one is not feasible or needed at this time.
ED	2001	Seek a more diversified recreational/multi-purpose use of Bullard Creek Wildlife Management Area	N		N			N		Y	Although the City supports the County's efforts to develop the Town's Bluff lands and to expand Broxton Rocks, this item is dropped from the City's STWP because implementation is the responsibility of the County rather than the City of Denton. It is a policy statement as presently worded rather than a specific activity.
NR	2001	Adopt and enforce a model ordinance based on the DNR's Minimum Environmental Planning Criteria for groundwater recharge areas, wetlands, and protected river corridors	Y	2001							Each of the local governments in Jeff Davis County adopted a model ordinance in 2001. It was based on DNR's Part V Environmental Planning Criteria covering groundwater recharge areas, wetlands, and protected river corridors.

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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, LU	2001	Continue to support the efforts of the Beautification Council, and seek participation in the Georgia Clean and Beautiful Program	N		N				N	Dropped due to the non-existence of a Beautification Council in Jeff Davis County at this time.
CF	2001	Support the City of Denton's efforts to maintain/ improve its municipal water service as needed	N		Y	Ongoing				The City's water tank was painted and cleaned in 2004. This activity will be continued on an ongoing basis, but will be reworded in the STWP to reflect more specific activities as opposed to its current wording as a policy statement.
CF	2001	Ensure that all permitted drainage pipes are properly installed	N		N				N	Dropped due to its wording as a policy statement and that drainage issues are handled through the Comprehensive Plan. This item will be addressed in the future through the Goals and Objectives of the Comprehensive Plan.
CF	2001	Seek to retain/increase number of qualified public safety personnel	N		N				N	This activity will be continued on an ongoing basis, but will be dropped from the new STWP due to its current wording 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.

CITY OF DENTON
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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	Continue to maintain/enhance equipment available to county/municipal public safety personnel	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 present wording as a policy statement.
CF	2001	Develop maintenance/replacement schedules for county and municipal public safety agencies	N		N			N	Y	This item will be continued on an ongoing basis but will be dropped from the new STWP due to its wording 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	Continue coordinated fire protection contract between Jeff Davis County and the cities of Hazlehurst and Denton	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 wording 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	2002	Pursue acquisition of a Class A pumper truck for the City of Denton (possibly transfer of old Hazlehurst pumper)	Y	2004						A new pumper truck was acquired in 2004.

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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	Develop a coordinated capital budget/maintenance schedule for county and city fire departments	N		N				N	This item will be continued on an ongoing basis but will be dropped from the new STWP due to its wording 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	Continue to develop or improve existing neighborhood recreation facilities	N		Y	Ongoing				The City is currently working on acquiring a pavilion for its city park. This activity will be continued on an as needed basis, but will be reworded in the new STWP to reflect more specific activities as opposed to its current wording as a policy statement.
CF	2001	Continue to improve recreation opportunities at the public park facilities in Denton	N		Y	Ongoing				The City is currently working on acquiring a pavilion for its city park. This activity will be continued on an as needed basis, but will be reworded in the new STWP to reflect more specific activities as opposed to its current wording as a policy statement.
CF	2001	Encourage formal joint use of school facilities by local governments and school board	N		N				N	Dropped due to its wording as a policy statement rather than a specific activity and its hand-off to other governments/agencies.

CITY OF DENTON
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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	Continue to explore opportunities for consolidation of government services among the municipal and county entities	N		N			N		Y	This item will be continued on an ongoing basis, but will be dropped from the new STWP in favor of its wording 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 special purpose local sales tax to aid in facility improvements designed to meet identified development needs for existing and future residents for all governments of the county	N		N			N		Y	This item will be continued on an ongoing basis, but will be dropped from the new STWP in favor of its wording 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.
HO	2001	Encourage public and private sector use of existing programs of GHFA, HUD, and Rural Economic and Community Development (FmHA), etc. to develop new affordable housing	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 the present wording as a policy statement.

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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	Renovate existing housing stock through use of the CDBG or other programs	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 the present wording as a policy statement.
HO	2001	Coordinate strict health department regulation of septic tank systems by requiring septic tank permits prior to provision of electricity	N		N			Y	2006	Postponed until 2006 due to other priorities. The County is currently working on a new ordinance and location permit, and this will be stated in the new STWP.
HO	2001	Coordinate efforts of the local beautification committees with the Georgia Clean and Beautiful Program	N		N			N		Dropped due to the non-existence of a Beautification Council in Jeff Davis County at this time.
HO, LU	2001	Promote the Adopt-A-Highway Program with local civic groups/organizations	N		N			N		This item will be continued on an ongoing basis but will be dropped from the new STWP and reworded 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.
HO	2002	Conduct a needs assessment to determine housing needs for migrants and seasonal farmworkers within Jeff Davis County	N		N			N		Dropped due to its wording 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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Element	Initiation Year	Description	Accomplished		Underway		Postponed		Dropped	Status/Comments	
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HO	2003	Seek to address any identified migrant housing needs	N		N			N		Y	Dropped due to its wording 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	2001	Expand/upgrade water supply/treatment and improve public water service within Jeff Davis County and its cities	N		N			Y	2006		Postponed until 2006 due to the lack of available funding. The City has previously applied for CDBG funding to acquire a better well, but funding has been denied. The City is currently reapplying, and hopes to have sufficient funds in place by 2006.
LU	2001	Further develop community enhancements conducive to economic development/an improved quality of life, including a more diversified use of state-owned lands in the county for multi-use purposes	N		N			N		Y	Dropped due to its wording 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.

CITY OF HAZLEHURST
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 Chamber and IDA's efforts to continuously promote/encourage local business and industry retention/expansion	N		Y			N		Y	Support for the Chamber's and Development Authority's efforts will be continued on an ongoing basis, but will be dropped from the STWP as an action item due to its wording in the policy statement rather than a specific activity. It will be addressed in the future through the Goals and Objectives of the Comprehensive Plan.
ED	2001	Improve communication between existing business/industry and the community with regular meetings and other means to allow local employers to express needs/concerns	N		Y			N		Y	Regular meetings between the local government in Jeff Davis County and existing businesses/industries will continue on an ongoing basis. However, this item is being dropped as an action item from the new STWP due to its wording 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.
ED	2001	Develop increased local awareness/recognition of existing employers through programs/events, such as "Business and Industry Appreciation Day or Week," "Business After Hours," and/or "Business and Industry Appreciation Dinners"	N		Y			N		Y	Programs to recognize existing employers will be continued on an ongoing basis, but will be dropped as an action item from the new STWP due to its wording 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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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	Strengthen efforts to bring higher management of companies with local offices/plants to Hazlehurst/ Jeff Davis for consultation/recognition	N		N			N		Y	This item will be continued on an ongoing basis but will be dropped from the new STWP due to its wording 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.
ED	2001	Seek to attract suppliers and other industry compatible with existing employers	N		Y			N		Y	This activity will be continued on an ongoing basis through the Development Authority in Davis County, Hazlehurst, and Denton, but will be dropped as an action item from the new STWP due to its wording 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.
ED, LU	2001	Establish a coordinated community lobbying effort to pursue the location of state and federal offices in Jeff Davis County	Y	2001							A community lobbying effort has been established to pursue the location of state and federal offices to the county, and lobbying will continue on an as needed basis.

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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, LU	2001	Seek a state prison in Jeff Davis County through community lobbying efforts and a request by the county commissioners	N		Y	2008				Efforts are currently ongoing to establish a prison facility in Jeff Davis County. However, no facility is expected to be established until a proposed prison facility in Appling County is opened. It is anticipated that such a facility will locate in Jeff Davis County by 2008.
ED, CF	2001	Develop a wider range of local recreational facilities	N		N			N	Y	Dropped due to its wording as a policy statement rather than a specific activity. The County handles the provision of recreation services countywide under the countywide Service Delivery Strategy rather than the City of Hazlehurst.
ED	2001	Support and intensify local beautification efforts	N		Y			N	Y	This activity will be continued on an ongoing basis, but will be dropped as an action item in the new STWP due to its current wording as a policy statement rather than a specific activity. This will be addressed in the future through the Goals and Objectives of the Comprehensive Plan.

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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	Educate the public on the need/seek public support for a new county-wide industrial park	N		Y	2010				The Development Authority of Jeff Davis County, Hazlehurst, and Denton is currently working to further develop its industrial parks along U.S. 341 and U.S. 221 near Altamaha Technical College's satellite campus, and the Development Authority is also working to seek public support for the future construction of a new industrial park. It is anticipated that such support will be in place to pursue the construction of a new industrial park by 2010.
ED, LU	2001	Purchase adequate land for the new industrial park at the identified location	N		Y	2010				The countywide Development Authority is currently working to further develop its industrial parks along U.S. 341 and U.S. 221 near Altamaha Technical College's satellite campus and is also currently seeking adequate land and public support for the future construction of a new industrial park. It is anticipated that adequate land and public support will be in place to pursue the construction of a new industrial park by 2010.
ED, LU	2002	Develop/implement a plan to provide utilities, pave roads, and provide other amenities in the new industrial park while developing a strategy for utilization of existing industrial park property	N		N			N	Y	Dropped due to its wording 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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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	2003	Seek a speculative building in the new industrial park, and maintain such a facility at all times	N		N			Y	2008		Postponed until 2008 due to the Development Authority's decision to pursue existing buildings that are currently vacant as opposed to constructing a new speculative building. Development Authority is currently pursuing acquisition of the former Alco and E R O buildings.
ED, CF	2001	Encourage better, community-wide use of BOE programs and facilities	N		N			N		Y	Dropped due to its wording as a policy statement rather than a specific activity and its handling by other governments/agencies.
ED, CF	2001	Enhance or develop local basic skills and literacy programs	N		N			N		Y	Dropped due to the fact that this activity is the responsibility of the Jeff Davis County Board of Education and Altamaha Technical College rather than the City. It will be addressed in the future through the Goals and Objectives of the Comprehensive Plan.
ED, CF	2001	Encourage existing local industries to provide on-site skills training to the area labor force	N		N			N		Y	Dropped due to the fact that this activity is the responsibility of Altamaha Technical College and local employers rather than the City. It will be addressed in the future through the Goals and Objectives of the Comprehensive Plan.

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			Y/N	Year	Y/N	Est. Comp. Date	Y/N	Est. Int. Date	Y/N		
ED	2001	Meet regularly with local industries to determine current and future skill needs, and attempt to provide training to meet these needs	N		N			N		Y	Dropped due to the fact that this activity is the responsibility of Altamaha Technical College and local employers rather than the City. It will be addressed in the future through the Goals and Objectives of the Comprehensive Plan.
ED, CF	2001	Encourage expansion of regular and continuing education course offerings within the community	N		N			N		Y	Dropped due to the fact that this activity is the responsibility of Altamaha Technical College rather than the City. It will be addressed in the future through the Goals and Objectives of the Comprehensive Plan.
ED	2001	Encourage existing local retailers/service businesses to expand store size, product selection, and offerings	N		Y			N		Y	This activity will be continued on an ongoing basis, but will be dropped as an action item in the new STWP due to its current wording in the policy statement rather than a specific action. It will be addressed in the future through the Goals and Objectives of the Comprehensive Plan.

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ED	2001	Seek a major department store/upscale retailer in downtown	N		Y			N		Y	This activity will be continued on an ongoing basis through the efforts of the Chamber of Commerce and Downtown Development Authority. However, it is being dropped as an action item from the new STWP due to its current wording 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.
ED, LU	2001	Support continued downtown development efforts in Hazlehurst by reactivating/providing necessary funding for Hazlehurst's Downtown Development Authority, perhaps through a special tax district	Y	2001							The City of Hazlehurst established a Better Hometown Program/Downtown Development Authority in 2001.
ED, LU	2001	Continue city supported landscaping/beautification efforts in the downtown area	N		Y			N		Y	This activity will be continued on an ongoing basis, but will be dropped as an action item from the new STWP due to its current wording 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.
ED	2001	Encourage private landowners downtown to maintain/beautify their property, possibly through development of incentives	N		Y			N		Y	This activity will be continued on an ongoing basis, but will be dropped as an action item from the new STWP due to its current wording 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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ED	2001	Encourage development of an active Downtown Merchants Association	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 wording 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.
ED	2001	Utilize the area's correctional facilities to provide crews for maintaining downtown public spaces	N		Y			N		Y	This activity will be continued on an ongoing basis, but will be dropped as an action item from the new STWP due to its present wording 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.
ED	2001	Seek unique specialty shops/businesses to locate in downtown Hazlehurst	N		Y			N		Y	This activity will be continued on an ongoing basis through the efforts of the Chamber of Commerce and the Downtown Development Authority. However, it is being dropped as an action item from the new STWP due to its current wording 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.
ED, CF, LU	2001	Establish ongoing communication with railroad officials to encourage regular maintenance/upgrade of available facilities/services	N		Y			N		Y	This activity will be continued on an ongoing basis, but will be dropped as an action item from the new STWP due to its current wording 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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ED, CF, LU	2001	Remain vigilant as a community about preserving existing rail service to Jeff Davis County	N		Y			N		Y	This activity will be continued on an ongoing basis, but will be dropped as an action item in the new STWP due to its current wording. A policy statement rather than a specific action will be addressed in the future through the Goals and Objectives of the Comprehensive Plan.
ED, CF, LU	2001	Seek consistent implementation, with possible timeline upgrade, of Ga. DOT's Statewide Aviation System Plan as it applies to Hazlehurst Airport	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 the current wording as a policy statement.
ED, CF	2003	Extend the Hazlehurst Airport runway by an additional 500 feet, and seek DOT support of this upgrade	N		Y	2006					The City is currently working to extend the airport's runway to 5,000 feet and anticipate this will be completed by 2006.
ED, CF, LU	2001	Lobby DOT for the completion of the Golden Isles Parkway/upgrade of SR 19/U.S. 23 as a coordinated, unified community effort of all local entities	N		Y	Beyond 2010					This activity will be continued on an ongoing basis. However, it is likely that any future upgrades to SR 19/U.S. 23 will not be completed until some time beyond 2010. At this time there is no DOT schedule for the completion of these improvements.

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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, LU	2001	Seek establishment of industries in Jeff Davis County, which could support/enhance county agriculture	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 wording as a policy statement.
ED	2001	Provide continued support for local Cooperative Extension services	N		N			N	Y	Dropped due to its wording as a policy statement. This is also the responsibility of the County rather than the City.
ED, CF	2001	Continue to support the County's Fairgrounds Association in its community programs and facilities development	N		N			N	Y	Dropped due to its wording as a policy statement. This is also the responsibility of the County rather than the City.
ED	2001	Continue to support improvements/enhancements to city water supply capacities, sewer facilities, and local wastewater treatment capability	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 wording as a policy statement.
ED, LU	2001	Continue to pursue improvement of stormwater drainage in the Hazlehurst area through implementation of a stormwater drainage plan	N		Y	Ongoing				The City is currently undertaking mitigation activities in various parts of the City, and pending SPLOST renewal includes funding for street/drainage improvements. 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 wording as a policy statement.

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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, LU	2001	Enhance existing, or establish new, planning, ordinance, and permitting processes to discourage/ prevent development in potential infrastructure/ stormwater problem areas	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 current wording as a policy statement.
ED	2001	Work with public and private sector to provide day care facilities, including in City of Denton	N		N			N	Y	The County provided assistance in obtaining grant funding to provide for a day care center in the unincorporated area of the county near Graham. However, the pursuit of a day care center in the City of Denton has been dropped due to the determination that one is not feasible or needed at this time.
ED	2001	Provide community support for Tourism Board	N		N			N	Y	Dropped due to its wording as a policy statement. This is also the responsibility of the County rather than the City.
ED, CF, LU	2001	Encourage the protection of sensitive plant and animal habitats while seeking a more diversified recreational/multi-purpose use of Bullard Creek Wildlife Management Area and other state-owned lands	N		N			N	Y	Although the City supports the County's efforts to develop the Town's Bluff lands and to expand Broxton Rocks, this item is dropped from the City's STWP because implementation is the responsibility of the County rather than the City of Hazlehurst. This is also a policy statement as presently worded rather than a specific activity.

CITY OF HAZLEHURST
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	Develop a formal county master plan and marketing guide for economic development/industrial recruitment	N		N			N		Y	Dropped due to the fact that this activity is the responsibility of the countywide Development Authority rather than the City.
NR, LU	2001	Adopt and enforce a model ordinance based on the DNR's Minimum Environmental Planning Criteria for groundwater recharge areas, wetlands, and river corridors	Y	2001							Each of the local governments in Jeff Davis County adopted a model ordinance in 2001. This ordinance was based on DNR's Part V Environmental Planning Criteria covering groundwater recharge areas, wetlands, and protected river corridors.
NR	2001	Develop nature trails/other interpretive programs to educate/encourage protection of Jeff Davis County's environmentally sensitive areas	N		N			N		Y	Although the City supports the protection of environmentally sensitive areas countywide, this item is being dropped from the City's new STWP since it is the responsibility of the County rather than the City.
NR	2001	Identify potential locations along the Altamaha and Ocmulgee rivers (or potential lake site) for a state park	N		N			N		Y	Although the City supports the County's efforts to develop a park at the Town's Bluff landing site, this item is being dropped from the City's new STWP since it is being handled through the County rather than by the City. It has also been determined that a state park is not feasible at this time. The County is working, however, to develop a local park along the Town's Bluff landing site.

CITY OF HAZLEHURST
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, LU	2001	Continue to support the efforts of the Beautification Council, and seek participation in the Georgia Clean and Beautiful Program	N		Y			N		Y	Although the City will continue to participate in the Peachy Clean program on an ongoing basis, this item is being dropped as an action item due to the new STWP due to the non-existence of the Beautification Council and its current wording is a policy statement rather than a specific activity. It will be addressed in the future through the Goals and Objectives of the Comprehensive Plan.
NR	2002	Pursue public acquisition/utilize the old Hazlehurst Jail for community use	Y	2005							Accomplished in 2005.
CF	2001	Develop coordinated formal capital budget/plans by Jeff Davis County and the City of Hazlehurst for Road Dept. equipment replacement/purchase	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 wording 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.

CITY OF HAZLEHURST
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	Continue the practice/formalize the shared use of city/county equipment	N		Y			N		Y	This activity will be continued on an ongoing basis, but will be dropped as an action item in the new STWP due to its current wording as a policy statement rather than a specific activity. This activity will be addressed in the future through the Goals and Objectives of the Comprehensive Plan.
CF	2001	Seek funding and implementation of the recommendations/improvements identified in the GRWA study of Hazlehurst's water system, including incorporation into the municipal capital budget/plan	N		Y	Ongoing					The GRWA has recently completed a study concerning the City's water/sewer rates. 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 wording as a policy statement.
CF	2001	Develop plans to extend water and sewer services to areas currently outside the Hazlehurst city limits	N		Y	Ongoing					The City has recently completed water/sewer extensions along U.S. 221 just south of the city limits. 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 wording as a policy statement.
CF	2001	Reduce stormwater infiltration in flow to the sewerage system of the City of Hazlehurst by improvement of sewerage distribution/piping	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 wording as a policy statement.

CITY OF HAZLEHURST
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
CF	2001	Seek funding/implementation of GRWA's sewerage system improvement recommendations for Hazlehurst's sewerage system, including incorporation into the municipal capital budget plan	N		Y	Ongoing				The GRWA has recently completed a survey concerning the City's water/sewer rates. This activity will be continued on an ongoing basis but will be reworded in the new STWP to include more specific activities as opposed to its current wording as a policy statement.
CF	2001	Continue to seek federal/state funding of the adopted Hazlehurst Stormwater Management Program	N		Y		N		Y	This activity will be continued on an ongoing basis, but will be dropped as an action item in the new STWP due to its current wording as a policy statement rather than a specific activity. This will be addressed in the future through the Goals and Objectives of the Comprehensive Plan.
CF	2001	Ensure that all permitted drainage pipes are properly installed	N		Y		N		Y	This activity will be continued on an ongoing basis, but will be dropped as an action item in the new STWP due to its current wording as a policy statement rather than a specific activity. This will be addressed in the future through the Goals and Objectives of the Comprehensive Plan.
CF	2001	Seek to retain/increase number of qualified public safety personnel	N		Y		N		Y	This activity will be continued on an ongoing basis, but will be dropped as an action item in the new STWP due to its current wording as a policy statement rather than a specific activity. This will be addressed in the future through the Goals and Objectives of the Comprehensive Plan.

CITY OF HAZLEHURST
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	Continue to maintain/enhance equipment available to county/municipal public safety personnel through development of a capital budget	N		N		N		Y	This item will be continued on an ongoing basis but will be dropped from the new STWP due to its wording 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	Include public safety equipment in the formal capital budgets/plan of Hazlehurst and Jeff Davis County	N		Y		N		Y	This item will be continued on an ongoing basis but will be dropped as an action item from the new STWP due to its wording 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	Develop maintenance/replacement schedules for county and municipal public safety agencies	N		Y		N		Y	This item will be continued on an ongoing basis but will be dropped as an action item from the new STWP due to its wording 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	Identify/pursue potential state/federal funding sources for needed operations/improvements	N		N		N		Y	This item will be continued on an ongoing basis but will be dropped from the new STWP due to its wording 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.

CITY OF HAZLEHURST
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	Continue coordinated fire protection contract between Jeff Davis County and the cities of Hazlehurst and Denton	N		Y			N		Y	This activity will be continued on an ongoing basis, but will be dropped as an action item in the new STWP due to its current wording 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	Continue upgrading fire equipment/facilities in a coordinated manner	N		Y	Ongoing					In recent years, the City has purchased a new truck and upgraded the training room and station. 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 present wording as a policy statement.
CF	2002	Purchase a new Class A pumper truck for the City of Hazlehurst's fire department	Y	2000							Accomplished in 2000.
CF	2001	Develop a coordinated capital budget/maintenance schedule for county and city fire departments	N		Y			N		Y	This item will be continued on an ongoing basis, but will be dropped as an action item from the new STWP due to its wording 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.

CITY OF HAZLEHURST
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	Continue to expand/improve recreational opportunities at Hazlehurst's municipal neighborhood parks	N		Y	Ongoing				Improvements to Young Street Park and Spann Park are ongoing, and Serenity Park recently constructed. 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 present wording as a policy statement.
CF	2001	Continue development of Mary McLean Park and old school for community use in the minority neighborhood of Hazlehurst	N		Y	Ongoing				The development of Mary McLean Park continued on an ongoing basis, but the old elementary school is the property of the County rather than the City. This activity will be reworded in the new STWP to reflect more specific activities as opposed to its present wording as a policy statement.
CF	2001	Develop Pat Dixon Youth Complex in Hazlehurst as the principal athletic facility for the Hazlehurst/Jeff Davis Recreation Department	N		N			N	Y	Dropped due to the provision of recreation service now being handled by the County rather than the City, although the City does support continued improvements at the complex.
CF	2001	Encourage formal joint use of school facilities by local governments and school board	N		Y			N	Y	Dropped as an action item due to its wording as a policy statement rather than a specific action and its handling by other governments/agencies.

CITY OF HAZLEHURST
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	Continue multi-purpose development of the County Fairgrounds	N		N			N		Y	Although the City supports the continued development of the County Fairgrounds, this item is being dropped from the City's new STWP because it is handled through the County rather than the City.
CF	2001	Pursue establishment of a new state park in Jeff Davis County	N		N			N		Y	Although the City supports the County's effort to develop a park at the Town's Bluff land site, this item is being dropped from the City's new STWP because it is handled through the County rather than the City. It has also been determined that a state park is not feasible at this time.
CF	2001	Continue to explore opportunities for consolidation of government services among the municipal and county entities	N		Y			N		Y	This item will be continued on an ongoing basis but will be dropped as an action item from the new STWP due to its wording as a policy statement rather than a specific activity. This item will be addressed in the future through the Goals and Objectives of the Comprehensive Plan.
CF	2001	Consider consolidated equipment purchase and continued shared use of machinery by all local governments	N		Y			N		Y	This item will be continued on an ongoing basis but will be dropped as an action item from the new STWP due to its wording as a policy statement rather than a specific activity. This item will be addressed in the future through the Goals and Objectives of the Comprehensive Plan.

CITY OF HAZLEHURST
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	Establish maintenance/replacement schedules for all major equipment and incorporate capital budgeting into the formal budget process of local governments	N		Y			N		Y	This item will be continued on an ongoing basis, but will be dropped as an action item from the new STWP due to its wording 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 special purpose local sales tax to aid in facility improvements designed to meet identified development needs for existing and future residents for all governments of the county	N		Y			N		Y	This item will be continued on an ongoing basis, but will be dropped as an action item from the new STWP due to its wording 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.
HO	2001	Seek assistance of the Georgia Housing and Finance Authority/other public agencies to fully define local housing needs/opportunities, and to develop appropriate programs to address them	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 the present wording as a policy statement.

CITY OF HAZLEHURST
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	Increase the supply of available land for housing development near Hazlehurst by extending water and sewer services to areas currently outside the city limits under an appropriate policy	N		N			N		Y	This item will be continued on an ongoing basis but will be dropped from the new STWP. Its wording 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.
HO	2001	Encourage development of permanent single-family housing through education and innovative financing programs	N		N			N		Y	This item will be continued on an ongoing basis but will be dropped from the new STWP. Its wording 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.
HO	2001	Encourage public and private sector use of existing programs of GHFA, HUD, and Rural Economic and Community Development (FmHA), etc. to develop new affordable housing	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 the present wording as a policy statement.
HO	2001	Renovate existing housing stock through use of the CDBG or other programs	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 the present wording as a policy statement.

CITY OF HAZLEHURST
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	Rezone, provide utilities, and otherwise make land available for rental housing in and near Hazlehurst	N		N			N		Y	This activity will be continued on an ongoing basis, but will be dropped from the new STWP due to its wording 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.
HO	2002	Conduct a needs assessment/market analysis to fully profile the local elderly, potential retirees, and their specific housing needs	Y	2004							Accomplished in 2004 through DCA's assistance in the development of the Hazlehurst Senior Village.
HO, LU	2001	Enforce all codes including also at least the optional state minimum codes for housing, existing buildings, and unsafe building abatement, under Georgia's Uniform Construction Act	N		Y	Ongoing					This activity will be continued in the City on an ongoing basis, but will be reworded in the new STWP to reflect more specific activities countywide as opposed to its present wording as a policy statement.
HO, LU	2001	Review the City of Hazlehurst's subdivision regulations to ensure consistency with newly amended zoning ordinances; to strengthen requirements for facilities provision; including proper road construction and stormwater drainage; and to promote quality development	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 present wording as a policy statement.
HO	2001	Launch a public awareness campaign focusing on the benefits of zoning and code enforcement	N		N			Y	2007		Postponed countywide until 2007 due to lack of sufficient public and private support at present time.

CITY OF HAZLEHURST
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	Coordinate efforts of the local beautification committees with the Georgia Clean and Beautiful Program	N		N			N		Y	Dropped due to the non-existence of beautification committees in Jeff Davis County at this time.
HO, LU	2001	Promote the Adopt-A-Highway Program with local civic groups/organizations	N		Y			N		Y	This item will be continued on an ongoing basis but will be dropped as an action item from the new STWP due to its wording 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.
HO	2002	Conduct a needs assessment to determine housing needs for migrants and seasonal farmworkers within Jeff Davis County	N		N			N		Y	Dropped due to its wording 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.
HO	2003	Seek to address any identified migrant housing needs	N		N			N		Y	Dropped due to its wording 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.

CITY OF HAZLEHURST
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	Expand/upgrade water supply/treatment and improve public water service within Jeff Davis County and its cities	N		Y	Ongoing				The City has recently completed water/ sewer extensions along U.S. 221 just south of the city limits. 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 wording as a policy statement.
LU	2001	Increase the supply of developable land by extending water and sewer services to areas currently outside the Hazlehurst city limits	N		Y	Ongoing				The City has recently completed water/ sewer extensions along U.S. 221 just south of the city limits. 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 wording as a policy statement.
LU	2001	Provide sufficient wastewater treatment and sewerage services to accommodate existing/future development in Jeff Davis County and its cities by implementing recommendations of the GRWA study	N		Y	Ongoing				The GRWA has recently completed a study concerning the City's water/sewer rates. 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 wording as a policy statement.
LU	2001	Further develop community enhancements conducive to economic development/an improved quality of life, including a more diversified use of state-owned lands in the county for multi-use programs	N		N		N		Y	Dropped due to its wording 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.

Comprehensive Plan Short Term Work Programs

**Jeff Davis County
City of Denton
City of Hazlehurst**

**JEFF DAVIS COUNTY COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source	
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		Local	State
ED, IC	Further develop/activate the Small Business Incubator of Altamaha Technical College to assist and nurture local small business entrepreneurs so as to create the infrastructure necessary to support the development of entrepreneurial establishments, and assist them financially with expansion						X		X		ATC, Chamber, DTAE, Governor's Entrepreneur Program	NA	X	X
ED, IC	Seek to develop new leadership and keep current leaders involved through regular participation in the leadership and economic development training sessions provided by Georgia EMC, Georgia Power, Department of Economic Development, the Fanning Institute, and others						X		X	Both	Chamber, Dev. Auth., DecD, Utility Cos., Fanning Institute	\$5,000 (total)	X	X
ED, IC	Continue to pursue the location of state and federal offices to Jeff Davis County, such as Georgia Department of Labor, Georgia Department of Natural Resources, Georgia Department of Transportation, and the federal Social Security Administration						X		X	X	Dev. Auth.	NA		
ED, CFS, IC	Continue to pursue the construction of a state correctional facility in Jeff Davis County	X	X	X					X	X	Dev. Auth., DOC	\$6-8 million (total)	X	X

**JEFF DAVIS COUNTY COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source	
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		Local	State
ED	Pursue the development of an open-air amphitheater within the county, possibly in conjunction with a new county outdoor recreation park	X							X		Tourism Bd., DNR (LWCF)	\$1.2 million	X	X
ED	Pursue funding to expand existing local festivals as needed and to establish new festivals as appropriate, including one centered on the county flower						X		X	X	Chamber, Dev. Auth., Tourism Bd.	\$5-6,000 (total)	X	
ED, LU, IC	Explore the development of additional suitable and feasible sites for the location of a new industrial park and seek public and private assistance as necessary (e.g. Georgia Department of Economic Development, Georgia Power, Georgia EMC)	X							X		Dev. Auth., DCA (OneGeorgia), DecD, Utility Cos.	\$2 million	X	X
ED, IC	Seek community support for the development of a new countywide industrial park						X		X	X	Dev. Auth.	\$1,000 (advertising)	X	
ED, LU, IC	Pursue the purchase of adequate land for the new industrial park at an identified location						X		X	X	Dev. Auth., DCA (OneGeorgia)	\$2 million (total, part of OneGeorgia)	X	X

**JEFF DAVIS COUNTY COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source	
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		Local	State
ED, LU, IC	Seek funding as necessary to fully develop infrastructure to the new industrial park, including the provision of utilities, paved roads, and other amenities						X		X	X	Dev. Auth., DCA (OneGeorgia), GEFA, USDA Rural Devt.	\$2 million (total)	X	X
ED, LU, IC	Seek public/private funding to construct a speculative building in the new industrial park			X	X				X		Dev. Auth., DCA (OneGeorgia)	\$650,000 (total)	X	X
ED	Provide consistent and stable funding for the Industrial Development Authority to support marketing and development efforts of the new industrial park						X		X		Dev. Auth.	\$200,000 (total)	X	
ED, LU, IC	Continue to pursue funding to develop the Southeast Georgia Regional Development Authority's industrial park (Tri-County Park)						X		X		Dev. Auth., SEGRDA, DCA (OneGeorgia), USDA Rural Devt.	\$1 million (total)	X	X
ED, LU, IC	Continue to participate in the Southeast Georgia Regional Development Authority with Appling and Bacon counties, and establish other partnerships with economic development organizations in neighboring counties as appropriate						X		X		Appling, Bacon cos.	NA		

**JEFF DAVIS COUNTY COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source	
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		Local	State
ED, CFS, IC	Continue to assist the City of Hazlehurst as needed with efforts to extend the Hazlehurst Airport runway to 5,000 feet and other improvements, such as building 10 new T-Hangars, adding a taxi-way and new lighting to the taxi-way, and increasing the fuel capacity	X (runway)	X	X	X	X			X	X	Airport Auth., DOT	\$3.3 million (total)	X	X
ED, IC	Continue to actively participate in the Golden Isles Parkway Association						X		X	X	Tourism Bd.	NA		
ED, IC	Advocate for the completion of the upgrade of SR 19/US 23						X	X	X	X	Chamber, Dev. Auth., DOT	NA (no DOT estimate available)	X	X
ED, CFS, IC	Seek to develop a perimeter connector road for Hazlehurst between U.S. 221 and U.S. 341						X	X	X	X	Chamber, Dev. Auth., DOT	NA (no DOT estimate available)	X	X
ED	Seek to restore state highway status to County Road 268 and pursue funding to undertake needed upgrades			X	X				X		DOT	NA (no DOT estimate available)	X	X
ED, IC	Seek the establishment of additional industries in Jeff Davis County, which could support or enhance county agriculture, such as food, poultry, or vegetable packing or processing						X		X	Both	Dev. Auth., DCA (OneGeorgia)	\$500,000 (total)	X	X
ED, IC	Seek the development of a local Farmer's Market within Jeff Davis County		X	X					X	X	Coop. Ext.	\$70,000	X	

**JEFF DAVIS COUNTY COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source	
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		Local	State
ED, NCR, IC	Pursue the establishment of agri-tourism activities in Jeff Davis County and seek funding to develop venues countywide						X		X	X	Tourism Bd., DCA (OneGeorgia), DNR (LWCF)	\$250,000 (total)	X	X
ED, CFS, IC	Coordinate with the municipalities as needed to upgrade the water and sewer systems to accommodate economic development growth						X		X	Both	Dev. Auth., DCA (CDBG, OneGeorgia), GEFA, USDA Rural Devt.	\$1 million (total)	X	X
ED, IC	Continue to provide assistance as needed to the Jeff Davis Hospital for future upgrades of equipment/ personnel						X		X		Hosp. Auth.	\$1.5 million (total, SPLOST)	X	
ED, NCR, CFS, LU	Pursue funding to develop a museum at Town's Bluff which interprets the Altamaha River, Native American history, the naval stores industry, and other aspects of the area's rich cultural heritage	X							X		Tourism Bd., DNR (LWCF)	\$1.2 million	X	X
ED, NCR, LU, IC	Continue to actively participate in the Altamaha River Partnership's efforts to promote nature-based tourism along the Altamaha River						X		X		Tourism Bd., ARP	NA		
ED	Seek to develop a formal county master plan and marketing guide for economic development/ industrial recruitment, including marketing materials			X					X		Dev. Auth.	\$35,000	X	

**JEFF DAVIS COUNTY COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source	
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		Local	State
ED, IC	Initiate entrepreneurial activities through the establishment of a mentoring group through the Chamber of Commerce, or by other programs, that will help to provide the support structure necessary to encourage the increased development of entrepreneurs	X (begin)	X	X	X	X			X	Both	Chamber	NA		
ED, IC	Seek funding through the Georgia Rural Economic Development Center and other entities as appropriate to assist in creating the infrastructure necessary to support the development of entrepreneurial establishments in Jeff Davis County	X							X	Both	Chamber, Dev. Auth., GREDC	\$5,000	X	
NCR, CFS, LU	Pursue funding to maintain and upgrade existing boat landings along the Altamaha and Ocmulgee rivers as needed						X		X		Tourism Bd., DNR (LWCF)	\$1.2 million (total, Town's Bluff Landing) \$50,000 (total, Hinson's Landing)	X	
NCR, CFS, IC	Pursue funding to establish a countywide Code Enforcement Program to help control and prevent illegal dumping and littering						X		X		DNR	\$90,000 (total)	X	

**JEFF DAVIS COUNTY COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source	
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		Local	State
NCR, CFS	Seek funding to maintain/upgrade the Jeff Davis County Courthouse as needed, including renovating the courthouse annex						X (maint.)		X			\$100,000 (total)	X	
NCR	Seek to organize/inventory historic County records in conjunction with the adoption of a records retention schedule and provide storage	X	X						X		Sec. of State (Dept. of Archives)	\$5,000 (total)	X	
NCR, CFS, LU, IC	Seek funding to maintain/upgrade the Big House in Hazlehurst as needed and pursue acquiring the adjacent parcel						X		X	X	Tourism Bd., DOT (TE)	\$350,000 (total)	X	X
NCR, CFS	Pursue funding as needed to maintain/upgrade the 1890s Farmstead at the Jeff Davis Fairgrounds						X				Fairgrounds Association	\$5,000/yr.	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	\$200,000 (total)		
CFS	Pursue funding as needed to pave existing roads within Jeff Davis County						X		X		DOT	\$3.3 million (total)	X	X
CFS	Maintain and upgrade bridges as needed						X		X			\$3.3 million (total, part of SPLOST)	X	

**JEFF DAVIS COUNTY COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source	
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		Local	State
CFS	Continue to upgrade equipment needs of the County's roads department as needed						X		X			\$3.3 million (total, part of SPLOST)	X	
CFS	Seek funding for state construction of regional bicycle facilities within the county, and local connector facilities, as appropriate						X	X	X	Both	DOT	\$390,000 (total)	X	X
CFS, IC	Seek to develop a composting/mulching program countywide				X				X	Hazl.	DNR, GEFA	\$100,000 (total, part of recycling)	X	X
CFS, IC	Seek to develop a countywide collection program for white goods				X				X	Hazl.	DNR, GEFA	\$100,000 (total, part of recycling)	X	X
CFS, IC	Pursue funding to construct a new joint countywide jail facility					X		X	X			\$630,000 (total, SPLOST)	X	
CFS	Seek funding for the necessary firefighting equipment to maintain, and possibly lower ISO ratings, in both the incorporated and unincorporated areas						X		X		FEMA	\$170,000 (total)	X	
CFS	Seek funding to upgrade emergency equipment as needed						X		X			\$1.3 million (total, SPLOST)	X	
CFS, IC	Seek funding for the construction of a new joint countywide firefighter training facility						X		X	Hazl.	FEMA, GEMA	\$250,000 (total)	X	X
CFS	Seek funding for the renovation of a public safety building						X		X			\$1.3 million (total, part of SPLOST)	X	

**JEFF DAVIS COUNTY COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source	
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		Local	State
CFS	Seek funding to upgrade EMA equipment and vehicles as needed						X		X			\$1.3 million (total, part of SPLOST)	X	
CFS	Seek funding to expand the Jeff Davis County Health Department's facilities for additional space and services as necessary						X		X		DHR	\$100,000 (total)	X	X
CFS	Pursue funding as needed to upgrade existing parks						X		X		DCA (LDF)	\$20,000 (total)	X	X
CFS	Seek to expand the Jeff Davis Senior Citizens Center and its programs and services as needed						X		X			\$50,000 (total)	X	
CFS	Pursue funding as needed to continue the renovation and development of the old city gym in Hazlehurst as a youth center	X	X						X		DCA (CDBG)	\$500,000 (total)	X	X
CFS	Pursue funding to acquire additional land at the county's recreation complex on Pat Dixon Road	X							X			\$150,000 (SPLOST)	X	
CFS	Pursue funding for improvements to the County's recreation complex, including adding paved parking lots, constructing a lighted walking track, building indoor batting cages, constructing an office complex, and constructing a new community center	X	X	X	X	X			X		Recreation Board, DCA (LDF)	\$475,000 (total, SPLOST)	X	X

**JEFF DAVIS COUNTY COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source	
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		Local	State
CFS	Seek to renovate the voting precincts throughout Jeff Davis County						X		X			\$20,000 (total)	X	
CFS, IC	Assist Altamaha Technical College in providing adequate facilities and expansion of services at its satellite campus in Hazlehurst as needed						X		X		ATC, DTAE	\$100,000 (total)	X	X
CFS, IC	Seek funding to improve and upgrade equipment at the Jeff Davis County Library as needed						X		X		BOE, DTAE, Satilla Regional Library Bd.	\$37,200/yr.	X	X
CFS, IC	Pursue funding as needed to expand the current library building, or construct a new one, to provide much needed additional space				X	X			X		BOE, DTAE, Satilla Regional Library Bd.	\$100,000 (total, expand)	X	X
HO	Seek CDBG, CHIP, and other funding as appropriate for the rehabilitation and/or clearance of substandard housing						X		X		DCA (CHIP)	\$285,000 (total)	X	X
HO, LU, IC	Seek to establish countywide administration and enforcement of Georgia's Uniform Construction Codes possibly by contracting with the City of Hazlehurst to share its building inspector		X (begin)	X	X	X			X	Both		\$1,000 (enforcement)	X	

**JEFF DAVIS COUNTY COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source	
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		Local	State
HO	Explore the creation of a local Habitat for Humanity chapter or other similar program to assist with building homes for eligible low income residents, possibly through the construction program at Altamaha Technical College, Baxley campus						X				Civic Groups, Private Citizens, ATC	NA		
HO, LU, IC	Pursue the adoption of basic land use management regulations countywide, including the development of at least minimal ordinances regulating subdivisions, manufactured housing, roadway acceptance, and permit/location in Jeff Davis County and the City of Denton		X	X					X	Denton		\$1,000 (enforcement)	X	
HO, LU	Adopt and enforce a location permit and electrical connection fee ordinance	X							X			\$1,000 (enforcement)	X	
HO, LU, IC	Develop and adopt housing ordinances in all jurisdictions consistent with zoning and subdivision regulations to address manufactured housing location, site restrictions, site amenities, tie-downs, skirting, and other improvements			X					X	Both	Planning Comm.	\$1,000 (enforcement)	X	

**JEFF DAVIS COUNTY COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source	
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		Local	State
HO, IC	Pursue the assistance of the Georgia Department of Community Affairs and other programs to assist private developers with low and moderate income housing development						X		X	Both	DCA, Banks, Private Developers	\$5,000 (local facilitation, no estimate available on private construction)	X	X
HO	Seek funding as needed for public and/or private elderly housing development for low and middle income seniors						X		X	Both	DCA, Banks, Private Developers	\$5,000 (local facilitation, no estimate available on private construction)	X	X
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	Both	Planning Comm.	NA		
LU, IC	Conduct a public education and information gathering campaign to discuss the need and benefits of land use regulation		X	X					X	Both	Planning Comm.	\$1,000 (total)	X	
LU, IC	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			X	X	X			X	Both	Planning Comm.	\$1,000 (enforcement)	X	

**JEFF DAVIS COUNTY COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source	
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		Local	State
LU, IC	Seek to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance			X	X	X			X	Both	Planning Comm.	\$1,000 (enforcement)	X	
LU, IC	Develop comprehensive land use management or zoning ordinances in the County and Denton compatible with existing zoning in the City of Hazlehurst			X					X	Denton	Planning Comm., RDC	\$1,000 (enforcement)	X	
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	X			X	Both	Planning Comm.	\$1,000 (enforcement)	X	

**CITY OF DENTON COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source	
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		Local	State
ED, IC	Seek to develop new leadership and keep current leaders involved through regular participation in the leadership and economic development training sessions provided by Georgia EMC, Georgia Power, Department of Economic Development, the Fanning Institute, and others						X		X	Both	Chamber, Dev. Auth., DecD, Utility Cos., Fanning Institute	\$5,000 (total)	X	X
ED, CFS	Pursue funding to expand existing local festivals as needed and to establish new festivals as appropriate, including the establishment of a community event in the City of Denton	X								X		\$5,000	X	
ED, IC	Seek the establishment of additional industries in Jeff Davis County, which could support or enhance county agriculture, such as food, poultry, or vegetable packing or processing						X		X	Both	Dev. Auth., DCA (OneGeorgia)	\$500,000 (total)	X	X
ED, NCR, IC	Pursue the establishment of agri-tourism activities in Jeff Davis County and seek funding to develop venues countywide						X		X	X	Tourism Bd., DCA (OneGeorgia), DNR (LWCF)	\$250,000 (total)	X	X

**CITY OF DENTON COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source	
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		Local	State
ED, IC	Initiate entrepreneurial activities through the establishment of a mentoring group through the Chamber of Commerce, or by other programs, that will help to provide the support structure necessary to encourage the increased development of entrepreneurs	X (begin)	X	X	X	X			X	Both	Chamber	NA		
ED, IC	Seek funding through the Georgia Rural Economic Development Center and other entities as appropriate to assist in creating the infrastructure necessary to support the development of entrepreneurial establishments in Jeff Davis County	X							X	Both	Chamber, Dev. Auth., GREDC	\$5,000	X	X
ED, IC	Seek the assistance of Altamaha Technical College in developing programs/incentives to create the infrastructure necessary to support the increased development of entrepreneurial establishments in Jeff Davis County						X		X	Both	ATC	NA		
NCR, CFS, IC	Participate in a countywide Code Enforcement Program to help control and prevent illegal dumping and littering						X		X	Both	DNR	\$90,000 (total)	X	X

**CITY OF DENTON COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source	
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		Local	State
CFS	Seek funding for drainage improvements as needed in identified areas of need						X		X	X		\$25,000 (total)	X	
CFS	Pursue funding as needed to pave and/or resurface existing streets						X			X	DOT (LARP)	\$100,000 (total)	X	X
CFS	Seek TE funding as needed for streetscape and other transportation improvements, such as improving and expanding curbs, gutters, and sidewalks						X			X	DOT (TE)	\$500,000 (total)	X	X
CFS	Seek CDBG or other funding as needed to maintain/upgrade the City's water system, including the construction of a backup well	X	X							X	DCA (CDBG)	\$300,000 (total)	X	X
CFS	Seek to develop detailed maps, utilizing GPS, of the water system and its components (valves, etc.)	X								X	RDC	\$1,000	X	
CFS	Seek funding to establish a public sewerage and wastewater treatment facility in the City of Denton					X		X		X	DCA (CDBG), GEFA, USDA Rural Devt.	\$750,000 (total)	X	X
CFS	Pursue funding as needed to improve the piping system and tank capacity for fire protection						X		X			\$100,000	X	
CFS	Seek funding for the necessary firefighting equipment to maintain, and possibly lower ISO ratings, in both the incorporated and unincorporated areas						X		X		FEMA	\$170,000 (total)	X	

**CITY OF DENTON COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source	
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		Local	State
CFS	Seek funding to upgrade emergency equipment as needed						X		X			\$1.3 million (total, SPLOST)	X	
CFS	Pursue funding as needed to upgrade the City's park, including the construction of a pavilion and other improvements as necessary	X							X	X		\$5,000 (SPLOST)	X	
HO	Seek CDBG, CHIP, and other funding as appropriate for the rehabilitation and/or clearance of substandard housing						X			X	DCA (CDBG, CHIP)	\$400,000 (total)	X	X
HO, LU, IC	Seek to establish countywide administration and enforcement of Georgia's Uniform Construction Codes, possibly by contracting with the City of Hazlehurst to share its building inspector		X (begin)	X	X	X			X	Both		\$1,000 (enforcement)	X	
HO	Explore the creation of a local Habitat for Humanity chapter or other similar program to assist with building homes for eligible low income residents, possibly through the construction program at Altamaha Technical College, Baxley campus						X				Civic Groups, Private Citizens, ATC	NA		

**CITY OF DENTON COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source	
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		Local	State
HO, LU, IC	Pursue the adoption of basic land use management regulations countywide, including the development of at least minimal ordinances regulating subdivisions, manufactured housing, roadway acceptance, and permit/location in Jeff Davis County and the City of Denton		X	X					X	X		\$1,000 (enforcement)	X	
HO, LU, IC	Adopt and enforce a location permit and electrical connection fee ordinance	X							X	X		\$1,000 (enforcement)	X	
HO, LU, IC	Develop and adopt housing ordinances in all jurisdictions consistent with zoning and subdivision regulations to address manufactured housing location, site restrictions, site amenities, tie-downs, skirting, and other improvements			X					X	Both	Planning Comm.	\$1,000 (enforcement)	X	
HO, IC	Pursue the assistance of the Georgia Department of Community Affairs and other programs to assist private developers with low and moderate income housing development						X		X	Both	DCA, Banks, Private Developers	\$5,000 (local facilitation, no estimate available on private construction)	X	X

**CITY OF DENTON COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source	
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		Local	State
HO	Seek funding as needed for public and/or private elderly housing development for low and middle income seniors						X		X	Both	DCA, Banks, Private Developers	\$5,000 (local facilitation, no estimate available on private construction)	X	X
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	Both	Planning Comm.	NA		
LU, IC	Conduct a public education and information gathering campaign to discuss the need and benefits of land use regulation		X	X					X	Both	Planning Comm.	\$1,000 (total)	X	
LU, IC	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			X	X	X			X	Both	Planning Comm.	\$1,000 (enforcement)	X	
LU, IC	Seek to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance			X	X	X			X	Both	Planning Comm.	\$1,000 (enforcement)	X	

**CITY OF DENTON COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source	
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		Local	State
LU, IC	Develop comprehensive land use management or zoning ordinances in the County and Denton compatible with existing zoning in the City of Hazlehurst			X					X	X	Planning Comm., RDC	\$1,000 (enforcement)	X	
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	X			X	Both	Planning Comm.	\$1,000 (enforcement)	X	

**CITY OF HAZLEHURST COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source	
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		Local	State
ED, IC	Seek to develop new leadership and keep current leaders involved through regular participation in the leadership and economic development training sessions provided by Georgia EMC, Georgia Power, Department of Economic Development, the Fanning Institute, and others						X		X	Both	Chamber, Dev. Auth., DecD, Utility Cos., Fanning Institute	\$5,000 (total)	X	X
ED, IC	Continue to pursue the location of state and federal offices to Jeff Davis County, such as Georgia Department of Labor, Georgia Department of Natural Resources, Georgia Department of Transportation, and the federal Social Security Administration						X		X	X	Dev. Auth.	NA		
ED, CFS, IC	Continue to pursue the construction of a state correctional facility in Jeff Davis County	X	X	X					X	X	Dev. Auth., DOC	\$6-8 million (total)	X	X
ED	Pursue funding to expand existing local festivals as needed and to establish new festivals as appropriate, including one centered on the county flower						X		X	X	Chamber, Dev. Auth., Tourism Bd.	\$5-6,000	X	
ED, NCR	Pursue the rehabilitation of the old jail in Hazlehurst as a community resource, such as a local museum	X								X		\$10,000 (maintain jail)	X	

**CITY OF HAZLEHURST COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source	
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		Local	State
ED, LU, IC	Explore the development of additional suitable and feasible sites for the location of a new industrial park and seek public and private assistance as necessary (e.g. Georgia Department of Economic Development, Georgia Power, Georgia EMC)	X							X		Dev. Auth., DCA (OneGeorgia), DecD, Utility Cos.	\$2 million	X	X
ED, IC	Seek community support for the development of a new countywide industrial park						X		X	X	Dev. Auth.	\$1,000 (advertising)	X	
ED, LU, IC	Pursue the purchase of adequate land for the new industrial park at an identified location						X		X	X	Dev. Auth., DCA (OneGeorgia)	\$2 million (total, part of OneGeorgia)	X	X
ED, LU, IC	Seek funding as necessary to fully develop infrastructure to the new industrial park, including the provision of utilities, paved roads, and other amenities						X		X	X	Dev. Auth., DCA (OneGeorgia), GEFA, USDA Rural Devt.	\$2 million (total)	X	X
ED, LU, IC	Seek public/private funding to construct a speculative building in the new industrial park			X	X				X		Dev. Auth., DCA (OneGeorgia)	\$650,000 (total)	X	X
ED	Continue to support the Hazlehurst Downtown Development Authority and Better Hometown Program and provide requisite funding						X			X	DDA, Better Hometown	\$10,000/yr.	X	

**CITY OF HAZLEHURST COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source	
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		Local	State
ED, CFS, IC	Pursue funding as needed to improve and upgrade the City of Hazlehurst Airport, including extend runway to 5,000 feet, building 10 new T-Hangars, adding a taxi-way and new lighting to the taxi-way, and increasing the fuel capacity	X (runway)	X	X	X	X			X	X	Airport Auth., DOT	\$3.3 million (total)	X	X
ED, IC	Continue to actively participate in the Golden Isles Parkway Association						X		X	X	Tourism Bd.	NA		
ED, IC	Advocate for the completion of the upgrade of SR 19/US 23						X	X	X	X	Chamber, Dev. Auth., DOT	NA (no DOT estimate available)	X	X
ED, CFS, IC	Seek to develop a perimeter connector road for Hazlehurst between U.S. 221 and U.S. 341						X	X	X	X	Chamber, Dev. Auth., DOT	NA (no DOT estimate available)	X	X
ED, IC	Seek the establishment of additional industries in Jeff Davis County, which could support or enhance county agriculture, such as food, poultry, or vegetable packing or processing						X		X	Both	Dev. Auth., DCA (OneGeorgia)	\$500,000 (total)	X	X
ED, IC	Seek the development of a local Farmer's Market within Jeff Davis County		X	X					X	X	Coop. Ext.	\$70,000	X	

**CITY OF HAZLEHURST COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source	
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		Local	State
ED, NCR, IC	Pursue the establishment of agri-tourism activities in Jeff Davis County and seek funding to develop venues countywide						X		X	X	Tourism Bd., DCA (OneGeorgia), DNR (LWCF)	\$250,000 (total)	X	X
ED, IC	Initiate entrepreneurial activities through the establishment of a mentoring group through the Chamber of Commerce, or by other programs, that will help to provide the support structure necessary to encourage the increased development of entrepreneurs	X (begin)	X	X	X	X			X	Both	Chamber	NA		
ED, IC	Seek funding through the Georgia Rural Economic Development Center and other entities as appropriate to assist in creating the infrastructure necessary to support the development of entrepreneurial establishments in Jeff Davis County	X							X	Both	Chamber, Dev. Auth., GREDC	\$5,000	X	X
ED, IC	Seek the assistance of Altamaha Technical College in developing programs/incentives to create the infrastructure necessary to support the increased development of entrepreneurial establishments in Jeff Davis County						X		X	Both	ATC	NA		

**CITY OF HAZLEHURST COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source	
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		Local	State
NCR, CFS, IC	Participate in a countywide Code Enforcement Program to help control and prevent illegal dumping and littering						X		X	Both	DNR	\$90,000 (total)	X	X
NCR	Investigate the possible public acquisition of the historic Hazlehurst Theatre and pursue funding to rehabilitate it for public use						X			X	DCA (LDF), DNR (Ga. Heritage)	\$750,000 (total)	X	X
NCR, CFS, LU, IC	Seek funding to maintain/upgrade the Big House in Hazlehurst as needed and pursue acquiring the adjacent parcel						X		X	X	Tourism Bd., DOT (TE)	\$350,000 (total)	X	X
CFS	Advocate the construction of an overpass structure over the rail system in the City of Hazlehurst			X						X	DOT	\$1 million+	X	X
CFS	Seek funding as needed for drainage improvements in identified areas of need	X								X	DCA (CDBG)	\$500,000	X	X
CFS	Pursue funding as needed to pave and/or resurface existing streets	X								X	DOT	\$1.3 million (includes SPLOST)	X	X
CFS, LU	Seek TE funding as needed to improve and expand curbs, gutters, and sidewalks, as well as any other streetscape or transportation improvements as appropriate	X								X	DOT (TE)	\$500,000	X	X
CFS	Continue to upgrade street equipment as needed	X								X		\$200,000	X	

**CITY OF HAZLEHURST COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source	
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		Local	State
CFS	Seek funding for state construction of regional bicycle facilities within the county, and local connector facilities, as appropriate						X	X	X	Both	DOT	\$390,000 (total)	X	X
CFS, LU	Seek CDBG and other funding as needed to maintain/upgrade the City's water system		X	X						X	DCA (CDBG)	\$500,000 (total)	X	X
CFS	Seek the development of detailed maps, utilizing GPS, of the water system and its components (valves, etc.)	X								X	RDC	\$2,000	X	
CFS, LU	Pursue funding as needed to expand sewerage services to new areas of need						X	X		X	DCA (CDBG)	\$500,000 (total)	X	X
CFS, LU	Pursue funding to upgrade or replace the wastewater system treatment facility in Hazlehurst as needed						X			X	DCA (CDBG), GEFA, USDA Rural Devt.	\$3 million (total)	X	X
CFS	Seek funding to replace the sewer lines installed in the 1940s in the City of Hazlehurst		X	X						X	DCA (CDBG)	\$500,000 (total, part of CDBG)	X	X
CFS	Seek funding as needed to improve the piping systems and tank capacity for fire protection			X	X					X		\$100,000 (total)	X	
CFS	Seek funding for the necessary firefighting equipment to maintain, and possibly lower ISO ratings, in both the incorporated and unincorporated areas						X			X	FEMA	\$125,000 (total)	X	

**CITY OF HAZLEHURST COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source	
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		Local	State
CFS	Seek funding to upgrade emergency equipment as needed						X			X	FEMA, GEMA	\$50,000 (total)	X	X
CFS, IC	Seek funding for the construction of a new joint countywide firefighter training facility						X		X	X	FEMA, GEMA	\$250,000	X	
CFS	Pursue funding as needed to upgrade existing parks						X			X	DCA (LDF)	\$20,000 (total)	X	X
HO	Seek CDBG, CHIP, and other funding as appropriate for the rehabilitation and/or clearance of substandard housing	X								X	DCA (CDBG)	\$500,000	X	X
HO, LU, IC	Seek to establish countywide administration and enforcement of Georgia's Uniform Construction Codes possibly by contracting with the City of Hazlehurst to share its building inspector		X (begin)	X	X	X			X	Both		\$1,000 (enforcement)	X	
HO	Explore the creation of a local Habitat for Humanity chapter or other similar program to assist with building homes for eligible low income residents, possibly through the construction program at Altamaha Technical College, Baxley campus						X				Civic Groups, Private Citizens, ATC	NA		

**CITY OF HAZLEHURST COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source	
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		Local	State
HO, LU, IC	Develop and adopt housing ordinances in all jurisdictions consistent with zoning and subdivision regulations to address manufactured housing location, site restrictions, site amenities, tie-downs, skirting, and other improvements			X					X	Both	Planning Comm.	\$1,000 (enforcement)	X	
HO, IC	Pursue the assistance of the Georgia Department of Community Affairs and other programs to assist private developers with low and moderate income housing development						X		X	Both	DCA, Banks, Private Developers	\$5,000 (local facilitation, no estimate available on private construction)	X	X
HO	Seek funding as needed for public and/or private elderly housing development for low and middle income seniors						X		X	Both	DCA, Banks, Private Developers	\$5,000 (local facilitation, no estimate available on private construction)	X	X
HO	Pursue funding as needed to modernize existing public housing units						X			X	Housing Auth., HUD	\$500,000 (total)	X	X
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	Both	Planning Comm.	NA		

**CITY OF HAZLEHURST COMPREHENSIVE PLAN
SHORT TERM WORK PROGRAM
2006-2010**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source	
		2006	2007	2008	2009	2010	Each Year	Beyond 2010	County	City	Other		Local	State
LU, IC	Conduct a public education and information gathering campaign to discuss the need and benefits of land use regulation		X	X					X	Both	Planning Comm.	\$1,000 (total)	X	
LU, IC	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			X	X	X			X	Both	Planning Comm.	\$1,000 (enforcement)	X	
LU, IC	Seek to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance			X	X	X			X	Both	Planning Comm.	\$1,000 (enforcement)	X	
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	X			X	Both	Planning Comm.	\$1,000 (enforcement)	X	

APPENDIX B

The Joint Jeff Davis County Solid Waste Management Plan

Prepared For:
Jeff Davis County
City of Hazlehurst
City of Denton

Prepared By:
Heart of Georgia Altamaha Regional Development Center
June, 2005

Georgia's major cities. These transportation routes serve as major thoroughfares through Jeff Davis County. Many motorists traveling northwest to Macon and southeast to the Golden Isles or to connect with other highways en route to Florida utilize State Route 27/U.S. 341 as an efficient means of transportation. State Route 135/U.S. 221 also serves as a quick and efficient route to travel to Interstate 16 to reach Macon and Atlanta or to reach Valdosta to the south. With an estimated 2003 population of 12,888, the county's population increased 12.3 percent from 1980 to 2003. In 2000, the number of occupied housing units was 4,828. A vast majority of Jeff Davis County's land area consists of agriculture and forestland (approximately 86 percent). The largest employer in Jeff Davis County by far is Amoco Fabrics and Fibers Co., which employs 1,110 people. There are three other commercial industries located in Jeff Davis County that employ 50 or more people. Those employers are Beasley Forest Products, Inc., PalletOne, and Thompson Hardwoods, Inc.

Jeff Davis County has two incorporated cities that are participating in this solid waste plan. The City of Hazlehurst is the county seat of Jeff Davis County. Its estimated 2003 population was 3,757. The City of Denton had an estimated 2003 population of 274.

Waste Disposal Stream Analysis

A. Inventory of Waste Stream Generators

Contributing to the overall waste stream in the unincorporated areas of Jeff Davis County are households along with minimal contributions from industry, commercial, and institutions. These sectors contribute different items such as paper, plastic, brown goods, food, industrial, and commercial waste. It is estimated that approximately 90 percent of the materials is household garbage, five percent is industry, four percent is commercial, and one percent is institutional. In the City of Hazlehurst, households, industries, commercial businesses, and institutions contribute to the overall waste stream. These sectors contribute different items such as paper, plastic, brown goods, food, industrial, and commercial waste. Households contribute approximately 61 percent of the overall waste stream. Industries such as Amoco Fabrics and Fibers contribute roughly 15 percent. Institutions, such as the schools in the Jeff Davis County School System and the Jeff Davis Hospital, contribute about 12 percent, and commercial businesses throughout the city also generate approximately 12 percent as well. In the City of Denton, households, a commercial business, and two industries contribute to the overall waste stream. These sectors contribute paper, plastics, food, and glass. Households contribute approximately 90 percent of the waste stream. A commercial business in Denton contributes approximately five percent along with two industries that combined contribute approximately five percent as well.

B. Anticipated Waste Amounts

2000-2004 to get a per capita amount of municipal solid waste. The amount of construction and demolition waste that was generated each year (2003-2004) was then divided by population estimates from 2003-2004 to get a per capita amount of construction and demolition waste. It was then decided to utilize the highest per capita number (.380 in 2001 for MSW/029 in 2004 for C & D) to avoid being overly conservative. Then, each per capita number was utilized to get a constant rate of the amount of waste disposed for the remaining years of the per capita municipal solid waste and construction and demolition waste generated. Thus, it was assumed that the annual rate of growth would remain consistent in order to best produce a reasonable estimate.

To determine the total tonnage disposed, the projected population for each year (2003-2015) was then multiplied by the highest per capita number (.380 in 2001 for MSW/029 in 2004 for C & D) to determine an amount disposed for each year. This number resulted in the total number of tons of municipal solid waste along with construction and demolition waste disposed of in Jeff Davis County for 2003-2015.

According to the figures obtained from the City of Hazlehurst, a total of 175 tons of recyclables are collected per year on average. The total number of recycled tons collected based upon 2003 figures was then divided by the 2003 population to get a constant rate of change. Because there was only one year (2003) available to base the projections upon, this number (0.014) was then multiplied by the projected population for each year (2004-2015) and that resulted in the amount of tons recycled for each year.

The total tonnage of both types of disposed waste for each year was then added to the total tonnage of recyclables to get a total amount of waste generated per year. That total was then divided by 365 to get the total tons per day. Next, the total tons per day were multiplied by 2,000 (2,000 lbs. equals one ton) to get the total pounds per day. That total was then divided by the projected population to get the total pounds per person per day of waste generated. The estimated numbers are given for each year beginning in 2003 through 2015 in Table 1.

The composition of the municipal solid waste generated each year from 2003-2015 is also broken down in tons based upon the Georgia Department of Community Affairs (DCA) state figure from seasonal sorts from the Fall of 2003 through the Summer of 2004. The figures for Jeff Davis County are assumed to be the same as the state figures because no figures were available at the local level. These figures are shown in Table 2.

The composition of the recyclables estimated to be generated each year from 2003-2015 is also broken down in tons based upon the estimated figures from the City of

the contractors. Jeff Davis County did not actually dispose of the waste itself. These figures and place of disposal are shown in Table 4 for 2000-2004.

2005	13,344	387	5,071	187	5,444	2.32
2006	13,458	390	5,114	188	5,692	2.32
2007	13,572	394	5,157	190	5,741	2.32
2008	13,688	397	5,201	192	5,790	2.32
2009	13,805	400	5,246	193	5,839	2.32
2010	13,922	404	5,290	195	5,889	2.32
2011	14,043	407	5,336	197	5,940	2.32
2012	14,164	411	5,382	198	5,991	2.32
2013	14,285	414	5,428	200	6,042	2.32
2014	14,406	418	5,474	202	6,094	2.32
2015	14,525	421	5,520	203	6,144	2.32

Sources: US Bureau of the Census, www.census.gov, Heart of Georgia Altamaha RDC Staff, 2005.

Table 2
Annual Projections of Jeff Davis County
Municipal Solid Waste Separated by Type 2003-2015 (in Tons)

Year	Inorganics	Paper	Plastic	Glass	Metal	Organic	C & D
2003	141	1,764	764	189	287	1,337	373
2004	143	1,767	767	192	290	1,340	373
2005	148	1,842	797	199	300	1,396	387
2006	149	1,859	804	200	303	1,409	390
2007	151	1,874	811	202	305	1,420	394
2008	152	1,890	818	204	308	1,432	397
2009	153	1,906	825	206	311	1,445	400
2010	154	1,927	832	207	313	1,462	404
2011	156	1,939	839	209	316	1,470	407
2012	157	1,956	846	211	319	1,482	411
2013	158	1,973	853	213	321	1,495	414
2014	160	1,991	860	214	324	1,508	418
2015	161	2,007	868	216	327	1,522	421

Sources: Heart of Georgia Altamaha RDC Staff, GA EPD, 2005.

2004	145	34
2005	151	36
2006	152	36
2007	154	36
2008	156	36
2009	156	37
2010	158	37
2011	160	37
2012	160	38
2013	162	38
2014	164	38
2015	164	39

Sources: Heart of Georgia Altamaha RDC Staff, City of Hazlehurst Recycling Center, 2005.

Table 4
Disposal of Jeff Davis County School System
2000-2004 (in Tons)

Year	Amount Disposed	Landfill Disposal Sites
2000	98.43	Transwaste Services, Inc. C & D and Broadhurst Environmental Landfill
2001	155.35	Transwaste Services, Inc. C & D, Broadhurst Environmental Landfill, and Pecan Row Landfill (One Time)
2002	147.53	Transwaste Services, Inc. C & D and Broadhurst Environmental Landfill
2003	393.89	Transwaste Services, Inc. C & D and Broadhurst Environmental Landfill
2004*	629.50	Transwaste Services, Inc. C & D, Broadhurst Environmental Landfill, Pecan Row Landfill (One Time), Atkinson County Landfill (One Time)

* 2004 includes the first three quarters of the year

Source: GA EPD, 2005.

The City of Hazlehurst Recycling Center is approximately a 6.390-acre facility. Items such as couches and metals can be taken to the County's convenience center located on Nina Gay Road. There are three containers for construction and demolition items such as couches and one container for metals where citizens may voluntarily place their items. The City of Hazlehurst's recycling program targets all residents of Jeff Davis County and encourages the recycling of items through proper disposal. The County and the City of Denton also use the recycling center, because neither local government has a program of its own. This program has had some success since its inception (it has collected 175 tons of recyclables per year on average), but additional funding is needed to expand the operation to include more recyclables that can be collected at the site. The City continuously needs to look for ways to expand the program.

B. Source Reduction

Jeff Davis County and its municipalities do not have any formal waste reduction programs through such means as reuse programs, financial incentives, waste audits, waste exchanges, or industrial process changes.

C. Recycling

The City of Hazlehurst has developed a recycling and collection program that is available for countywide use, but it has had limited effectiveness. The current program at the City of Hazlehurst's recycling center is rather successful, but not very comprehensive at the present time, however; it has a lot of potential to grow once additional funds become available.

Yard Trimming Mulching/Composting

A. Inventory of Composting and Mulching Programs

Jeff Davis County does not currently have a composting/mulching program in use nor do they anticipate a program in the near future. However, the County encourages residents to take yard trimmings to the City of Hazlehurst's inert landfill at a four-acre site on Yawn Road, which the City of Hazlehurst has a GA EPD permit to operate. The City of Hazlehurst does have a composting/mulching program. The City provides curbside pickup once a week for a monthly fee of \$1.50, and households can voluntarily take their compost/mulch to the city's inert landfill. Processed compost/mulch is used to supply city flowerbeds, and it is placed in washed out places. The City of Denton does not have a composting/mulching program, nor does it have an everyday curbside pickup that collects yard trimmings. The City does recommend taking the items to the City of Hazlehurst's inert landfill.

B. Special Management Items

voluntarily take their white goods to the City of Hazlehurst Recycling Center located on Farmer Street. The City of Hazlehurst does have a program in order to collect white goods. The City provides curbside pickup once a week for a fee of \$1.50 per month. The City contracts with Whitfield Recycling, a private recycler located in Bristol, Florida, to collect the white goods. The City encourages citizens to voluntarily take their tires, batteries, and used oil to local businesses participating in the County's agreement. The City of Denton does not have a program in order to collect tires, batteries, oil, and white goods. The City encourages its citizens to voluntarily take their white goods to the City of Hazlehurst Recycling Center and their tires, batteries, and oil to local businesses.

C. Waste Reduction Assessment

Current waste reduction programs in Jeff Davis County through the City of Hazlehurst Recycling Center are not adequate to achieve the state's per capita and local waste disposal reduction goals. While the programs are somewhat successful at best, more funding is needed to expand the program to achieve the State of Georgia's waste reduction goal and the local goal of 25 percent. However, the small tax base and population of Jeff Davis County is a limiting factor.

D. Waste Reduction Needs:

1. Expand and continue to utilize the City of Hazlehurst's yard trimming collection program.
2. Continue the current utilization method of disposing of yard waste by the City of Hazlehurst at their inert landfill site, and seek avenues to establish a composting/mulching program county-wide.
3. Citizens of Jeff Davis County need to utilize participating local businesses as a means of collecting tires, batteries and oil.
4. Encourage the expansion of recycling activities county-wide, and continue to upgrade and expand the City of Hazlehurst's recycling facilities.
5. Citizens of Jeff Davis County need to utilize the City of Hazlehurst's collection program and recycling center for the collection of white goods.

Waste Reduction Goals:

1. Develop a composting/mulching program county-wide.
2. Develop a county-wide collection program for white goods.

Collection Element

A. Inventory of Current Solid Waste and Recyclable Collection Programs

At the present time Jeff Davis 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 40 sites with a total of approximately

Landfill, where a transfer station is located. Before June 1, 2005, once the solid waste was taken to the transfer station, it was then hauled to the Telfair County Landfill or the Toombs County Landfill by Jeff Davis County. The Telfair County Landfill has a capacity to operate for approximately 16 more years. Its remaining capacity is 630,385.0 cubic yards. The Toombs County Landfill has a capacity to operate for approximately 22 more years. Its remaining capacity is 1,849,689.0 cubic yards. As of June 1, 2005, once municipal solid waste reaches the transfer station, it is taken by Onyx, a privately owned collection company from Valdosta, Georgia, to the Pecan Row Municipal Solid Waste Landfill in Lowndes County. The Pecan Row Landfill has a capacity to operate for approximately seven more years. Its remaining capacity is 4,202,560.0 cubic yards. The County utilizes the Transwaste Services, Inc. C&D Landfill to dispose of its C and D waste. It is a private commercial construction and demolition (C&D) landfill located in Coffee County. The Transwaste Services, Inc. C&D Landfill has a capacity to operate for approximately 17 more years. Its remaining capacity is 585,532.0 cubic yards. The Broadhurst Environmental Landfill is a private commercial municipal solid waste landfill located in Wayne County. The Broadhurst Landfill has a capacity to operate for approximately 14 more years. Its remaining capacity is 11,298,034.0 cubic yards.

The City of Hazlehurst utilizes curbside pickup once a week for a fee of \$9.00 per month. Individuals may also purchase the use of a container that is four, six, or eight yards in size. The fee for these containers depends on the number of times per week the customer requests it to be picked up. Once the garbage is collected, non-recyclable items are taken to the old Jeff Davis County landfill, where a transfer station is located. Items that can be recycled are taken to the City of Hazlehurst's Recycling Center located at 65 Farmer Street. Once the solid waste is taken to the transfer station, it is then hauled to the Telfair County Landfill or the Toombs County Landfill by the City of Hazlehurst. The Telfair County Landfill has a capacity to operate for approximately 16 more years. Its remaining capacity is 630,385.0 cubic yards. The Toombs County Landfill has a capacity to operate for approximately 22 more years. Its remaining capacity is 1,849,689.0 cubic yards.

The City of Denton does not have a formal collection program nor does it charge a fee. Citizens voluntarily take their garbage to one of the unstaffed green boxes located throughout Jeff Davis County. The County collects the green boxes as a part of its regular pickup. The City of Denton contracts with Jeff Davis County for solid waste collection and disposal in lieu of the City receiving Special Purpose Local Option Sales Tax (SPLOST) monies.

Jeff Davis County does have a program through several private businesses in order to collect tires, batteries, and oil throughout the county. Citizens may take items to local businesses, where private companies that pick them up properly dispose of them. The

Telfair County Landfill
Route 1/County Road 143
McRae, GA 31055

Toombs County Landfill
P.O. Box 112
Lyons, GA 30436

Jeff Davis County Board of Commissioners
P.O. Box 609
Hazlehurst, GA 31539

Jeff Davis County Transfer Station
Pat Dixon Road
Hazlehurst, GA 31539

City of Hazlehurst
P.O. Box 519
Hazlehurst, GA 31539

Onyx Waste Services Southeast, Inc.
1101 Hawkins Street
Valdosta, GA 31601

Broadhurst Environmental Landfill
4800 Broadhurst Road West
Screven, GA 31560

Transwaste Services, Inc. C&D Landfill
County Road 129/17 Mile River Road
Douglas, GA 31534

B. Yard Trimmings Collection

The City of Hazlehurst provides curbside pickup for yard trimmings. Citizens of Jeff Davis County and the City of Denton are encouraged to take their yard trimmings to the City of Hazlehurst compost/mulch site at the City's inert landfill located on Yawn Road.

C. Adequacy of Collection Programs

The collection methods utilized to collect solid waste by Jeff Davis County and its municipalities are adequate to serve the citizens of Jeff Davis County, although they

Recycling Center.

D. Illegal Dumping

There is a problem in Jeff Davis County with illegal dumping. The County utilizes the local game warden and the county sheriff's department to combat the problem of illegal dumping. The County has previously pursued funding to initiate a local codes enforcement program, but has been unsuccessful due to the lack of funding at the state level. While there are few instances of illegal dumping occurring in the City of Hazlehurst, if it should happen, the City utilizes its own code enforcement and the police department to combat the problem(s). Illegal dumping is a minimal problem within the City of Denton, but if it occurs, the City relies on the county sheriff's department to correct the problem(s).

E. Collection Needs:

1. Citizens of the City of Hazlehurst need to utilize the yard trimmings collection program provided by the City.
2. Citizens of Jeff Davis County need to utilize the yard trimmings collection site provided by the City of Hazlehurst.
3. Continue current means of collecting solid waste in the unincorporated areas of the county and encourage the increased utilization of recycling by all citizens through the City of Hazlehurst Recycling Center.
 4. Explore the feasibility of reducing and consolidating the number of unstaffed green boxes in the county, possibly through the establishment of additional convenience centers or other means as appropriate and feasible.
 5. Jeff Davis County needs to investigate the feasibility of establishing a collection program for white goods.
 6. Citizens of Jeff Davis County need to utilize the collection of tires, batteries, and oil provided by local businesses in the City of Hazlehurst.
 7. A countywide program to combat illegal dumping needs to be pursued.

Collection Goals:

1. Reduce and consolidate the number of unstaffed green box sites located throughout the county.
2. Establish a county-wide code enforcement program once funds become available.
3. Continue the current method of collection and voluntary drop-off of recyclables county-wide.

In case of a natural disaster or another event that may interrupt the flow of garbage pickup, Jeff Davis County and the City of Hazlehurst would utilize a private contractor. The City of Denton would rely on the County since there is no formal pickup program provided by the City. The County is responsible for collection of the unstaffed green boxes as well as the convenience centers. 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. If one or both of these options are necessary to adequately serve Jeff Davis County, the local governments would be required to go through the proper procedures to be able to put the options into operation. The time frame required would probably be at least one week to be able to go through the proper procedures to continue solid waste collection. If the collection program should become interrupted in case of a natural disaster or other event, the public will be notified on what procedures will take place via the media. This notification will take place through the newspaper and public service announcements on the radio.

Disposal Element

A. Disposal

The Telfair County Landfill is a public municipal solid waste landfill located in Telfair County. According to GA EPD, in 2004, Telfair County had a remaining capacity of 630,385.0 cubic yards. Its average daily tons in 2004 were 70.0, and it has a rate of fill of 140.00 cubic yards per day. Its estimated fill date is July 29, 2020, which means that the landfill has approximately 16 years of remaining capacity. Telfair County Landfill accepts household wastes.

The Toombs County Landfill is a public municipal solid waste landfill located in Toombs County. According to GA EPD, in 2004, Toombs County had a remaining capacity of 1,849,689.0 cubic yards. Its average daily tons in 2004 was 150.0, and it has a rate of fill of 300.00 cubic yards per day. Its estimated fill date is July 29, 2026, which means that the landfill has approximately 22 years of remaining capacity. The Toombs County Landfill accepts household wastes.

The Broadhurst Environmental Landfill is a private commercial municipal solid waste landfill located in Wayne County. According to GA EPD, in 2004, Broadhurst had a remaining capacity of 11,298,034.0 cubic yards. Its average daily tons in 2004 were 1,901.0, and it has a rate of fill of 2,535.00 cubic yards per day. Its estimated fill date is April 30, 2034, which means that the landfill has approximately 19 years of remaining capacity. Broadhurst accepts items ranging from household wastes to hazardous waste.

The Pecan Row Landfill is a private commercial municipal solid waste landfill located in Lowndes County. According to GA EPD, in 2004, Pecan Row had a

Transwaste had a remaining capacity of 585,532.0 cubic yards. Its average daily tons in 2004 were 60.0, and it has a rate of fill of 120.0 cubic yards per day. Its estimated fill date is February 9, 2022, which means that the landfill has approximately 17 years of remaining capacity. Transwaste accepts construction materials such as metals.

B. Thermal Treatment Technologies

Jeff Davis County and its municipalities do not have any thermal treatment technologies, nor are any planned in the future.

C. Adequacy for Planning Period

The Telfair County Landfill will be adequate to meet the needs of Jeff Davis County and the cities of Denton and Hazlehurst for the ten-year planning period. The remaining capacity as of 2004 was 630,385.0 cubic yards, or an estimated life of 16 more years.

The Toombs County Landfill will be adequate to meet the needs of Jeff Davis County and the cities of Denton and Hazlehurst for the ten-year planning period. The remaining capacity as of 2004 was 1,849,689.0 cubic yards, or an estimated life of 22 more years.

The Broadhurst Environmental Landfill will be adequate to meet the needs of Jeff Davis County and the cities of Denton and Hazlehurst for the ten-year planning period. The remaining capacity as of 2004 was 11,298,034.0 cubic yards, or an estimated life of 19 more years.

The Pecan Row Landfill will not be adequate to meet the needs of Jeff Davis County and the cities of Denton and Hazlehurst for the ten-year planning period, based on the remaining life of the landfill. The remaining capacity as of 2004 was 4,202,560.0 cubic yards, or an estimated life of 6 more years. However, if additional cells are created, this would enable an extension of the remaining life of the landfill, thus allowing the landfill to be adequate to meet the needs of Jeff Davis County's local governments for the ten-year planning period and beyond. Otherwise, the local governments may need to consider alternative waste disposal options in the future.

The Transwaste Services, Inc. C&D Landfill will be adequate to meet the needs of Jeff Davis County and the cities of Denton and Hazlehurst for the ten-year planning period. The remaining capacity as of 2004 was 585,532.0 cubic yards, or an estimated life of 17 more years.

D. Disposal Needs:

1. Continue to utilize the regional landfill facilities.

F. Contingency Strategy for Disposal

In case of a natural disaster or another event that may interrupt the flow of garbage pickup or generate a large amount of extra waste, Jeff Davis County and its municipalities have access to a number of regional landfill facilities in close proximity to Jeff Davis County to handle the excess waste that such an event might generate. These facilities are located in Atkinson (C & D), Candler, Coffee (C&D), Laurens, Lowndes, Telfair, Toombs, and Wayne counties. If this option becomes necessary, the County would be required to go through the proper procedures to be able to put this option into operation. The time frame would probably require at least one week to follow all proper procedures to continue solid waste disposal. If the recycling program should become interrupted in case of a natural disaster or other event, the public will be notified on what procedures will take place via the media. This notification will take place through the newspaper and public service announcements on the radio.

Land Limitation Element

A. Natural Environmental Limitations

Jeff Davis County's abundant natural resources are becoming recognized by its citizens as an increasingly important asset to the county's future growth and development. A growing interest is emerging in protecting the area's fragile resources while balancing the need for growth. The following discussion highlights the natural environmental limitations of Jeff Davis County.

According to the 1989 Hydrologic Atlas 18 of the Georgia Geologic Survey, Jeff Davis County has no significant groundwater recharge areas. A countywide ordinance modeled after the Georgia Department of Natural Resources' Part V Environmental Planning Criteria is in effect that includes standards for protecting groundwater recharge areas. However, these standards are not applicable in Jeff Davis County. A sizable portion of Jeff Davis County (approximately 30 percent) has also been designated as wetlands on the National Wetlands Inventory prepared by the U.S. Fish and Wildlife Service. Much of the wetlands in the county are located along the Ocmulgee and Altamaha River Basins as well as major creeks, but not all of the wetlands in the county are confined to these areas. There are many areas of wetlands throughout the county, particularly in less well-developed areas located south of Hazlehurst. These areas of the county are known to contain a variety of habitats of protected flora and fauna, including rare plants and animals such as the hooded pitcherplant and shortnose sturgeon.

The County also has two rivers, the Altamaha and the Ocmulgee, which are identified for protection under the 1991 River Corridor Protection Act. Both rivers are part of

first bioreserve. In 1997 the Nature Conservancy completed a Conservation Plan to help protect the lower Altamaha River watershed. It is Georgia's largest river-swamp system and was designated by the Nature Conservancy in 1991 as one of the 75 "Last Great Places" remaining on Earth. The state-owned Bullard Creek Wildlife Management Area is also located along the river in the northeastern section of Jeff Davis County. This area contains approximately 13,900 acres of pine and hardwood forest and river swamp, and it is a vital component to protecting the quality of the river. A variety of hunting and fishing opportunities are located along the Altamaha River, making it very popular for recreational uses. Two public boat landings, Bullard Creek and Town's Bluff, are located along the Jeff Davis County side of the Altamaha River, north of Hazlehurst off of U.S. Highway 221/Georgia Highway 56, which offer the potential for tourism opportunities. Efforts are currently ongoing to develop the Town's Bluff Landing into a park with the addition of a new landing, camping facilities, and a museum. Landings on the Jeff Davis County side of the Ocmulgee River include Hinson's Landing and Burkett's Ferry Landing. The County has recently purchased five acres at Hinson's Landing. There are two established events that occur annually along the rivers that provide good tourism opportunities. A Largemouth Bass Tournament is held each April on the Ocmulgee River, and the Altamaha Fall Canoe Paddle is held as a joint effort among Jeff Davis, Appling, Toombs, and Montgomery counties. Development along the Ocmulgee and Altamaha rivers in Jeff Davis County has been minimal, generally limited to weekend hunting/fishing dwellings. More significant residential development has occurred across from the Town's Bluff Landing on the Altamaha River in Montgomery County.

These resources are somewhat protected throughout Jeff Davis County under a model ordinance that was based on DNR's Part V Environmental Planning Criteria and adopted by all of the local governments in the county in 2001. This ordinance provides for strict limitations on the use of land near these identified resources.

Two other environmental resources identified by DNR under the Part V Environmental Planning Criteria, water supply watersheds and protected mountains, are not present in Jeff Davis County and thus are not applicable.

B. Criteria for Siting Solid Waste Facilities

The County handles the collection of solid waste for the unincorporated areas and contracts with the City of Denton to provide the service in that jurisdiction. The County and City of Hazlehurst will soon contract with Onyx for solid waste disposal, which will be taken from the transfer station by Onyx to the Pecan Row Landfill in Valdosta. The County also contracts with Transwaste for the disposal of construction and demolition waste at the Transwaste Services, Inc. C & D Landfill in Coffee County. The County is responsible for transporting the C & D waste it collects from

County does not believe that the location of any additional solid waste handling facilities would be compatible with the community's vision for its future growth and development.

While the City of Hazlehurst is the only local government in Jeff Davis County that has a zoning ordinance in place, the City of Denton and the unincorporated area of Jeff Davis County do not have even minimal land use regulations in place, except on a limited basis. There are several factors to be taken into consideration when determining the compatibility of solid waste handling facilities to the surrounding area. The Natural and Cultural Resources Element and other portions of the Jeff Davis County Joint Comprehensive Plan, as well as this Solid Waste Management Plan, identify areas where such a facility may or may not be acceptable. The County does not desire for such a facility to locate within a five (5) -mile radius of any of the municipalities, including the City of Graham in Appling County along U.S. 341 adjacent to Jeff Davis County because of the Tri-County Industrial Park and other desired commercial/industrial growth. This will allow room for residential areas in and near the cities to grow and expand around the cities in those areas that are planned for future residential and other development. Simultaneously, it is desired that such facilities locate at a minimum of one-half mile from any residential area. This will lessen the possibility of adversely impacting adjacent properties through reduced property values or undue burdens on existing infrastructure.

Other considerations include airport safety. It is the County's intention that no solid waste handling facility locate within at least one (1) mile of the City of Hazlehurst Airport to ensure the safety of incoming and outgoing aircraft from interference caused by birds that might be attracted to the solid waste facility. Flood plains are another consideration. The County does not desire that such a facility locate in the 100-year flood plain. In fact, DNR Rule 391-3-4-.05 (1) (d) states that a facility cannot restrict the flow of the 100-year flood. Wetlands and river corridors are protected by the countywide ordinance based on DNR's Part V Environmental Planning Criteria. In addition, the County desires that no facility locate within one mile of the state-owned Bullard Creek Wildlife Management Area or Town's Bluff Landing so as to ensure the protection of these important natural resource and tourism areas. The County is also desirous of protecting the many and various natural streams that dot the area's landscape. It is desired by the County that no facility locate within one-half mile of any stream. Solid waste handling facilities are also discouraged from locating near any area of the county that is identified as prime farmland or as an area having either archaeological or historical significance. Fault areas, seismic impact zones, and unstable areas do not apply to Jeff Davis County.

C. Local Procedures for Siting Solid Waste Facilities

location and size of the facility, capacity, types of materials to be accepted, disposal fees, private or public usage, and number of employees.

Along with an engineering report, the applicant must prepare a Public Participation Plan. This plan will highlight to the County how the applicant will inform the public, businesses, and interested parties of the proposed facility. The plan must identify the order in which these parties will be notified and the manner in which such notification will be conducted. The County would then review the plan, and upon approval, the applicant would execute the plan and prepare a Public Participation Report that would document the results of the Public Participation Plan. A Public Hearing would then be held at the applicant's expense to solicit the views and concerns of local citizens.

Finally, the applicant must provide an Impact Statement and an Environmental Assessment prior to any action by the County or any public hearing. This is so that the proposed impact on the current solid waste management infrastructure, collection capability and disposal capacity, and the County's ability to meet the State's per capita waste disposal reduction goal and the County's own 25% per capita waste reduction disposal goal can be adequately addressed, along with the potential impact on the surrounding natural environment. The Impact Statement should also address compatibility of the project with the Jeff Davis County Joint Comprehensive Plan and this Solid Waste Management Plan. Upon the completion and submittal of all required documentation, public hearings, and public meetings, the County will then conduct a review and issue its findings as to the approval or rejection, based on all applicable local, state, and federal regulations, and compatibility with local plans, and shall issue a letter certifying the project's consistency or inconsistency with the County's Solid Waste Management Plan.

D. Land Limitation Needs:

1. There is a need to develop a formal application process with rules and procedures regarding solid waste handling facilities that are consistent with the newly updated Solid Waste Management Plan.

Land Limitation Goals:

1. Jeff Davis County seeks to create a formal application process that will insure that solid waste handling facilities are located in areas that are suitable for such facilities, are compatible with surrounding land uses, are in compliance with applicable local, state, and federal regulations, preserves the existing rural character and maintains/enhances the current quality of life while providing for compatible and quality future growth and development, prevents nuisances and uses disruptive to the community's plans and vision, and are not considered for location in areas that have been identified as unsuitable due to environmental or land use limitations.

certain recyclable items they may have and drop them off at the recycling center on a voluntary basis. Items that are accepted for recycling include cardboard, newspapers, and paper. These items are then collected by Envirocycle Enterprises of Alma for proper disposal. The County's manned convenience center also has several containers in place to accept various construction and demolition items. Three containers are available to accept couches, and another container is in place to accept metals. Citizens may bring these items to the convenience center on a voluntary basis. The City of Hazlehurst utilizes a curbside program to collect white goods within the city limits, while those residents in Denton and the unincorporated areas of the county can voluntarily take their white goods to the City of Hazlehurst Recycling Center. The City contracts with Whitfield Recycling of Bristol, Florida to properly dispose of these items. There are several private programs in the county to accept such items as tires, batteries, and oil. Two local businesses currently participate in a state program to collect and properly dispose of tires, and the County has an agreement with these businesses for citizens living anywhere within the county to take their scrap tires to these businesses voluntarily. Five local auto mechanic shops have an agreement with the County to accept batteries brought in by citizens voluntarily. One local mechanic shop has an agreement with the County to accept motor oil from citizens on a voluntary basis as well. Aside from these activities, the use of recycling by local citizens appears to be rather minimal at the present time. The County's small population and tax base has played a major role in the lack of current recycling activities. However, a need does exist for current programs to be expanded and for additional programs to be implemented.

The County and its municipalities utilize the local media to promote increased recycling activities among the general public for various promotional efforts. With all of Jeff Davis County's schools located within the City of Hazlehurst, the City and County work closely with the school system to provide educational programs and activities to students concerning recycling and waste reduction. Since the formation of recycling activities in the County, there has been a small increase in the use of recycling participation by the public. The lack of available resources due to the County's small tax base creates limits on the scope of any program that is undertaken. There has been an expressed interest at the local level about possibly developing a local code enforcement program through the Georgia Department of Natural Resources Scrap Tire Management Program or other state funding to combat the problems of littering and illegal dumping countywide and to promote increased recycling activities. Both 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. This is a potential avenue that merits some exploration by local officials. However, the lack of available funding at the state level currently presents a barrier to initiating such a program locally. The County recognizes the need to foster increased utilization of recycling activities

or state programs at this time, but there is a need to do so in the future.

B. Solid Waste Advisory Committee/Task Force

This is not applicable currently in any of the local governments in Jeff Davis County. There are no plans to establish such a committee in the near future.

C. School System Programs

The only currently organized education program through the Jeff Davis County School System is that mentioned earlier. If a local codes enforcement program is initiated, a need exists for such a program to work closely with the local school system to provide pertinent education on recycling and other solid waste reduction activities to the county's young people.

D. Litter Control Programs

Jeff Davis County and its municipalities have previously utilized inmates from the Wheeler Correctional Facility in Alamo to conduct roadside pickups and other cleanup methods. Various civic organizations participate in cleanup efforts from time to time as well.

E. Regional RDC Programs

There currently are no RDC programs in effect in Jeff Davis County, nor are there any plans to establish a program(s) in the near future.

F. Summary of Needs/Assessment

The general priority needs as determined by the local governments for public education and involvement are as follows:

1. There is a need to establish an active codes enforcement program countywide with an emphasis on litter control, promoting the use of recycling, source reduction, and reuse where appropriate. Funding to develop a program, and to expand the program's scope as necessary, should be pursued.
2. There is a need to increase the promotion and utilization of recycling activities throughout Jeff Davis County.
3. There is a need to continue a recycling/waste reduction education program within the Jeff Davis County School System, in conjunction with an education program offered by a local codes enforcement program.
4. There is a need for Jeff Davis County and the City of Denton to participate in local, regional, and state beautification activities.

School System concerning recycling and source reduction activities, and establish new programs as needed.

3. Increase the voluntary recycling and reduction opportunities for businesses and industries.
4. Increase participation in local, regional, and state beautification efforts, both in the incorporated and unincorporated areas, and form local programs as appropriate.

Reports of Accomplishments

Jeff Davis County

City of Denton

City of Hazlehurst

disposal. This item will not be restated in the new STWP.

STWP ITEM: **Manage data collection system.**

COMPLETE: Yes.

PROJECT STATUS: The data collection system will continue to be managed on an ongoing basis through the County and Onyx. This item will not be restated in the new STWP.

STWP ITEM: **Monitor waste quantity and composition annually.**

COMPLETE: Yes.

PROJECT STATUS: The County will continue to monitor the quantity and composition of waste received at its transfer station on an annual basis. This item will not be restated in the new STWP.

and the City of Denton. The green boxes are collected once or twice per week. The County also has six convenience centers at various locations throughout the county, with five unmanned centers and one manned center. Municipal solid waste and construction and demolition waste may be brought to these convenience centers. Once waste is collected, it is transported by the County to its transfer station. This current arrangement will be continued on an ongoing basis and will be restated in the new STWP.

STWP ITEM: **Maintain and develop a drop-off system for recyclable materials.**

COMPLETE: No.

REASON NC: The County utilizes the City of Hazlehurst Recycling Center for voluntary drop-off of recyclable items by county residents. A separate facility for the county was determined to be not feasible at this time.

PROJECT STATUS: The continued utilization of the City of Hazlehurst's Recycling Center will be restated in the new STWP.

STWP ITEM: **Research the possibility of setting up convenience stations.**

COMPLETE: Yes.

PROJECT STATUS: The County has established five unmanned convenience centers and one manned convenience center in various locations throughout the county. This item will not be restated in the new STWP.

STWP ITEM: **Business level of service of collection systems.**

COMPLETE: Yes.

PROJECT STATUS: This item will continue on an ongoing basis and will be restated in the new STWP.

PROJECT STATUS: The continued utilization of the City of Hazlehurst's Recycling Center will be restated in the new STWP.

STWP ITEM: **Target specific recyclables for commercial collection.**

COMPLETE: Yes.

PROJECT STATUS: This item will be continued on an ongoing basis and will be restated in the new STWP.

STWP ITEM: **Coordinate commercial recycling program with residential drop-offs.**

COMPLETE: Yes.

PROJECT STATUS: This item will be continued on an ongoing basis and will be restated in the new STWP.

STWP ITEM: **Administer commercial recycling program.**

COMPLETE: No.

REASON NC: The County utilizes the City of Hazlehurst Recycling Center for voluntary drop-off of recyclable items by county residents and businesses. A separate facility for the county was determined to be not feasible at this time.

PROJECT STATUS: The continued utilization of the City of Hazlehurst's Recycling Center will be restated in the new STWP.

STWP ITEM: **Examine economic incentives for commercial businesses in disposal and collection.**

COMPLETE: Yes.

PROJECT STATUS: This item will be continued on an ongoing basis and will be restated in the new STWP.

STWP ITEM: **Construct and operate a construction and demolition landfill.**

COMPLETE: No.

REASON NC: The construction of a new C & D landfill was determined not to be feasible at this time. The County now sends C & D waste to Coffee County's C & D landfill.

PROJECT STATUS: This item will not be restated in the new STWP.

STWP ITEM: **Develop disposal fee incentives for reduction and recycling for industries.**

COMPLETE: No.

REASON NC: A disposal fee is not charged by the County at this time due to feasibility concerns. It is possible that such fees may be considered in the future as necessary.

PROJECT STATUS: The future consideration of disposal fees will be restated in the new STWP.

STWP ITEM: **Develop a mulching program at the landfill site.**

COMPLETE: No.

REASON NC: A mulching program was not developed due to a lack of interest and feasibility at the present time

PROJECT STATUS: The consideration of developing a mulching program will be restated in the new STWP.

STWP ITEM: Conduct preliminary meetings/site selection/planning for transfer station.

COMPLETE: Yes.

PROJECT STATUS: The transfer station was completed in 1999. This item will not be restated in the new STWP

STWP ITEM: Construct and operate transfer station.

COMPLETE: Yes.

PROJECT STATUS: Operation of the transfer station will be continued on an ongoing basis and will be restated in the new STWP.

STWP ITEM: Establish ongoing data collection system for monitoring disposal quantities.

COMPLETE: Yes.

PROJECT STATUS: A data collection system will be continued on an ongoing basis through the County and Onyx, which contracts with the County for solid waste disposal. This item will be restated in the new STWP.

STWP ITEM: Contract and transfer solid waste to the Telfair County Sanitary Landfill.

COMPLETE: No.

REASON NC: The County currently contracts with the Pecan Row Landfill facility in Lowndes County for solid waste disposal. However, the remaining life of this facility will not be sufficient for the ten-year planning period. Other regional landfill facilities will need to be considered unless this facility is expanded.

PROJECT STATUS: Continuing to contract with and utilize a regional landfill facility for disposal will be restated in the new STWP.

Enforcement program, but has been unable to do so due to a lack of funding at the state level at the present time. Once funding becomes available, the County plans to pursue the development of codes enforcement program.

PROJECT STATUS: This item will be restated in the new STWP.

STWP ITEM: Target audiences for education programs and administer the education program.

COMPLETE: Yes.

PROJECT STATUS: This item will be continued on an ongoing basis and will be restated in the new STWP.

STWP ITEM: Develop school system programs to coordinate efforts for educating students.

COMPLETE: Yes.

PROJECT STATUS: This item will be continued on an ongoing basis and will be restated in the new STWP.

STWP ITEM: Develop programs to inform citizens of recycling and reduction opportunities.

COMPLETE: Yes.

PROJECT STATUS: This item will be continued on an ongoing basis and will be restated in the new STWP.

STWP ITEM: Develop Solid Waste Citizens Advisory Committee for public involvement.

COMPLETE: No.

REASON NC: An advisory committee was not developed due to a lack of interest.

PROJECT STATUS: This item will not be restated in the new STWP.

STWP ITEM: Create educational opportunities in conjunction with the commercial recycling program.

COMPLETE: Yes.

PROJECT STATUS: This item will be continued on an ongoing basis and will be restated in the new STWP.

STWP ITEM: Develop an education program directed toward increasing the voluntary reduction and recycling activities of industries.

COMPLETE: Yes.

PROJECT STATUS: This item will be continued on an ongoing basis and will be restated in the new STWP.

STWP ITEM: Coordinate educational activities through media opportunities.

COMPLETE: Yes.

PROJECT STATUS: This item will be continued on an ongoing basis and will be restated in the new STWP.

STWP ITEM: Develop educational materials for recycling, reuse, reduction, and composting.

COMPLETE: Yes.

PROJECT STATUS: This item will be continued on an ongoing basis and will be restated in the new STWP.

STWP ITEM: Determine tipping fees for disposal facility.
COMPLETE: Yes.
PROJECT STATUS: The County presently sets its tipping fees at \$30/ton. Any adjustments to these fees will be made as necessary. This item will not be restated in the new STWP.

STWP ITEM: Update user fees for waste collection and drop-off system.
COMPLETE: No.
REASON NC: The County currently does not charge a user fee for waste collection but may need to consider doing so in the future should it more feasible to do so.
PROJECT STATUS: This item will not be restated in the new STWP.

STWP ITEM: Engage in full cost accounting for solid waste management activities.
COMPLETE: Yes.
PROJECT STATUS: This item will be continued on an ongoing basis but will not be restated in the new STWP.

STWP ITEM: Examine economic incentives for commercial and industrial sectors.
COMPLETE: Yes.
PROJECT STATUS: This item will be continued on an ongoing basis but will not be restated in the new STWP.

disposal. This item will not be restated in the new STWP.

collected, it is transported by the County to its transfer station. This current arrangement will be continued on an ongoing basis and will be restated in the new STWP.

STWP ITEM: **Maintain and develop a drop-off system for recyclable materials.**
COMPLETE: No.
REASON NC: The City utilizes the City of Hazlehurst Recycling Center for voluntary drop-off of recyclable items by county residents. A separate facility for the county and the City of Denton was determined to be not feasible at this time.
PROJECT STATUS: The continued utilization of the City of Hazlehurst's Recycling Center will be restated in the new STWP.

STWP ITEM: **Business level of service of collection systems.**
COMPLETE: Yes.
PROJECT STATUS: This item will continue on an ongoing basis and will be restated in the new STWP.

time.
PROJECT STATUS: The continued utilization of the City of Hazlehurst's Recycling Center will be restated in the new STWP.

STWP ITEM: Target specific recyclables for commercial collection.

COMPLETE: Yes.

PROJECT STATUS: This item will be continued on an ongoing basis and will be restated in the new STWP.

STWP ITEM: Coordinate commercial recycling program with residential drop-offs.

COMPLETE: Yes.

PROJECT STATUS: This item will be continued on an ongoing basis and will be restated in the new STWP.

STWP ITEM: Examine economic incentives for commercial businesses in disposal and collection.

COMPLETE: Yes.

PROJECT STATUS: This item will be continued on an ongoing basis and will be restated in the new STWP.

Enforcement program, but has been unable to do so due to a lack of funding at the state level at the present time. Once funding becomes available, the County plans to pursue the development of codes enforcement program.

PROJECT STATUS: This item will be restated in the new STWP.

STWP ITEM: Target audiences for education programs and administer the education program.

COMPLETE: Yes.

PROJECT STATUS: This item will be continued on an ongoing basis and will be restated in the new STWP.

STWP ITEM: Develop school system programs to coordinate efforts for educating students.

COMPLETE: Yes.

PROJECT STATUS: This item will be continued on an ongoing basis and will be restated in the new STWP.

STWP ITEM: Develop programs to inform citizens of recycling and reduction opportunities.

COMPLETE: Yes.

PROJECT STATUS: This item will be continued on an ongoing basis and will be restated in the new STWP.

STWP ITEM: Develop Solid Waste Citizens Advisory Committee for public involvement.

COMPLETE: No.

REASON NC: An advisory committee was not developed due to a lack of interest.

PROJECT STATUS: This item will not be restated in the new STWP.

STWP ITEM: Create educational opportunities in conjunction with the commercial recycling program.

COMPLETE: Yes.

PROJECT STATUS: This item will be continued on an ongoing basis and will be restated in the new STWP.

STWP ITEM: Develop an education program directed toward increasing the voluntary reduction and recycling activities of industries.

COMPLETE: Yes.

PROJECT STATUS: This item will be continued on an ongoing basis and will be restated in the new STWP.

STWP ITEM: Coordinate educational activities through media opportunities.

COMPLETE: Yes.

PROJECT STATUS: This item will be continued on an ongoing basis and will be restated in the new STWP.

STWP ITEM: Develop educational materials for recycling, reuse, reduction, and composting.

COMPLETE: Yes.

PROJECT STATUS: This item will be continued on an ongoing basis and will be restated in the new STWP.

STWP ITEM: Update user fees for waste collection and drop-off system.
COMPLETE: No.
REASON NC: The County currently does not charge a user fee for waste collection but may need to consider doing so in the future should it more feasible to do so.
PROJECT STATUS: This item will not be restated in the new STWP.

STWP ITEM: Engage in full cost accounting for solid waste management activities.
COMPLETE: Yes.
PROJECT STATUS: This item will be continued on an ongoing basis but will not be restated in the new STWP.

STWP ITEM: Examine economic incentives for commercial and industrial sectors.
COMPLETE: Yes.
PROJECT STATUS: This item will be continued on an ongoing basis but will not be restated in the new STWP.

STWP ITEM: Maintain and develop a drop-off system for recyclable materials.

COMPLETE: Yes.

PROJECT STATUS: This item will be continued on an ongoing basis through the City's Recycling Center and will be restated in the new STWP.

STWP ITEM: Business level of service of collection systems.

COMPLETE: Yes.

PROJECT STATUS: This item will be continued on an ongoing basis and will be restated in the new STWP.

STWP ITEM: Target specific recyclables for commercial collection.

COMPLETE: Yes.

PROJECT STATUS: This item will be continued on an ongoing basis and will be restated in the new STWP.

STWP ITEM: Construct Recycling Center.

COMPLETE: The City's recycling center was constructed in 1999.

PROJECT STATUS: This item will not be restated in the new STWP.

STWP ITEM: Coordinate commercial recycling program with residential drop-offs.

COMPLETE: Yes.

PROJECT STATUS: This item will be continued on an ongoing basis and will be restated in the new STWP.

STWP ITEM: Examine economic incentives for commercial businesses in disposal and collection.

COMPLETE: Yes.

PROJECT STATUS: This item will be continued on an ongoing basis and will be restated in the new STWP.

STWP ITEM: Operate a mulching program at a centralized site.

COMPLETE: Yes.

PROJECT STATUS: The City will continue to operate a mulching program at its inert landfill on an ongoing basis. This item will be restated in the new STWP.

program, but has been unable to do so due to a lack of funding at the state level at the present time. Once funding becomes available, the County plans to pursue the development of codes enforcement program.

PROJECT STATUS: This item will be restated in the new STWP.

STWP ITEM: Target audiences for education programs and administer the education program.

COMPLETE: Yes.

PROJECT STATUS: This item will be continued on an ongoing basis and will be restated in the new STWP.

STWP ITEM: Develop school system programs to coordinate efforts for educating students.

COMPLETE: Yes.

PROJECT STATUS: This item will be continued on an ongoing basis and will be restated in the new STWP.

STWP ITEM: Develop programs to inform citizens of recycling and reduction opportunities.

COMPLETE: Yes.

PROJECT STATUS: This item will be continued on an ongoing basis and will be restated in the new STWP.

STWP ITEM: Develop Solid Waste Citizens Advisory Committee for public involvement.

COMPLETE: No.

REASON NC: An advisory committee was not developed due to a lack of interest.

PROJECT STATUS: This item will not be restated in the new STWP.

STWP ITEM: Create educational opportunities in conjunction with the commercial recycling program.

COMPLETE: Yes.

PROJECT STATUS: This item will be continued on an ongoing basis and will be restated in the new STWP.

STWP ITEM: Develop an education program directed toward increasing the voluntary reduction and recycling activities of industries.

COMPLETE: Yes.

PROJECT STATUS: This item will be continued on an ongoing basis and will be restated in the new STWP.

STWP ITEM: Coordinate educational activities through media opportunities.

COMPLETE: Yes.

PROJECT STATUS: This item will be continued on an ongoing basis and will be restated in the new STWP.

STWP ITEM: Develop educational materials for recycling, reuse, reduction, and composting.

COMPLETE: Yes.

PROJECT STATUS: This item will be continued on an ongoing basis and will be restated in the new STWP.

STWP ITEM: Coordinate special promotions for recycling activities.

STWP ITEM: Update user fees for waste collection and drop-off system.
COMPLETE: Yes.
PROJECT STATUS: This item will be continued on an as needed basis but will not be restated in the new STWP.

STWP ITEM: Engage in full cost accounting for solid waste management activities.
COMPLETE: Yes.
PROJECT STATUS: This item will be continued on an ongoing basis but will not be restated in the new STWP.

STWP ITEM: Examine economic incentives for commercial and industrial sectors.
COMPLETE: Yes.
PROJECT STATUS: This item will be continued on an ongoing basis but will not be restated in the new STWP.

**Jeff Davis County
City of Denton
City of Hazlehurst**

**JEFF DAVIS COUNTY SOLID WASTE MANAGEMENT PLAN
SHORT TERM WORK PROGRAM UPDATE
2006-2015**

COLLECTION ELEMENT

ACTIVITY	YEARS THE PLAN IS COVERING	PARTY OR PARTIES RESPONSIBLE FOR MANAGING THE ACTIVITY	ESTIMATED COST OF PROPOSED PROGRAMS	FUNDING SOURCE
Continue current method of solid waste collection	2006-2015	Jeff Davis County	\$250,000/yr.	Local
Continue to utilize the City of Hazlehurst's recycling center as a drop-off facility for recyclable materials from county residents	2006-2010	Jeff Davis County, City of Denton, City of Hazlehurst	\$10,000/yr. (City of Hazlehurst)	Local
Continue to provide commercial solid waste collection	2006-2015	Jeff Davis County	\$250,000/yr. (part of solid waste collection)	Local
Seek to reduce the number of unstaffed green boxes in the county	2006-2010	Jeff Davis County		Local

WASTE REDUCTION ELEMENT

ACTIVITY	YEARS THE PLAN IS COVERING	PARTY OR PARTIES RESPONSIBLE FOR MANAGING THE ACTIVITY	ESTIMATED COST OF PROPOSED PROGRAMS	FUNDING SOURCE
Continue to utilize the City of Hazlehurst's recycling center as a drop-off facility for recyclable materials from county residents	2006-2010	Jeff Davis County, City of Denton, City of Hazlehurst	\$10,000/yr. (City of Hazlehurst)	Local
Continue to target specific recyclables for commercial collection	2006-2015	Jeff Davis County	NA	NA
Continue to coordinate the commercial recycling program with residential drop-offs	2006-2015	Jeff Davis County, City of Denton, City of Hazlehurst	\$10,000/yr. (City of Hazlehurst)	Local

WASTE REDUCTION ELEMENT

ACTIVITY	YEARS THE PLAN IS COVERING	PARTY OR PARTIES RESPONSIBLE FOR MANAGING THE ACTIVITY	ESTIMATED COST OF PROPOSED PROGRAMS	FUNDING SOURCE
Continue to examine economic incentives for commercial businesses in disposal and collection	2006-2010	Jeff Davis County	NA	NA
Continue to examine disposal fee incentives for reduction and recycling for industries and develop further incentives as needed	2006-2010	Jeff Davis County	NA	NA
Develop a countywide composting/ mulching program	2008	Jeff Davis County	\$10,000	Local

DISPOSAL ELEMENT

ACTIVITY	YEARS THE PLAN IS COVERING	PARTY OR PARTIES RESPONSIBLE FOR MANAGING THE ACTIVITY	ESTIMATED COST OF PROPOSED PROGRAMS	FUNDING SOURCE
Continue to operate the transfer station	2006-2015	Jeff Davis County	\$250,000/yr. (part of solid waste collection)	Local
Monitor disposal quantities through a data collection system	2006-2015	Jeff Davis County	\$10,000/yr.	Local
Continue to utilize regional landfill facilities for solid waste disposal	2006-2015	Jeff Davis County, Regional Landfills	\$28/ton	Local

LAND LIMITATION ELEMENT

ACTIVITY	YEARS THE PLAN IS COVERING	PARTY OR PARTIES RESPONSIBLE FOR MANAGING THE ACTIVITY	ESTIMATED COST OF PROPOSED PROGRAMS	FUNDING SOURCE
Carry out the formal procedure established in the County's Solid Waste Management Plan for applicants seeking to locate solid waste handling facilities in Jeff	2006-2015	Jeff Davis County	NA	NA

Davis County

PUBLIC EDUCATION AND INVOLVEMENT ELEMENT

ACTIVITY	YEARS THE PLAN IS COVERING	PARTY OR PARTIES RESPONSIBLE FOR MANAGING THE ACTIVITY	ESTIMATED COST OF PROPOSED PROGRAMS	FUNDING SOURCE
Develop a countywide education and technical assistance program as a joint effort among the County and each of the cities in source reduction, reuse, recycling, and composting	2006-2010	Jeff Davis County, Denton, Hazlehurst	\$75,000/yr. (total)	Local, State
Administer an educational program	2006-2015	Jeff Davis County, Denton, Hazlehurst	\$1,000/yr.	Local
Administer a school system program	2006-2015	School System	\$1,500/yr.	Local
Develop additional educational programs as needed to inform citizens of recycling and reduction opportunities	2006-2015	Jeff Davis County, Denton, Hazlehurst	NA	NA
Create educational opportunities as needed in conjunction with the commercial recycling program	2006-2015	Jeff Davis County, Denton, Hazlehurst	NA	NA

PUBLIC EDUCATION AND INVOLVEMENT ELEMENT

ACTIVITY	YEARS THE PLAN IS COVERING	PARTY OR PARTIES RESPONSIBLE FOR MANAGING THE ACTIVITY	ESTIMATED COST OF PROPOSED PROGRAMS	FUNDING SOURCE
Continue an education program directed toward increasing the voluntary reduction and recycling activities of industries	2006-2015	Jeff Davis County, Denton, Hazlehurst	\$1,000/yr.	Local
Continue to coordinate educational activities through media opportunities	2006-2015	Jeff Davis County, Denton, Hazlehurst	\$1,000/yr.	Local

Continue to develop educational materials as needed for recycling, reuse, reduction, and composting	2006-2015	Jeff Davis County, Denton, Hazlehurst	\$1,000/yr.	Local
Continue to coordinate special promotions for recycling activities	2006-2015	Jeff Davis County, Denton, Hazlehurst	NA	NA
Solicit and coordinate a volunteer base to assist with solid waste and recycling educational activities	2006-2015	Jeff Davis County, Denton, Hazlehurst, KAB, Peachy Clean, Civic Orgs.	NA	NA

**CITY OF DENTON SOLID WASTE MANAGEMENT PLAN
SHORT TERM WORK PROGRAM UPDATE
2006-2015**

COLLECTION ELEMENT

ACTIVITY	YEARS THE PLAN IS COVERING	PARTY OR PARTIES RESPONSIBLE FOR MANAGING THE ACTIVITY	ESTIMATED COST OF PROPOSED PROGRAMS	FUNDING SOURCE
Continue current method of solid waste collection	2006-2015	Jeff Davis County	\$250,000/yr.	Local
Continue to utilize the City of Hazlehurst's recycling center as a drop-off facility for recyclable materials from city residents	2006-2010	Jeff Davis County, City of Denton, City of Hazlehurst	\$10,000/yr. (City of Hazlehurst)	Local
Continue to provide commercial solid waste collection	2006-2015	Jeff Davis County	\$250,000/yr. (part of solid waste collection)	Local

WASTE REDUCTION ELEMENT

ACTIVITY	YEARS THE PLAN IS COVERING	PARTY OR PARTIES RESPONSIBLE FOR MANAGING THE ACTIVITY	ESTIMATED COST OF PROPOSED PROGRAMS	FUNDING SOURCE
Continue to utilize the City of Hazlehurst's recycling center as a drop-off facility for recyclable materials from city residents	2006-2010	Jeff Davis County, City of Denton, City of Hazlehurst	\$10,000/yr. (City of Hazlehurst)	Local
Continue to target specific recyclables for commercial collection	2006-2015	City of Denton	NA	NA
Continue to coordinate the commercial recycling program with residential drop-offs	2006-2015	Jeff Davis County, City of Denton, City of Hazlehurst	\$10,000/yr. (City of Hazlehurst)	Local
Continue to examine economic incentives for commercial businesses in disposal and	2006-2010	City of Denton	NA	NA

collection

PUBLIC EDUCATION AND INVOLVEMENT ELEMENT

ACTIVITY	YEARS THE PLAN IS COVERING	PARTY OR PARTIES RESPONSIBLE FOR MANAGING THE ACTIVITY	ESTIMATED COST OF PROPOSED PROGRAMS	FUNDING SOURCE
Develop a countywide education and technical assistance program as a joint effort among the County and each of the cities in source reduction, reuse, recycling, and composting	2006-2010	Jeff Davis County, Denton, Hazlehurst	\$75,000/yr. (total)	Local, State
Administer an educational program	2006-2015	Jeff Davis County, Denton, Hazlehurst	\$1,000/yr.	Local
Administer a school system program	2006-2015	School System	\$1,500/yr.	Local
Develop additional educational programs as needed to inform citizens of recycling and reduction opportunities	2006-2015	Jeff Davis County, Denton, Hazlehurst	NA	NA
Create educational opportunities as needed in conjunction with the commercial recycling program	2006-2015	Jeff Davis County, Denton, Hazlehurst	NA	NA
Continue an education program directed toward increasing the voluntary reduction and recycling activities of industries	2006-2015	Jeff Davis County, Denton, Hazlehurst	\$1,000/yr.	Local
Continue to coordinate educational activities through media opportunities	2006-2015	Jeff Davis County, Denton, Hazlehurst	\$1,000/yr.	Local

**PUBLIC EDUCATION AND
INVOLVEMENT ELEMENT**

ACTIVITY	YEARS THE PLAN IS COVERING	PARTY OR PARTIES RESPONSIBLE FOR MANAGING THE ACTIVITY	ESTIMATED COST OF PROPOSED PROGRAMS	FUNDING SOURCE
Continue to develop educational materials as needed for recycling, reuse, reduction, and composting	2006-2015	Jeff Davis County, Denton, Hazlehurst	\$1,000/yr.	Local
Continue to coordinate special promotions for recycling activities	2006-2015	Jeff Davis County, Denton, Hazlehurst	NA	NA
Solicit and coordinate a volunteer base to assist with solid waste and recycling educational activities	2006-2015	Jeff Davis County, Denton, Hazlehurst, KAB, Peachy Clean, Civic Orgs.	NA	NA

**CITY OF HAZLEHURST SOLID WASTE MANAGEMENT PLAN
SHORT TERM WORK PROGRAM UPDATE
2006-2015**

COLLECTION ELEMENT

ACTIVITY	YEARS THE PLAN IS COVERING	PARTY OR PARTIES RESPONSIBLE FOR MANAGING THE ACTIVITY	ESTIMATED COST OF PROPOSED PROGRAMS	FUNDING SOURCE
Continue current method of solid waste collection	2006-2015	City of Hazlehurst	\$125,000/yr.	Local
Continue to operate and maintain the Recycling Center as a drop-off facility for recyclable materials from city residents	2006-2010	City of Hazlehurst	\$10,000/yr.	Local
Continue to provide commercial solid waste collection	2006-2015	City of Hazlehurst	\$125,000/yr. (part of solid waste collection)	Local

WASTE REDUCTION ELEMENT

ACTIVITY	YEARS THE PLAN IS COVERING	PARTY OR PARTIES RESPONSIBLE FOR MANAGING THE ACTIVITY	ESTIMATED COST OF PROPOSED PROGRAMS	FUNDING SOURCE
Continue to operate and maintain the Recycling Center as a drop-off facility for recyclable materials from city residents	2006-2010	City of Hazlehurst	\$10,000/yr.	Local
Continue to target specific recyclables for commercial collection	2006-2015	City of Hazlehurst	NA	NA
Continue to coordinate the commercial recycling program with residential drop-offs	2006-2015	City of Hazlehurst	\$10,000/yr	Local
Continue to examine economic incentives for commercial businesses in disposal and	2006-2010	City of Hazlehurst	NA	NA

collection

WASTE REDUCTION ELEMENT

ACTIVITY	YEARS THE PLAN IS COVERING	PARTY OR PARTIES RESPONSIBLE FOR MANAGING THE ACTIVITY	ESTIMATED COST OF PROPOSED PROGRAMS	FUNDING SOURCE
Continue to operate a mulching program at the inert landfill	2006-2010	City of Hazlehurst	\$10,000/yr	Local

PUBLIC EDUCATION AND INVOLVEMENT ELEMENT

ACTIVITY	YEARS THE PLAN IS COVERING	PARTY OR PARTIES RESPONSIBLE FOR MANAGING THE ACTIVITY	ESTIMATED COST OF PROPOSED PROGRAMS	FUNDING SOURCE
Develop a countywide education and technical assistance program as a joint effort among the County and each of the cities in source reduction, reuse, recycling, and composting	2006-2010	Jeff Davis County, Denton, Hazlehurst	\$75,000/yr. (total)	Local, State
Administer an educational program	2006-2015	Jeff Davis County, Denton, Hazlehurst	\$1,000/yr.	Local
Administer a school system program	2006-2015	School System	\$1,500/yr.	Local
Develop additional educational programs as needed to inform citizens of recycling and reduction opportunities	2006-2015	Jeff Davis County, Denton, Hazlehurst	NA	NA
Create educational opportunities as needed in conjunction with the commercial recycling program	2006-2015	Jeff Davis County, Denton, Hazlehurst	NA	NA

PUBLIC EDUCATION AND INVOLVEMENT ELEMENT

ACTIVITY	YEARS THE PLAN IS COVERING	PARTY OR PARTIES RESPONSIBLE FOR MANAGING THE ACTIVITY	ESTIMATED COST OF PROPOSED PROGRAMS	FUNDING SOURCE
Continue an education program directed toward increasing the voluntary reduction and recycling activities of industries	2006-2015	Jeff Davis County, Denton, Hazlehurst	\$1,000/yr.	Local
Continue to coordinate educational activities through media opportunities	2006-2015	Jeff Davis County, Denton, Hazlehurst	\$1,000/yr.	Local
Continue to develop educational materials as needed for recycling, reuse, reduction, and composting	2006-2015	Jeff Davis County, Denton, Hazlehurst	\$1,000/yr.	Local
Continue to coordinate special promotions for recycling activities	2006-2015	Jeff Davis County, Denton, Hazlehurst	NA	NA
Solicit and coordinate a volunteer base to assist with solid waste and recycling educational activities	2006-2015	Jeff Davis County, Denton, Hazlehurst, KAB, Peachy Clean, Civic Orgs.	NA	NA

