

# **THE JOINT JOHNSON COUNTY COMPREHENSIVE PLAN:**

Johnson County, Kite and  
Wrightsville 2025



July, 2004

# **The Joint Johnson County Comprehensive Plan Johnson County, Kite, and Wrightsville 2025**

A Joint Comprehensive Plan for Johnson County, the City of Kite,  
and the City of Wrightsville, Georgia in accordance with the  
Georgia Planning Act of 1989

Prepared By:

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

Heart of Georgia Altamaha Regional Development Center

July, 2004

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## INTRODUCTION

### Purpose

*The Joint Johnson 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 Johnson County and its municipalities -- the City of Kite and the City of Wrightsville. The plan was designed to meet the legislation's requirements for each local government to have a plan for its future growth and development in accordance with the state standards. It is a full update of the previously joint comprehensive plan first adopted in 1994, but is basically a new plan. It does not include the City of Adrian in much detail because that government plans with Emanuel County.

As a comprehensive plan, *The Joint Johnson County Comprehensive Plan* is a critical self-examination of Johnson 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.

Johnson County is a small, rural county in south central Georgia. Its current population is only about 9,500 persons, including nearly 1,000 prison inmates. The County has been in a long period of decline since World War II and still has not recovered to its 1930 population level. While this decline has been at least stopped for the past 20 years, growth has remained elusive, and the County faces many hurdles for its future growth. The County developed in its past because of its fields and forests and an agrarian economy and the arrival of the railroad. These abundant natural resources remain and to a large extent, Johnson County's fields and forests and transportation are again keys to its future growth and development, although through different means. The County has potential for bedroom community growth and other development because of its quality of life. This plan focuses on strategies to take advantage of these assets and opportunities to prepare for and attract future growth and development compatible with the existing rural character and quality of life.

*The Joint Johnson 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 Johnson 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 Johnson 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 broad-based economic development and labor force improvement; bedroom community development; enhanced agricultural interests; protection and utilization of natural and cultural resources; and establishment of appropriate land use and environmental controls. All of these strategies have an underlying purpose of bringing sound growth and development and more prosperity to the county while maintaining its rural character and protecting its natural and cultural resources. The 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 Wrightsville.

*The Joint Johnson 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 Johnson 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 Johnson County, Kite, and Wrightsville, and develop the plan.

The final sections of *The Joint Johnson County Comprehensive Plan* are “Short-Term Work Programs” for each local government -- Johnson County, the City of Kite, and the City of Wrightsville. 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 Johnson 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 recertified Johnson County Service Delivery Strategy is 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 Johnson 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 Johnson County Joint Comprehensive Plan Executive Committee was comprised of elected and appointed members appointed by the Johnson County Board of Commissioners, the City of Kite, and the City of Wrightsville. This Executive Committee was responsible for policy direction and direct local government input and supervision. The Local Plan Coordination Committee was comprised of the Executive Committee members and other representatives from public and private agencies and entities important to the planning process. This process involved even more citizens. Representatives included those from the Chamber of Commerce/Development Authority, school system, Cooperative Extension, the Historical Society, the State Prison, 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 11, 2003 at the Johnson 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 goals, objectives, and implementation policies/actions developed as a result of Committee input was 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, 2004, again at the Johnson 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 Johnson County Comprehensive Plan* is a plan prepared by and for the people of Johnson County and its municipalities of Kite and Wrightsville, in the true spirit and intent of the Georgia Planning Act of 1989. Ownership of this plan rests with the citizens and governments of Johnson 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 Johnson County, Kite, and Wrightsville better places to live and work.

### **Acknowledgements**

Although *the Joint Johnson 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 Johnson County Joint Comprehensive Plan Executive Committee and staff.

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Heart of Georgia Altamaha RDC

## JOHNSON COUNTY COMMUNITY VISION

Johnson County sees itself as a small rural county with abundant natural resources and an excellent quality of life. While currently experiencing limited growth and an aging population, the community views itself as an attractive place to live and work for those interested in small town, rural Americana and slow-paced living amongst natural beauty. The community is comfortable with being a bedroom community of sorts, but wants to further develop the infrastructure and amenities to support and attract both population and business growth.

Johnson County will employ an economic development strategy that upgrades infrastructure, improves educational and skill levels, revitalizes the commercial centers of its municipalities, attracts population, and maintains, protects, and utilizes the county's agricultural and natural resources base. The historic houses and commercial buildings of the county would be rehabilitated into continued, productive use. The environmental quality of the county would be maintained and enhanced through conservation of verdant fields and forest uses, and protection of air and water quality and other natural resources.

Land uses would continue in a similar manner as exists now and the rural character of the county would be maintained. The municipalities would further develop infrastructure to accommodate intense developments of all types and business and industrial growth. The community would not be the dumping ground for nuisance uses or other uses not compatible with its vision of protected natural resources and a quality rural character. Land use regulation of a specific nature would continue to be developed as needed to address particular development issues, with investigation of, and evolution to, a more comprehensive approach as feasible.

# 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 Johnson County and the cities of Kite and Wrightsville. 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 so 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

Johnson County is a rural, non-metropolitan area with planted pine plantations predominating its landscape. Tables P-1 through P-4 provide information on current, historic, and projected population levels for Johnson County, Kite, and Wrightsville in accordance with the Minimum Planning Standards and Procedures. 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 commuting patterns for those living in Johnson County.

Table P-1 is included to demonstrate the historic and current population trends within Johnson County and how the county and city population changes compare with state and national levels. This table uses 1980, 1990, 2000, and 2002 (estimate) figures, as compiled by the U.S. Bureau of the Census for Johnson County, Kite, and Wrightsville. It also shows the percent change in population for each period. The information in this table for Johnson County shows that from the period between 1980 and 2000, the County (-1.2%) fell well short of the national growth average of 25.2 percent, and fell significantly short of the state, which was at 50.1 percent growth, for the same period. In the period of 1980-1990, the County, with a -3.8 percent growth, failed to surpass state (18.6) or national figures (10.3). The same result occurred from the period of 1990-2000, where County growth (2.8%) was less than the national growth (13.5) and far less than state growth (26.5). Over the last two decades, the County has experienced a declining population, which does not compare favorably to the nation or state as a whole. This has been a continuous trend for Johnson County since 1930, when the County's population reached a high of 12,681. Its current population is now about one-third less than it was 70 years ago. Also, due to what can be presumed to be high metropolitan growth for Georgia, particularly within the metro Atlanta and North Georgia areas, the County falls well below state growth for all time periods listed within this table. The growth in North Georgia tends to skew the data somewhat for the state as a whole, which has experienced population growth at twice the rate of the U.S.

**TABLE P-1**  
**HISTORIC POPULATION AND PERCENT CHANGE**  
**Johnson County, Kite, Wrightsville, Georgia, and U.S.**  
**1980-2002**

	1980	1990	1980-1990 % Change	2000	1990-2000 % Change	2002	2000-2002 % Change	1980-2000 % Change
<b>Johnson County</b>	8,660	8,329	-3.8	8,560	2.8	8,676	1.4	-1.2
<b>Kite</b>	272	314	15.4	241	-23.3	243	0.8	-11.4
<b>Wrightsville</b>	2,388	2,331	-2.4	2,223	-4.6	2,220	-0.1	-6.9
<b>Georgia</b>	5,484,440	6,506,530	18.6	8,229,820	26.5	8,449,130	2.7	50.1
<b>United States</b>	224,810,192	248,032,624	10.3	281,421,906	13.5	287,973,924	2.3	25.2

Source: US Bureau of the Census, Census of Population, 1980, 1990, and 2000; [www.census.gov](http://www.census.gov) (2002 estimate)



**TABLE P-2**  
**HISTORIC POPULATION AND PERCENT CHANGE**  
**Johnson County and Surrounding Counties**  
**1980-2002**

	1980	1990	1980-1990 % Change	2000	1990-2000 % Change	2002	2000-2002 % Change	1980-2000 % Change
<b>Johnson County</b>	8,660	8,329	-3.8	8,560	2.8	8,676	1.4	-1.2
<b>Emanuel County</b>	20,795	20,546	-1.2	21,837	6.3	22,099	1.2	5.0
<b>Jefferson County</b>	18,403	17,408	-5.4	17,266	-0.8	17,138	-0.7	-6.2
<b>Laurens County</b>	36,990	39,988	8.1	44,874	12.2	45,890	2.3	21.3
<b>Treutlen County</b>	6,086	5,994	-1.5	6,837	14.4	6,837	-0.3	12.6
<b>Washington County</b>	18,842	19,112	1.4	21,176	10.8	20,803	-1.8	12.4
<b>Wilkinson County</b>	10,331	10,228	-1.0	10,220	-0.08	10,357	1.3	-1.1

Source: US Bureau of the Census, Census of Population, 1980, 1990, and 2000; [www.census.gov](http://www.census.gov) (2002 estimate)

**TABLE P-3  
POPULATION PROJECTIONS  
Johnson County and Georgia  
2004-2025**

	2004	2005	2006	2007	2008	2009	2010	2015	2020	2025
<b>Johnson County (Woods &amp; Poole INC.)</b>	8,577	8,585	8,598	8,604	8,607	8,611	8,618	8,673	8,740	8,821
<b>Georgia (Woods &amp; Poole INC.)</b>	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
<b>Johnson County (Woods &amp; Poole INC. Adjusted<sup>1</sup>)</b>	8,701	8,708	8,721	8,727	8,730	8,733	8,740	8,796	8,863	8,945
<b>Georgia (Woods &amp; Poole INC. Adjusted<sup>1</sup>)</b>	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
<b>Johnson County (HOGA RDC)</b>	9,472	9,495	9,518	9,541	9,564	9,587	9,611	9,729	9,932	10,167
<b>GA Office Planning and Budget</b>							9,161			
Note: <sup>1</sup> Adjusted numbers are due to the Woods and Poole Inc. estimate of 2004 being lower than the 2003 US Bureau of the Census estimate. Adjusted by HOGARDC Staff proportionately to retain individual methodologies										

Sources: [www.census.gov](http://www.census.gov), [www.georgiaplanning.com](http://www.georgiaplanning.com), Georgia Office of Planning and Budget, Heart of Georgia Altamaha Staff

**TABLE P-4  
POPULATION PROJECTIONS  
Johnson County, Kite, and Wrightsville  
2004-2025**

	2004	2005	2006	2007	2008	2009	2010	2015	2020	2025
<b>Johnson County</b>	9,472	9,495	9,518	9,541	9,564	9,587	9,611	9,729	9,932	10,167
<b>Kite</b>	247	249	250	252	253	255	258	268	279	292
<b>Wrightsville</b>	2,242	2,253	2,263	2,274	2,284	2,295	2,303	2,355	2,429	2,504
Note: <sup>1</sup> Adjusted numbers are due to the Woods and Poole Inc. estimate of 2004 being lower than the 2003 US Bureau of the Census estimate. Adjusted by HOGARDC Staff proportionately to retain individual methodologies										

Sources: [www.georgiaplanning.com](http://www.georgiaplanning.com), Heart of Georgia Altamaha Staff

**TABLE P-5  
COMMUTING PATTERNS  
Johnson County  
1990 and 2000**

<b>Johnson County</b>		
<b>Category</b>	<b>1990</b>	<b>2000</b>
<b>Daytime Population Inside County</b>	7,753	7,860
<b>Number of People Leaving the County During the Day to Work</b>	1,410	1,642
<b>Number of People Coming Into the County During the Day to Work</b>	834	942
<b>Total Number of Workers During the Day</b>	2,851	2,266

Source: [www.georgiaplanning.com](http://www.georgiaplanning.com). 2004.

Table P-2 lists historic and current populations for Johnson County and its surrounding counties. From 1980-1990, Johnson County ranks 6<sup>th</sup> (-3.8%) out of the list of surrounding counties, surpassing only Jefferson County (-5.4%). Growth during this period ranged from a high of 8.1 percent in the regional growth center of Laurens County to a low of -5.4% in Jefferson County. Johnson County remains relatively in the same growth area for the next ten years, only rising to 5<sup>th</sup> on the list with a 2.8 percent growth increase from 1990-2000. However, much of this growth can be attributed to the opening of the Johnson State Prison. From the period of 2000-2002, Johnson County ranked 2<sup>nd</sup> among surrounding counties in overall growth (1.4%), failing to surpass Laurens County (2.3%). Overall, from the period of 1980-2000 Johnson County ranked 6<sup>th</sup> out of the seven listed counties with a -1.2 percent growth rate.

Table P-3 gives the population projections for Johnson County and Georgia for the years of 2004-2010, 2015, 2020, and 2025. The projections are from Woods and Poole Inc. as of 2004, and are adjusted by the HOGA RDC staff due to the fact that their 2004 estimate is lower than the 2003 Bureau of the Census estimate. Also, included in this table are the 2010 population projections from the Georgia Office of Planning and Budget for Johnson County to offer a different perspective and continuing present trends. The HOGA RDC staff utilized exponential growth to project that Johnson County will increase its population from 9,472 in 2004 to 10,167 in 2025, an increase of 695 people or 7.3 percent. The State's adjusted Woods and Poole, Inc. numbers for the same period show a 28.9 percent increase, nearly four times higher than Johnson County's Woods and Poole Inc. numbers during the same period. 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 Johnson County, Kite, and Wrightsville. These projections are Woods and Poole, Inc. adjusted figures due to the fact that their 2004 estimates are lower than the 2003 Census estimate. The data in this table is shown in the years 2004-2010, 2015, 2020, and 2025. It is projected that from 2004-2025 Johnson County (695 people or 7.4%), Kite (45 people or 18.2%), and Wrightsville (262 people or 11.7%) are projected to experience increases in overall population. While these increases pale in

comparison to the state as a whole, it is growth nonetheless and indicates a possible reversal of the long-term downward slide seen locally.

Table P-5 shows the commuting patterns and daytime population for Johnson County in the years of 1990 and 2000. Seasonal population is not applicable to Johnson County. The 2000 Census noted less than 40 total seasonal units, and many of these are believed to be hunting cabins for local residents. 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. With a minimal increase of population within Johnson County, the numbers for all three categories increased from 1990 to 2000. In 2000, there was a population of 7,860 during the daytime, which was up from the 7,753 of 1990. This is an increase of 107 people or 1.4% in Johnson County during the day. The number of people leaving the County during the day to go to work increased from 1,410 in 1990 to 1,642 in 2000, which was an increase of 16.5 percent. Also, the number of people coming into the County to work during the day saw an increase during the same period, rising from 834 in 1990 to 942 in 2000, which was an increase of 12.9 percent. The total number of workers during the day saw a decrease of 585 or 20.5 percent. This is discussed in greater detail under “Commuting Patterns” in the Economic Development element, but does indicate the lack of abundant jobs in the county.

Kite and Wrightsville. Tables P-1 and P-4 show the historic, current, and projected populations for the two cities of Johnson County. The population growth of these cities can be described at best as fluctuating. From 1980 to 1990, Kite experienced an increase of 15.4% of its total population, only to reverse and lose 23.3% from 1990 to 2000. However, from 2000-02, Kite rose again but only 0.8%. Much of this is likely due to natural increase rather than net migration. The drastic change in percentages is largely due to the small population. From 1980 to 2000, Kite saw an overall decrease of 11.4% as shown in Table P-4. The future projections through 2025 for the City of Kite show that, although at a minimal rate, the population will increase during each period from 2004-2010, 2015, 2020 and 2025. Kite is projected to experience a growth of 18.2% from 2004-2025.

Wrightsville was the most consistent municipality in Johnson County during the 1980-2002 period, never seeing an increase in population as shown in Table P-1. There was a 2.4% decrease from 1980-1990, a 4.6% decrease from 1990-2000, and a 0.1% decrease from 2000-2002. Wrightsville had a smaller decline than Kite from 1980-2000, experiencing an decrease of only 6.9% in population. Wrightsville is projected to experience an 11.7% increase in population from 2004-2025 as shown in Table P-4, with much of this growth again likely due to natural increase.

### **Assessment**

From 1980-2000, Johnson County failed to grow, experiencing a negative growth rate of 1.2%. Kite (-11.4%) and Wrightsville (-6.9%) saw decreases by more than that amount, which is common as many people are leaving municipal areas for more rural areas where land is abundantly more available. This shows that the unincorporated areas of Johnson County experienced a lesser decrease for the County during the period from 1980-2000. With the cities in Johnson County receiving no growth during the 90's, the County grew at a rate of 2.8 percent, while Kite (-23.3%) and Wrightsville (-4.6%) both experienced negative growth. Again, most of this growth was due to the opening of the Johnson County State Prison in the 1990s rather than actual growth. Among surrounding counties, Johnson ranked fifth with a 2.8% population increase from 1990 to 2000. This is the one position better than occupied by Johnson County in terms of growth from 1980 to 2000 (-1.2%). The County's location in a relatively poor part of the state is reflective in that most of its surrounding counties did not experience significant growth. From 2000-2002, Johnson County (1.4%) ranked 2<sup>nd</sup> in terms of growth among its surrounding counties. Johnson County (695), Kite (45) and Wrightsville (262) are all projected to increases in their population from 2004 to 2025.

## Households

The historic, current, and projected total number of households and average household size for Johnson County, Kite, and Wrightsville are shown in Tables P-6 and P-7. Georgia figures are included for comparison in both tables, while Table P-7 also includes U.S. figures for comparison as well. Table P-8 shows the current and projected number of households, unadjusted and adjusted, through 2025 in Johnson County and Georgia. Table P-8A shows the current and projected households for Kite and Wrightsville through 2025, based on RDC staff projections.

As shown in Table P-6, the total number of households in Johnson County increased by just 162 from 1980 to 2000, which is an increase of 5.5% during that time. This is compared to a negative 1.2% 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. The greater household than population increase is reflective of the national trend of declining household size. Johnson County is no exception to this rule, which had its average household size decrease from 2.88 in 1980 to 2.71 in 1990 to 2.53 in 2000, as shown in Table P-7. As shown in Table P-7, the County continues to have a higher average household size than the state from 1980 to 1990. However, in 2000 Georgia sees an average household size of 2.65, while Johnson County has declined to 2.53. This is likely due to the prison population in the County. This trend is projected to continue through at least 2025 when Georgia will have an average household size of 2.63 and Johnson County's is projected to be 2.50. Also, Johnson County maintains a higher average household size than does the U.S. for each current, historic, and projected figure.

As shown in Table P-8, households are expected to fluctuate in the County to a total of 3,429 in 2025 based on RDC staff projections, which is 10 percent above the 2000 level of 3,117 based upon adjusted figures. This does not compare to the Georgia net increase of roughly 39 percent during the same period. While the County continues to see minimal growth in the number of households and a decrease in average household size, which is expected to decline from 2.53 persons per household in 2000 to 2.50 in 2025, it remains below that of the state's



**TABLE P-6**  
**TOTAL NUMBER OF HOUSEHOLDS**  
**Johnson County, Kite, Wrightsville, and Georgia**  
**1980-2000**

<b>Total Households</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>
Johnson County	2,955	3,001	3,117
Kite	93	141	79
Wrightsville	814	882	848
Georgia	1,869,754	2,366,615	3,007,678

Source: U.S. Census Bureau, 1983, [www.census.gov](http://www.census.gov), 2004.

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

<b>Persons per Household</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>	<b>2005</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>
Johnson County	2.88	2.71	2.53	2.50	2.47	2.47	2.48	2.50
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](http://www.census.gov), 2004, Projections by Woods & Poole Economics, Inc., 2004.

**TABLE P-8**  
**CURRENT AND PROJECTED NUMBER OF HOUSEHOLDS**  
**Johnson County and Georgia**  
**2000-2025**

<b>Total Households</b>	<b>2000</b>	<b>2005</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>
<b>Johnson County</b>						
Unadj. Households	3,133	3,172	3,202	3,222	3,221	3,208
Persons Per Household	2.500	2.470	2.470	2.480	2.500	2.500
Adj. Population	8,560	8,708	8,740	8,796	8,863	8,945
RDC Population	8,560	9,495	9,611	9,729	9,932	10,167
Adj. Households	3,218	3,248	3,267	3,267	3,253	3,218
RDC Households	3,117	3,236	3,297	3,340	3,389	3,429
<b>Georgia</b>						
Unadj. Households	3,022,410	3,265,030	3,501,380	3,727,580	3,929,140	4,108,410
Persons Per Household	2.650	2.610	2.590	2.590	2.600	2.630
Adj. Households	3,006,409	3,311,408	3,551,311	3,799,902	3,984,730	4,166,789

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

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

**TABLE P-8A**  
**HISTORIC, CURRENT, AND PROJECTED NUMBER OF HOUSEHOLDS AND**  
**AVERAGE HOUSEHOLD SIZE**  
**Kite and Wrightsville**  
**1980-2025**

	1980	1990	2000	2005	2010	2015	2020	2025
<b>Kite</b>								
Total Households	115	130	108	113	119	124	128	133
Persons Per Household	2.85	2.28	2.23	2.20	2.17	2.17	2.18	2.20
<b>Wrightsville</b>								
Total Households	867	881	867	899	921	942	967	989
Persons Per Household	2.91	2.53	2.44	2.41	2.38	2.38	2.39	2.41

Source: U.S. Bureau of the Census, [www.census.gov](http://www.census.gov) (STF-1);  
Heart of Georgia Altamaha Staff projections, 2004.

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 through 2025. (See Housing Element for projected housing figures). The lack of substantial population growth is not putting pressure on the local housing market to expand its available supply at this time.

Kite and Wrightsville. As shown in Table P-6, total households increased during the period of 1980-2000 in Wrightsville by a total of 34, or 4.18 percent, while there was a decrease in total households in Kite during this period. Kite experienced a loss of 14, or -15.1 percent, households during the 1980-2000 period. Since the gain of households in Wrightsville was less than the County's household growth of 5.48 percent, and Kite lost households, one can only assume that this is indicative of an outward migration of residency from the cities to the unincorporated areas of the County. This is typical in many parts of the state. However, Table P-8A shows that perhaps this trend may reverse itself. The percentage growth in the number of households in Kite (23.15 percent) is projected to double that of the county through 2025. However, it should be noted that this percentage is somewhat skewed due to the small number of households in the city. Kite is projected to add just 25 households through 2025. The City of Wrightsville (14.03 percent) is projected to see household growth at a higher rate than the county. As elsewhere, household size has declined.

## **Assessment**

The trend of population migrating to the unincorporated areas of Johnson County, the smallest city, Kite, actually was the recipient of a decreased number of households from 1980-2000. Kite was the only one of the two cities, County, or the State for this to occur during this time period. From 1980-1990, Johnson County had a larger average household size than that of the United States and Georgia. This trend reversed in 2000 with Georgia and the U.S. having a larger household size than the County. In 1980, the number was 2.88 persons per household and in 2015 that number is projected to decrease to 2.47. However, in 2020 and 2025 the average household size is projected to increase again to 2.48 in 2020 and then 2.50 in 2025. The increase of the numbers of households in Johnson County can be attributed to smaller household sizes within the County along with the prison population. It is projected that the County will see an

increase of 312 households from 2000 to 2025, while the average household size is projected to be at 2.50 persons per household in 2025. Together the cities of Kite and Wrightsville are projected to add just 25 and 122 households, respectively, over the next 20 to 25 years. Together these projections do not reflect a substantial increased demand for new housing. The average household size in the State saw the same patterns as Johnson County for each period in Table P-8. From 2000-2015, Georgia is projected to decrease from 2.65 in 2000 to 2.59 in 2015 and then to increase to 2.63 persons per household by 2025.

## **Age Distribution**

The historic, current, and projected distribution of population by age categories for Johnson County, Kite, and Wrightsville are shown in Tables P-9 through P-15. Also included in Tables P-9 and P-10 are historic, current, and projected distribution of population figures by age for Georgia and the U.S.

Johnson 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 74.8 percent of the County's population in 2000. This trend is not just a county trend because these same two combined categories represented 78.9 percent of the U.S. in 2000 and 82.3 percent of Georgia in 2000, as shown in Table P-9. However, all three experienced decreases in the less than 25 population sector from 1990-2000 in terms of percentage of overall population. Johnson County ranks significantly above the U.S. and Georgia in terms of elderly percentage of total population at 15.6 percent in 2000, as shown in Table P-10. This is above the national number of 12.4 percent and that of the state, which was at 9.6 percent in 2000. In addition, the growth is greater locally than either Georgia or the U.S. Meanwhile, the growth in the 25-54 age category was lower for the county than for either the state or the nation.

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

	United States			Georgia			Johnson County					
	1980	1990	2000	1980	1990	2000	Percent			Number		
	1980	1990	2000	1980	1990	2000	1980	1990	2000	1980	1990	2000
<b>Total</b>	100	100	100	100	100	100	100	100	100	8,660	8,329	8,560
<b>Less Than 25</b>	41.4	36.5	35.3	43.5	39.7	36.7	42.6	37.8	39.0	3,686	3,145	3,338
<b>Age 25-54</b>	37.7	42.6	43.6	38.6	46.0	45.6	33.1	38.2	35.8	2,861	3,185	3,068
<b>Age 55-64</b>	9.6	8.4	8.6	8.5	3.8	8.1	10.3	8.6	9.5	891	720	817
<b>Age 65 &amp; Over</b>	11.3	12.5	12.4	9.4	10.5	9.6	14.0	15.4	15.6	1218	1279	1337

Source: US Bureau of the Census, Census of Population, 1980, 1990, and 2000

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

	United States	Georgia	Johnson County
<b>Total</b>	100	100	8,560 (100)
<b>Age 0 to 4</b>	6.8	7.3	586 (6.8)
<b>Age 5 to 9</b>	7.3	7.6	584 (6.8)
<b>Age 10 to 14</b>	7.3	7.4	678 (7.9)
<b>Age 15 to 19</b>	7.2	7.3	1,004 (11.7)
<b>Age 20 to 24</b>	6.8	7.2	486 (5.7)
<b>Age 25 to 29</b>	6.9	7.8	456 (5.4)
<b>Age 30 to 34</b>	7.3	8.0	493 (5.8)
<b>Age 35 to 39</b>	8.1	8.5	536 (6.3)
<b>Age 40 to 44</b>	8.0	8.0	597(7.0)
<b>Age 45 to 49</b>	7.1	7.0	511 (6.0)
<b>Age 50 to 54</b>	6.2	6.2	475 (5.5)
<b>Age 55 to 59</b>	4.8	4.6	446 (5.2)
<b>Age 60 to 64</b>	3.8	3.5	371 (4.3)
<b>Age 65 &amp; Over</b>	12.4	9.6	1,337 (15.6)

Source: US Bureau of the Census, Census of Population, 2000

**TABLE P-11**  
**HISTORIC POPULATION BY AGE DISTRIBUTION**  
**Johnson County, Kite, and Wrightsville**  
**1980-2000**

	Johnson County			Kite			Wrightsville		
	1980	1990	2000	1980	1990	2000	1980	1990	2000
<b>TOTAL Population</b>	8,660	8,329	8,560	272	314	241	2,388	2,331	2,223
<b>0 – 4 Years Old</b>	898	625	586	26	22	16	256	170	179
<b>5 – 13 Years Old</b>	1,141	1,280	1,098	37	36	22	311	356	295
<b>14 – 17 Years Old</b>	672	546	895	18	17	10	197	152	130
<b>18 – 20 Years Old</b>	440	329	379	12	17	8	128	80	103
<b>21 – 24 Years Old</b>	535	365	380	16	16	11	154	92	117
<b>25 – 34 Years Old</b>	1147	1297	949	34	33	29	324	325	244
<b>35 – 44 Years Old</b>	890	929	1133	28	26	24	244	263	282
<b>45 – 54 Years Old</b>	824	959	986	26	43	30	225	205	242
<b>55 – 64 Years Old</b>	891	720	817	30	67	34	236	463	214
<b>65 Years and Over</b>	1,218	1,279	1,337	43	314	57	315	2,331	417

Source: US Bureau of the Census, Census of Population, 1980, 1990, and 2000



**TABLE P-12  
PROJECTED POPULATION BY AGE  
Johnson County  
2000-2025**

	2000	2005	2010	2015	2020	2025
<b>Total</b>	8,560	9,495	9,611	9,729	9,9323	10,167
<b>Age 0 to 4</b>	586	562	575	589	587	601
<b>Age 5 to 9</b>	584	591	565	579	604	618
<b>Age 10 to 14</b>	678	572	578	551	578	603
<b>Age 15 to 19</b>	1,004	964	897	912	893	924
<b>Age 20 to 24</b>	486	740	706	688	709	693
<b>Age 25 to 29</b>	456	624	782	744	738	771
<b>Age 30 to 34</b>	493	602	647	796	765	759
<b>Age 35 to 39</b>	536	642	627	631	783	752
<b>Age 40 to 44</b>	597	688	659	646	660	803
<b>Age 45 to 49</b>	511	706	632	600	588	589
<b>Age 50 to 54</b>	475	582	663	590	559	539
<b>Age 55 to 59</b>	446	473	498	577	502	473
<b>Age 60 to 64</b>	371	442	441	467	544	477
<b>Age 65 &amp; Over</b>	1,337	1,307	1,341	1,359	1,422	1,565

Sources: www.census.gov, Heart of Georgia Altamaha Staff

poor, rural area. It is also reflective of a stagnant population in which many younger people are leaving the area seeking better paying jobs elsewhere, leaving behind an older citizenry. Until the population increases significantly, this trend will likely continue.

## **Racial Composition**

Tables P-16 through P-19 deal with the Racial Composition of Johnson County, Kite, Wrightsville, Georgia, and the United States, while Tables P-20 through P-22 show projections for Johnson County, Kite, and Wrightsville. Table P-16 shows the two races with the largest overall decrease in the county were the White and Hispanic races, -9.2% (White) and -19.6% (Hispanic) in the County from 1980-2000. The decline in Hispanics is a reversal of the trend seen elsewhere, and may be due to the inability to get an accurate count because of the illegal alien population. During this period, the race with the largest net increase was that of the Black race, which increased from 2,796 in 1980 to 3,164 in 2000, a 14.3 percent increase. However, the largest percent increase in the County over the same period comes from the Other category which increased from 0 to 11, an increase of 1,100% percent. The numbers are skewed due to the fact of increase from such a low beginning figure. For Georgia and the U.S., the largest percent increase came from the Asian or Pacific Islander group in the U.S. and the Other category for Georgia. As of 2000, the largest reported minority in the U.S. was that of Persons of Hispanic Origin as shown in Table P-17, which overtook the Black population for the first time. For Johnson County, the Black race remained the largest minority in 2000. It is interesting to note that although neither had a comparable percent increase from 1980-2000, the Black and White categories remain to be the two largest racial categories in both the State and Johnson County. In Georgia, the Black and White categories combined to makeup 93.8 percent of the total population in 2000. In Johnson County, the same two categories made up 99.4 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 89.64 percent of the population in 2000.

Kite and Wrightsville Table P-16 shows that both municipalities lost total population from 1980-2000, and both are comprised almost exclusively of black or white persons. Kite was 97 percent white in 2000, up from 96 percent in 1980. Wrightsville in 2000 was majority black (53.5 %), as compared to 37.2 percent black in 1980.

**TABLE P-16  
POPULATION BY RACE  
Johnson County, Georgia, and U.S.  
1980-2000**

Category	United States				Georgia				Johnson County			
	1980	1990	2000	1980-2000 % Change	1980	1990	2000	1980-2000 % Change	1980	1990	2000	1980-2000 % Change
<b>TOTAL Population</b>	224,810,192	248,032,624	281,421,920	25.2	5,457,566	6,478,216	8,186,453	50.0	8,656	8,329	8,560	-1.1
<b>White</b>	186,877,632	199,357,408	211,460,624	13.2	3,944,056	4,600,148	5,327,281	35.1	5,884	5,474	5,345	-9.2
<b>Black</b>	26,338,700	29,691,776	34,658,192	31.4	1,462,670	1,746,565	2,349,542	60.6	2,769	2,823	3,164	14.3
<b>American Indian Eskimo or Aleut</b>	1,378,993	1,958,212	2,475,956	79.5	7,400	13,348	21,737	193.7	0	0	11	NA
<b>Asian or Pacific Islander</b>	3,429,179	7,260,757	10,641,833	210.3	22,911	75,781	177,416	674.4	0	32	11	NA
<b>Other</b>	6,726,155	9,764,458	15,359,073	128.3	18,572	42,374	196,289	956.9	0	0	6	NA
<b>Persons of Hispanic Origin</b>	14,538,182	22,284,938	35,305,816	142.8	61,223	108,922	435,227	611.0	97	42	78	-19.6
	<b>Kite</b>				<b>Wrightsville</b>							
Category	1980	1990	2000	1980-2000 % Change	1980	1990	2000	1980-2000 % Change				
<b>TOTAL Population</b>	328	297	241	-26.5	2,526	2,331	2,223	-12.0				
<b>White</b>	316	286	233	-26.2	1,584	1,258	1,020	-35.6				
<b>Black</b>	12	11	7	-41.7	939	1,065	1,189	26.6				
<b>American Indian Eskimo or Aleut</b>	0	0	0	0	1	1	0	-100.0				
<b>Asian or Pacific Islander</b>	0	0	0	0	2	7	5	150.0				
<b>Other</b>	0	0	1	N/A	0	0	9	N/A				
<b>Persons of Hispanic Origin</b>	11	1	6	-45.5	18	15	15	-16.7				

Source: US Bureau of the Census, Census of Population, 1980, 1990, and 2000

**TABLE P-17**  
**PERCENT OF POPULATION BY RACE**  
**Johnson County, Georgia, and U.S.**  
**2000**

	United States	Georgia	Johnson County
<b>TOTAL Population</b>	100	100	100
<b>White</b>	75.1	65.1	62.4
<b>Black</b>	12.3	28.7	37.0
<b>American Indian Eskimo or Aleut</b>	0.9	0.3	0.1
<b>Asian or Pacific Islander</b>	3.8	2.2	0.1
<b>Other</b>	5.5	2.4	0.07
<b>Two or More Races</b>	2.4	1.4	0.3
<b>Persons of Hispanic Origin</b>	12.54	5.31	0.91

Source: www.census.gov

**TABLE P-18**  
**PROJECTED PERCENT OF POPULATION BY RACE**  
**Johnson County, Georgia, and U.S.**  
**2000-2025**

	United States						Georgia						Johnson County					
	2000	2005	2010	2015	2020	2025	2000	2005	2010	2015	2020	2025	2000	2005	2010	2015	2020	2025
<b>Total</b>	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
<b>White Population</b>	75.1	79.5	78.4	77.4	76.3	75.2	65.1	66.0	64.9	63.7	62.5	61.3	62.4	60.9	58.7	56.9	55.4	54.1
<b>Black Population</b>	12.3	14.4	14.8	15.1	15.4	15.6	28.7	30.9	31.5	32.1	32.5	32.9	37.0	38.8	41.0	42.8	44.3	45.6
<b>Native American</b>	0.9	0.9	0.9	0.9	1.0	1.0	0.3	0.2	0.2	0.2	0.2	0.2	0.1	0.1	0.1	0.1	0.07	0.06
<b>Asian &amp; Pacific Islander</b>	3.8	5.2	5.9	6.6	7.4	8.2	2.2	2.8	3.4	4.1	4.8	5.5	0.1	0.2	0.2	0.2	0.2	0.2
<b>Hispanic, any Race</b>	12.54	16.44	18.33	20.13	21.98	23.87	5.31	6.46	7.92	7.92	8.81	9.78	0.91	1.13	1.30	1.39	1.50	1.67

Note: Percentages do not equal 100 because of races of two or more

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Sources: [www.census.gov](http://www.census.gov), [www.georgiaplanning.com](http://www.georgiaplanning.com)

**TABLE P-19**  
**PROJECTED PERCENT CHANGE IN POPULATION BY RACE**  
**Johnson County, Georgia, and U.S.**  
**2000-2025**

	United States % Change	Georgia % Change	Johnson County % Change
<b>Total</b>	2.8	24.5	1.4
<b>White Population</b>	2.9	17.3	-12.2
<b>Black Population</b>	30.4	42.8	25.1
<b>Native American</b>	13.4	-7.0	-54.5
<b>Asian &amp; Pacific Islander</b>	122.0	218.5	81.8
<b>Hispanic, any Race</b>	95.5	129.0	85.9

Sources: [www.census.gov](http://www.census.gov), [www.georgiaplanning.com](http://www.georgiaplanning.com)

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

	2000	2005	2010	2015	2020	2025	% Change 2000-2025
<b>Total</b>	8,560	9,945	9,611	9,729	9,932	10,167	18.8
<b>White Population</b>	5,345	5,605	5,496	5,414	5,433	5,498	2.9
<b>Black Population</b>	3,164	3,856	4,076	4,278	4,462	4,630	46.3
<b>Native American</b>	11	13	13	10	7	6	-45.5
<b>Asian &amp; Pacific Islander</b>	11	13	17	17	19	21	90.9
<b>Hispanic, any Race</b>	78	99	114	122	132	148	89.7

Sources: [www.census.gov](http://www.census.gov), [www.georgiaplanning.com](http://www.georgiaplanning.com), as adjusted by HOGARDC Staff proportionately

**TABLE P-21**  
**PROJECTED POPULATION BY RACE**  
**Kite**  
**2000-2025**

	2000	2005	2010	2015	2020	2025	% Change 2000-2025
<b>Total</b>	241	249	258	268	279	292	21.2
<b>White Population</b>	233	239	247	256	266	279	19.7
<b>Black Population</b>	7	9	10	11	12	12	7.1
<b>Other</b>	1	1	1	1	1	1	0.0
<b>Hispanic</b>	6	8	9	10	11	12	100.0

Sources: [www.census.gov](http://www.census.gov), [www.georgiaplanning.com](http://www.georgiaplanning.com), as adjusted by HOGARDC Staff proportionately



**TABLE P-22**  
**PROJECTED POPULATION BY RACE**  
**Wrightsville**  
**2000-2025**

	2000	2005	2010	2015	2020	2025	% Change 2000-2025
<b>Total</b>	2,223	2,253	2,303	2,355	2,429	2,504	12.6
<b>White Population</b>	1,020	1,027	1,007	992	995	1,007	-1.3
<b>Black Population</b>	1,189	1,209	1,277	1,344	1,415	1,477	24.2
<b>Other</b>	14	17	19	19	19	20	42.9
<b>Hispanic</b>	15	19	22	24	26	29	93.3

Sources: [www.census.gov](http://www.census.gov), [www.georgiaplanning.com](http://www.georgiaplanning.com), as adjusted by HOGARDC Staff proportionatel

The future makeup of Johnson 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 Johnson County and Georgia by 2025 as shown in Table P-18. From 2000-2025, the Hispanic race is projected to see the biggest increase in Johnson County with 85.9 percent as shown in Table P-19. This is unlike Georgia and the U.S., who are projected to see the Asian and Pacific Islander race have the highest increase. However, the U.S. will also continue to see the trend of Hispanic being the dominating minority, increasing its percentage of the population from 12.54 percent in 2000 to 21.98 percent in 2025. According to projections made through 2025 in Table P-20, the Native American racial category will see the biggest decline in population by 2025, losing 45.5 percent from 2000-2025.

Kite and Wrightsville Tables P-21 and P-22 deal with the current and projected population by race for Kite and Wrightsville. Kite and Wrightsville are projected to experience their highest racial percentage growth in the Hispanic category. Kite is projected to experience a growth of 6 Hispanic persons, a 100 percent increase from 2000-2025. Wrightsville's increase in the Hispanic population is projected to be 93.3 percent during the same period, which is about 14 persons. Combined the two cities will see their Hispanic populations rise from 21 in 2000 to 41 in 2025, an increase of 95.2% within the cities. This number is more than that of the County as a whole, which is projected to see an increase of 89.7% in Hispanic persons from 2000-2025.

## **Assessment**

The racial composition of Johnson County and its municipalities is projected to be more diverse by 2025. From 1980-2000 within the County, the Native American race saw the smallest increase out of any reported racial category at 45.5 percent decrease. Although the White race is projected to decrease its share of the total population in Johnson County by 2025, it should continue to maintain a higher percentage of the overall population than any other race in Johnson County through 2025. The City of Wrightsville is projected to continue to have the Black population as its largest population through 2025. In 2025, it is projected that Wrightsville will have 1,477 Black persons and 1,007 White persons within the city. This is not projected to occur

in Kite or Johnson County. 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 get an accurate count. Nonetheless, their increasing presence presents significant issues for the local governments to deal with, particularly as it relates to language and cultural barriers.

## **Educational Attainment**

Tables P-23 through P-25 provide information on current and historic education levels of the adult population in Johnson County, Kite, and Wrightsville. 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 Johnson County to those in surrounding counties and the state of Georgia. Table P-25 again deals with Johnson County, surrounding counties, and the state in discussing graduation statistics.

Johnson County has a less educated population in comparison to the state. In 2000, Johnson County lagged behind the state in every category, including the number of residents who have either an Associate's or Bachelor's degree, as shown in Table P-23. Its percentage of those with less than a ninth grade education was twice the rate of the state, those with a high school education but no diploma was two-thirds higher than in the state. In terms of surrounding counties as shown in Table P-24, Johnson County consistently has less college graduates in its population than any other county. In terms of residents with a graduate degree, Johnson County at 3.0 percent ranks ahead of only Jefferson County (2.9%) and Wilkinson County (2.3%). However, Johnson County and all its surrounding counties trail the Georgia rate of those with a graduate degree at 8.3 percent.

**TABLE P-23**  
**EDUCATIONAL ATTAINMENT**  
**Percent of Persons Age 25 and Older**  
**Johnson County, Kite, Wrightsville, and Georgia**  
**1980-2000**

Category	TOTAL Adult Population 25 & Over	Less Than 9 <sup>th</sup> Grade	9 <sup>th</sup> to 12 <sup>th</sup> Grade (No Diploma)	High School Graduate (Includes Equivalency)	Some College (No Degree)	Associate Degree	Bachelor's Degree	Graduate or Professional Degree
Johnson County								
1980	4,993	1,966	1,266	1,160	275*	NA	180	126
1990	5,184	1,335	1,154	1,899	396	146	133	121
2000	5,206	824	1,133	2,052	619	174	249	155
Kite								
1980	161	NA	NA	NA	NA	NA	NA	NA
1990	206	44	54	85	17	0	4	2
2000	131	26	37	44	18	0	1	5
Wrightsville								
1980	1,344	NA	NA	NA	NA	NA	NA	NA
1990	1,481	431	333	476	89	66	46	40
2000	1,325	251	333	447	131	31	76	56
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](http://www.census.gov), 2004. \* - 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**  
**Johnson County, Surrounding Counties, and Georgia**  
**1980-2000**

County	TOTAL Adult Population 25 & Over	Less Than 9 <sup>th</sup> Grade	9 <sup>th</sup> to 12 <sup>th</sup> Grade (No Diploma)	High School Graduate (Includes Equivalency)	Some College (No Degree)	Associate Degree	Bachelor's Degree	Graduate or Professional Degree
Johnson								
1980	4,993	39.4	25.4	23.2	5.5*	NA	3.6	2.5
1990	5,184	25.8	22.3	36.6	7.6	2.8	2.6	2.3
2000	5,206	15.8	21.8	39.4	11.9	3.3	4.8	3.0
Emanuel								
1980	11,715	37.7	23.9	23.4	7.8*	NA	4.7	2.6
1990	12,419	22.8	24.6	30.0	9.9	3.7	5.4	3.6
2000	13,465	15.0	23.5	35.2	13.2	3.0	5.2	4.8
Jefferson								
1980	10,183	41.4	22.2	21.6	8.0*	NA	4.4	2.4
1990	10,310	27.0	23.3	30.1	9.9	3.4	4.4	1.8
2000	10,799	16.7	24.7	34.0	11.9	3.6	6.3	2.9
Laurens								
1980	21,391	30.5	23.8	26.2	9.7*	NA	6.0	3.8
1990	24,964	18.3	20.7	33.6	11.0	4.4	7.2	4.8
2000	28,875	10.6	19.1	37.1	14.9	3.9	8.9	5.5
Washington								
1980	10,436	36.5	25.6	23.6	5.5*	NA	5.5	3.2
1990	11,721	21.0	20.9	36.5	9.6	2.2	6.5	3.3
2000	13,626	11.8	19.9	38.8	15.3	3.7	7.0	3.5

**TABLE P-13  
PROJECTED POPULATION BY AGE  
Kite  
2000-2025**

	<b>2000</b>	<b>2005</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>
<b>Total</b>	241	249	258	268	279	292
<b>Age 0 to 4</b>	16	15	16	16	15	16
<b>Age 5 to 9</b>	13	13	14	15	16	15
<b>Age 10 to 14</b>	10	10	11	12	14	15
<b>Age 15 to 19</b>	15	14	13	13	12	14
<b>Age 20 to 24</b>	13	14	13	12	13	13
<b>Age 25 to 29</b>	18	15	15	14	13	14
<b>Age 30 to 34</b>	11	15	16	15	14	14
<b>Age 35 to 39</b>	13	11	13	14	15	15
<b>Age 40 to 44</b>	11	11	10	12	13	14
<b>Age 45 to 49</b>	13	13	12	11	12	13
<b>Age 50 to 54</b>	17	18	18	17	16	17
<b>Age 55 to 59</b>	17	17	20	18	18	17
<b>Age 60 to 64</b>	17	18	19	20	21	22
<b>Age 65 &amp; Over</b>	57	65	68	79	87	93

Sources: www.census.gov, Heart of Georgia Altamaha Staff

**TABLE P-14  
PROJECTED POPULATION BY AGE  
Wrightsville  
2000-2025**

	<b>2000</b>	<b>2005</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>
<b>Total</b>	2,223	2,253	2,303	2,355	2,429	2,504
<b>Age 0 to 4</b>	179	172	176	180	178	179
<b>Age 5 to 9</b>	162	164	157	161	165	166
<b>Age 10 to 14</b>	168	142	144	140	144	147
<b>Age 15 to 19</b>	159	151	140	142	139	140
<b>Age 20 to 24</b>	156	169	161	155	158	157
<b>Age 25 to 29</b>	121	134	158	150	145	152
<b>Age 30 to 34</b>	123	116	124	158	147	143
<b>Age 35 to 39</b>	114	105	100	99	138	134
<b>Age 40 to 44</b>	168	145	133	126	124	140
<b>Age 45 to 49</b>	129	150	129	119	113	120
<b>Age 50 to 54</b>	113	130	149	129	119	115
<b>Age 55 to 59</b>	123	122	128	149	133	128
<b>Age 60 to 64</b>	91	103	102	108	129	113
<b>Age 65 &amp; Over</b>	417	450	502	539	597	670

Sources: www.census.gov, Heart of Georgia Altamaha Staff

**TABLE P-15**  
**PROJECTED POPULATION AGE DISTRIBUTION**  
**Johnson County, Kite, and Wrightsville**  
**2000-2025**

<b>Johnson County</b>			
	<b>2000</b>	<b>2025</b>	<b>% Change 2000-2025</b>
<b>Total</b>	8,560	10,167	18.8
<b>Less Than 25</b>	3,338	3,493	4.6
<b>Age 25-54</b>	3,068	4,159	35.6
<b>Age 55-64</b>	817	950	16.3
<b>Age 65 &amp; Over</b>	1337	1,565	17.1
<b>Kite</b>			
	<b>2000</b>	<b>2025</b>	<b>% Change 2000-2025</b>
<b>Total</b>	241	292	21.2
<b>Less Than 25</b>	67	73	9.0
<b>Age 25-54</b>	83	87	4.8
<b>Age 55-64</b>	34	39	14.8
<b>Age 65 &amp; Over</b>	57	93	63.2
<b>Wrightsville</b>			
	<b>2000</b>	<b>2025</b>	<b>% Change 2000-2025</b>
<b>Total</b>	2,223	2,504	12.6
<b>Less Than 25</b>	824	789	-4.2
<b>Age 25-54</b>	768	804	4.7
<b>Age 55-64</b>	214	141	-34.1
<b>Age 65 &amp; Over</b>	417	670	60.6

Sources: US Bureau of the Census, Heart of Georgia Altamaha Staff



Table P-12 and P-15 give Johnson County's projected population distribution by age. In terms of single age categories, the 65 and over group had the highest population in 2000 with 1,337 or 15.6 percent. This trend is projected to continue through 2025, where the group will have a population of 1,565 or 15.4 percent as shown in Table P-12. From 2000 to 2025, the 25-54 combined category increases in size with a 35.6 percent increase as shown in Table P-15. For the same period, the less than 25 combined category is projected to see the smallest increase, 4.6 percent. The order of ranking for this time period in Johnson County are the 25-54 category (35.6%), the 65 and over category (17.1%), 55-64 category (16.3), and the less than 25 category (4.6%). Overall, the total population is projected to increase 18.8 percent in the County as a whole from 2000 to 2025. As these projections show, that population is getting older.

Kite and Wrightsville The cities of Johnson County are represented in Tables P-11 and P-15, and individually in Tables P-13 and P-14. Like the County as a whole, both cities had the elderly population as their largest age group in 2000, or 23.65 percent, as shown in Table P-11. For Kite, the 65 and over population represented 57 out of 241 people in 2000, or 23.65 percent. As shown in Table P-13, Kite is projected to see the 65 and over category continuing to have the highest number of residents through 2025 (93 people or 31.85) percent. As shown in Table P-14, the City of Wrightsville is projected to see the 65 and over category remaining the largest through 2025 (670 people or 26.86 percent). However, it should be noted that in Table P-15, the City of Wrightsville is projected to see decreases in two population categories from 2000-2025: the less than 25 category (-4.2%) and the 55-64 category (-34.1%). There is not another category in either Kite or Johnson County projected to see decreases in growth from 2000-2025.

### **Assessment**

Johnson County had almost 80 percent of its population within the 0-54 year old age category in 2000. In what seems to be an inevitable trend in Kite, Wrightsville, and Johnson 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 Johnson 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. These trends are typical for a

County	TOTAL Adult Population 25 & Over	Less Than 9 <sup>th</sup> Grade	9 <sup>th</sup> to 12 <sup>th</sup> Grade (No Diploma)	High School Graduate (Includes Equivalency)	Some College (No Degree)	Associate Degree	Bachelor's Degree	Graduate or Professional Degree
Wilkinson								
1980	10,893	31.6	24.1	29.1	10.1*	NA	3.3	1.9
1990	11,654	20.6	22.0	37.8	10.5	2.7	4.9	1.6
2000	14,688	11.7	22.0	39.2	16.3	2.9	5.5	2.3
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](http://www.census.gov), 2004. \* - 1980 Census data did not separate those with Some College (No Degree) and those with an Associate Degree.

**TABLE P-25**  
**EDUCATIONAL GRADUATION STATISTICS**  
**Johnson County, Surrounding Counties, and Georgia**  
**1995-2001**

<b>Education Graduation Statistics</b>	<b>H.S. Graduation Test Scores (All Components)</b>	<b>H.S. Dropout Rate</b>	<b>Percent of Grads Attending Georgia Public Colleges</b>	<b>Percent of Grads Attending Georgia Public Technical Colleges</b>
<b>Johnson County</b>				
1995	72%	11.8%	27.1%	7.3%
1996	52%	13.7%	31.5%	19.2%
1997	45%	7.2%	36.3%	18.8%
1998	61%	10.4%	31.7%	22.0%
1999	62%	5.5%	32.5%	10.4%
2000	60%	10.1%	NA	66.2%
2001	48%	5.4%	NA	NA
<b>Emanuel County</b>				
1995	75%	9.4%	28.4%	3.2%
1996	66%	8.8%	39.8%	7.8%
1997	62%	9.9%	43.1%	9.5%
1998	61%	8.0%	35.2%	16.1%
1999	62%	8.6%	33.5%	13.5%
2000	71%	7.9%	NA	14.2%
2001	62%	9.5%	NA	NA

<b>Education Graduation Statistics</b>	<b>H.S. Graduation Test Scores (All Components)</b>	<b>H.S. Dropout Rate</b>	<b>Percent of Grads Attending Georgia Public Colleges</b>	<b>Percent of Grads Attending Georgia Public Technical Colleges</b>
<b>Jefferson County</b>				
1995	76%	7.9%	18.3%	11.7%
1996	55%	8.6%	19.9%	10.9%
1997	47%	8.4%	14.3%	11.8%
1998	34%	7.0%	15.6%	15.1%
1999	36%	6.3%	20.9%	10.2%
2000	39%	5.4%	NA	16.0%
2001	36%	4.6%	NA	NA
<b>Laurens County</b>				
1995	84%	8.8%	20.6%	8.6%
1996	68%	8.2%	34.3%	11.3%
1997	51%	7.9%	26.3%	15.1%
1998	55%	6.9%	26.0%	13.5%
1999	54%	6.1%	23.5%	12.8%
2000	59%	5.7%	NA	10.1%
2001	59%	5.7%	NA	NA
<b>Washington County</b>				
1995	65%	16.7%	15.2%	2.7%
1996	53%	11.8%	29.1%	21.8%
1997	51%	12.0%	30.2%	34.6%
1998	48%	11.0%	27.9%	13.3%
1999	54%	9.4%	27.6%	9.7%
2000	56%	7.6%	NA	16.0%
2001	56%	7.7%	NA	NA

<b>Education Graduation Statistics</b>	<b>H.S. Graduation Test Scores (All Components)</b>	<b>H.S. Dropout Rate</b>	<b>Percent of Grads Attending Georgia Public Colleges</b>	<b>Percent of Grads Attending Georgia Public Technical Colleges</b>
Wilkinson County				
1995	53%	10.3%	21.5%	3.7%
1996	56%	7.4%	27.4%	11.6%
1997	39%	8.8%	39.3%	20.2%
1998	53%	9.6%	20.4%	22.4%
1999	56%	9.1%	20.8%	15.6%
2000	67%	6.9%	NA	7.4%
2001	56%	6.7%	NA	NA
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.

Only Jefferson County had a higher percentage of those with less than a ninth grade education than Johnson County, and only Jefferson and Wilkinson counties had a higher percentage of those with a high school education but no diploma. Fortunately, the dropout rate in Johnson County was at 5.4 % in 2001, down greatly from a high of 13.7 percent in 1996, and trailing only Jefferson County (4.6%) for the lowest rate among surrounding counties as shown in Table P-25. As of 2001, Johnson County was seventeen percentage points behind the state average in high school graduation test scores at 48%, as well as fourteen percentage points behind its surrounding county leader, Emanuel County, which had an average test score of 62% in 2001. The County's test scores were down 24 percentage points from 72 percent in 1995. It is evident that much improvement is needed in educational attainment for the County to maintain stability in the future.

Kite and Wrightsville Kite has the lowest number of high school dropouts of the two cities in Johnson County at 48.9 percent as shown in Table P-23. Also, this number shows that Kite has a higher dropout rate than the County, which was at 37.6 percent in 2000. Wrightsville's 2000 percent of those without a high school diploma was 44.1 percent in 2000. Johnson County, along with having a lower percentage of those without a high school diploma than Kite and Wrightsville, still lagged well behind the state rate of 13.8 percent in 2000.

### **Assessment**

Johnson County continues to lag behind in efforts to have even a comparable educated population to Georgia and the United States. This is to be expected from a poor, rural area. From 1980-2000, Johnson 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 compared to 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 Johnson County and its cities that are moving on to college-level education, there are increasing numbers in those receiving degrees of some type.

However, these numbers lag considerably behind the state and nation. Also, from 2000 to 2001, Johnson County witnessed a higher dropout rate than did the State. These trends bear serious consequences in that it presents 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 more detail in the Economic Development element.

## **Income**

Per capita incomes for Johnson County, Georgia, and the U.S. from 1980-2000, and projected through 2025, as shown in 1996 dollars to account for inflation, are shown in Table P-26. Table P-27 shows the per capita income for Johnson County, Georgia, and the U.S. in actual dollars from 1980 to 2000 for comparison purposes with Table P-26. From 1980 to 2000, Johnson County per capita income grew less than Georgia and the U.S. with roughly a \$7,000 increase in per capita income over the last 20 years, while Georgia saw an increase of about \$10,000 and the U.S. about \$18,000, as shown in Table P-27. In terms of actual dollars as shown in Table P-27, Johnson County per capita income increased by \$8,000 from 1980-2000, while Georgia (\$15,000) and the U.S. (\$14,000) continue to far surpass income growth of Johnson County. Johnson County consistently has lower per capita incomes than those of the state and the nation, as would be expected given the less developed state of the local economy. This trend is shown beginning in 1980 and continues throughout the projections through 2025 as shown in Table P-26 in 1996 dollars. In these projections, Johnson County lags significantly behind the state for each income category with its per capita income approximately just two-thirds of that for Georgia and the U.S., and the state lags behind the nation for each of the same income categories. Table P-28, again using actual dollars, shows the median household income for Johnson County, Georgia, and the U.S. Again, Johnson County with a growth of just over \$13,000 from 1980 to 2000 trails both Georgia (\$27,000 increase) and the U.S. (\$25,000 increase) in this category by nearly one-half. The County's 2000 per capita income is just over one-half that of Georgia or the U.S. Table P-29 shows mean household income in current dollars for Johnson County and Georgia from 1980 to projections through 2025. For each historic, current, and future projection, Johnson County, with the gap projected to constantly remain at

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

<b>Income per Capita (1996 \$)</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>	<b>2005</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>
Johnson County	\$10,849	\$13,249	\$17,335	\$18,157	\$19,148	\$20,282	\$21,598	\$23,122
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**  
**Johnson County, Georgia, and the U.S.**  
**1980-2000**

<b>Income per Capita (actual \$)</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>
Johnson County	\$4,779	\$8,550	\$12,384
Georgia	\$6,402	\$13,631	\$21,154
United States	\$7,298	\$14,420	\$21,587

Source: U.S. Census Bureau, 1983, [www.census.gov](http://www.census.gov), 2004.



**TABLE P-28**  
**MEDIAN HOUSEHOLD INCOME**  
**Johnson County, Georgia, and the U.S.**  
**1980-2000**

<b>Median Household Income (Actual \$)</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>
Johnson County	\$10,574	\$18,064	\$23,848
Georgia	\$15,033	\$29,021	\$42,433
United States	\$16,841	\$30,056	\$41,994

Source: U.S. Census Bureau, 1983, [www.census.gov](http://www.census.gov), 2004.

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**TABLE P-29**  
**MEAN HOUSEHOLD INCOME**  
**Johnson County and Georgia**  
**1980-2000**

<b>Mean Household Income (Current \$)</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>	<b>2005</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>
Johnson County	NA	\$22,692	\$31,027	\$33,899	\$36,798	\$39,747	\$42,167	\$48,015
Georgia	NA	\$33,259	\$42,158	\$44,169	\$52,533	\$54,203	\$63,964	\$59,049

Source: Woods & Poole Economics, 2004.

roughly \$11,000 by 2025, is projected to remain behind State figures. However, the County's percentage growth (111.6 percent) is expected to grow faster than the state (78.5 percent). In terms of median household income and mean household income, as shown in Table P-28 and P-29, Johnson County lags behind the U.S. and Georgia for each category of comparison. For median household income, Johnson County was \$4,459 behind the State in 1980, a number that rose to \$18,585 by 2000 as shown in Table P-28. Mean household income for the same period yields much of the same comparison, with the gap becoming slightly larger in terms of dollar amounts from 1990-2025.

As shown in Table P-30, a large number of household incomes in Johnson County (741), Kite (20), and Wrightsville (275) in 2000 could be found in the \$0-\$9,999 income range. As shown in Table P-31, by 2000 Johnson County and Georgia both have the highest percent of their household income distribution in different categories, \$5,000-\$9,999 in Johnson County and \$20,000-\$29,999 in the State. The apparent differences between the State and Johnson County lie in the higher income categories, those ranging from \$60,000 and upwards. Johnson County has a combined 14.22 percent of households in those categories in 2000, while the state has 33.18 percent of its households located within one of these three combined categories. The County's percentage of households with income under \$10,000 (23.13) was more than double that of Georgia (10.13) in 2000. The County's percentage increased slightly from 21.96 percent in 1980. Although the County experienced increases in most of the higher income categories between 1980 and 2000, local percentages still trail the state by significant margins. Its 2000 percentage of households with an income of \$100,000 or more was roughly just one-fourth that of Georgia.

Kite and Wrightsville Household incomes are very low in the municipalities even in comparison to the County. Possible causes of such low incomes can be attributed to the lack of educational attainment and the increasing elderly population discussed previously. Table P-32 shows that in 2000, Kite's highest household income distribution category was those with incomes of \$5,000-\$9,999, which was 25.32%, or 28 households, of the overall income distribution. For Wrightsville in 2000, the highest income category was the \$5,000-\$9,999 with 32.43%, or 275 households. While increasingly only slightly in Kite, this income group

**TABLE P-30**  
**HOUSEHOLD INCOME DISTRIBUTION**  
**Johnson County, Kite, and Wrightsville**  
**1980-2000**

Category	Johnson County			Kite			Wrightsville		
	1980	1990	2000	1980	1990	2000	1980	1990	2000
TOTAL Households	2,955	3,001	3,117	93	141	79	814	882	848
Income less than \$5,000	719	414	NA	18	19	NA	220	170	NA
Income \$5,000 - \$9,999	649	468	741	23	32	20	166	169	275
Income \$10,000 - \$14,999	410	383	301	9	19	9	132	101	92
Income \$15,000 - \$19,999	408	347	283	9	26	8	128	89	84
Income \$20,000 - \$29,999	277	544	504	7	25	12	83	137	112
Income \$30,000 - \$34,999	145	151	147	5	6	4	40	29	53
Income \$35,000 - \$39,999	74	207	159	4	2	4	12	64	49
Income \$40,000 - \$49,999	59	282	253	1	9	7	18	73	46
Income \$50,000 - \$59,999	34	105	286	2	3	9	5	15	55
Income \$60,000 - \$74,999	15	31	139	1	0	1	2	12	29
Income \$75,000 - \$99,999	46	36	205	4	0	0	4	12	33
Income \$100,000 or more	123	33	99	10	0	5	6	11	20

Source: U.S. Census Bureau, 1983, [www.census.gov](http://www.census.gov), 2004.

**TABLE P-31**  
**HOUSEHOLD INCOME DISTRIBUTION BY PERCENTAGE**  
**Johnson County and Georgia**  
**1980-2000**

Category	Johnson 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	24.33%	13.80%	NA	16.20%	7.90%	NA
Income \$5,000 - \$9,999	21.96%	15.59%	23.77%	17.10%	8.87%	10.13%
Income \$10,000 - \$14,999	13.87%	12.76%	9.66%	16.28%	8.62%	5.85%
Income \$15,000 - \$19,999	13.81%	11.56%	9.08%	14.19%	8.87%	5.91%
Income \$20,000 - \$29,999	9.37%	18.13%	16.17%	11.53%	17.13%	12.74%
Income \$30,000 - \$34,999	4.91%	5.03%	4.72%	8.23%	7.90%	6.22%
Income \$35,000 - \$39,999	2.50%	6.90%	5.10%	5.53%	6.77%	5.87%
Income \$40,000 - \$49,999	2.00%	9.40%	8.12%	3.36%	11.03%	10.85%
Income \$50,000 - \$59,999	1.15%	3.50%	9.18%	2.04%	7.61%	9.24%
Income \$60,000 - \$74,999	0.51%	1.03%	4.46%	1.47%	6.85%	10.48%
Income \$75,000 - \$99,999	1.56%	1.20%	6.58%	2.57%	4.63%	10.36%
Income \$100,000 or more	4.16%	1.10%	3.18%	1.52%	3.81%	12.34%

Source: U.S. Census Bureau, 1983, [www.census.gov](http://www.census.gov), 2004.

**TABLE P-32**  
**HOUSEHOLD INCOME DISTRIBUTION BY PERCENTAGE**  
**Kite and Wrightsville**  
**1980-2000**

Category	Kite			Wrightsville		
	1980	1990	2000	1980	1990	2000
TOTAL Households	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Income less than \$5,000	19.35%	13.48%	NA	27.03%	19.27%	NA
Income \$5,000 - \$9,999	24.73%	22.70%	25.32%	20.39%	19.16%	32.43%
Income \$10,000 - \$14,999	9.68%	13.48%	11.39%	16.22%	11.45%	10.85%
Income \$15,000 - \$19,999	9.68%	18.44%	10.13%	15.72%	10.09%	9.91%
Income \$20,000 - \$29,999	7.53%	17.73%	15.19%	10.20%	15.53%	13.21%
Income \$30,000 - \$34,999	5.38%	4.26%	5.06%	4.91%	3.29%	6.25%
Income \$35,000 - \$39,999	4.30%	1.42%	5.06%	1.47%	7.26%	5.78%
Income \$40,000 - \$49,999	1.08%	6.38%	8.86%	2.21%	8.28%	5.42%
Income \$50,000 - \$59,999	2.15%	2.13%	11.39%	0.61%	1.70%	6.49%
Income \$60,000 - \$74,999	1.08%	0.00%	1.27%	0.25%	1.36%	3.42%
Income \$75,000 - \$99,999	4.30%	0.00%	0.00%	0.49%	1.36%	3.89%
Income \$100,000 or more	10.75%	0.00%	6.33%	0.74%	1.25%	2.36%

Source: U.S. Census Bureau, 1983, [www.census.gov](http://www.census.gov), 2004.

expanded by more than one-half in Wrightsville since 1980. According to Table P-30, both Kite and Wrightsville have the highest number of incomes in the same category, \$0-\$9,999, in 2000. This was unchanged from 1980. From 1980 to 2000, Kite saw the number of households in the \$100,000 or more range decrease by five households during the period. However, Wrightsville saw households in the same category increase from 6 in 1980 to 20 in 2000.

### **Assessment**

Although Johnson County's per capita income has increased and is projected to increase through 2025, the results continue to show lagging incomes 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 Johnson County and its two cities falls in the \$0-\$29,999 range. 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. This is to be expected given the relatively low educational attainment levels and significant elderly population. For local household incomes to catch up to the rest of the state and nation, much work will have to be done to raise the skill levels of the local labor force. Only through increased skill levels will the county be able to attract the kinds of good-paying jobs necessary to raise household incomes sufficiently.

# ECONOMIC DEVELOPMENT

## Introduction

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

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

This plan element addresses the state of economic development of the Johnson County community, including its incorporated cities of Kite and Wrightsville. The economic base, labor force, and local economic resources of the community are examined through a three-step process of inventory and assessment, goals 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 Wrightsville, and almost none is available for Kite. The county as a whole is truly

an inseparable economic entity, most significant economic activity centers on Wrightsville, and local economic resources and activities take place on a joint countywide basis.

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

This economic development element was developed through a community-based committee with members appointed by all 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 Johnson County that the economic fate of all local governments is intertwined, and that the local economy could not be analyzed or developed except on a countywide basis. The result of this cooperative approach is a joint plan for the entire community which addresses priority needs and activities that require the attention of all concerned, while also addressing any specific needs in Kite, Wrightsville, or unincorporated Johnson County.

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



## Economic Base

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

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

In isolation, the Johnson County economy has exhibited negative growth in the last twenty years. Employment has declined from 3,256 workers in 1980 to 3,167 in 1990, only to climb meagerly to 3,199 in 2000. Total earnings have increased (in constant 1996 dollars) from \$45 million in 1980 to \$64.5 million in 2000. However, all of this growth in earnings has taken place in the last ten years. Between 1980 and 1990, total countywide earnings actually declined from \$45 million to \$44.9 million. Because of this lack of growth, the gap between the county as compared to state or national growth only continues to widen. From 1980 to 2000, Johnson County's total employment dipped approximately -1.5 percent, while total earnings increased by 43.2 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 was slightly greater than one-half that of the U.S. (75.9 percent) and just under less than one-third of Georgia's (141.2 percent). This is certainly evidence of a local economy that was stagnant at best to even declining, falling further and further behind its state and national brethren.

Despite the gloomy 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 Johnson 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 Johnson County in 2000 were, in order of most jobs first, State and Local Government, Manufacturing, Services, Farming, 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 2000, Manufacturing was the top employment sector in Johnson County, while State and Local Government was fourth in both 1980 and 1990. 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. As a result, manufacturing employment in Johnson County in 2000 is less than one-half what it was some twenty years ago. On the other hand, the opening of the Johnson State Prison in the 1990s has caused employment in the State and Local Government sector in the county to almost triple from two decades ago, allowing this sector to now become the largest local employer. As the local economy was undergoing major sea changes, the 1990s saw Georgia begin the switch from an economy that was led in employment by the manufacturing sector to an economy where the services sector employed the greatest number of people.

In terms of percentages, farming jobs were ten times as prevalent in Johnson County in 2000 as Georgia or the U.S. This is symbolic of the county's historically heavy dependence on agriculture as a mainstay of its economy. However, even farming's percentage of total county employment has decreased somewhat from 14.43 percent in 1980 (when it was third in total county employment) to 11.16 percent as of 2000 (now fourth locally). Despite the heavy loss in employment in the manufacturing sector, the county's percentage still remained just under 50 percent above Georgia's percentage, while the local percentage of state and local government employment was more than double that of Georgia or the U.S. In terms of percentages, the fastest growing sector of the local economy over the last two decades has been Transportation/

**Table ED-1**  
**Employment By Economic Sector**  
**Johnson County**  
**1980-2025**

<b>Category</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>	<b>2005</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>
Total	3,256	3,167	3,199	3,148	3,148	3,186	3,261	3,380
Farm	470	326	357	334	319	307	296	287
Agricultural Services, Other	12	5	20	22	24	25	26	28
Mining	41	0	0	0	0	0	0	0
Construction	103	91	173	178	184	191	198	206
Manufacturing	1,219	1,227	583	519	476	448	432	428
Trans., Comm., & Public Utilities	79	79	337	329	324	321	320	323
Wholesale Trade	105	51	61	55	51	48	46	44
Retail Trade	261	430	232	218	210	206	206	209
Finance, Insurance, & Real Estate	125	63	71	69	68	69	71	74
Services	491	461	557	585	620	663	716	783
Federal Civilian Government	24	25	17	17	17	16	16	16
Federal Military Government	36	37	31	31	32	32	32	32
State & Local Government	290	372	760	791	823	860	902	950

Source: Woods and Poole Economics, Inc., 2002.

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

Category	1980	1990	2000	2005
Total	100.00%	100.00%	100.00%	100.00%
Farm	14.43%	10.29%	11.16%	10.61%
Agricultural Services, Other	0.37%	0.16%	0.63%	0.70%
Mining	1.26%	0.00%	0.00%	0.00%
Construction	3.16%	2.87%	5.41%	5.65%
Manufacturing	37.44%	38.74%	18.22%	16.49%
Trans., Comm., & Public Utilities	2.43%	2.49%	10.53%	10.45%
Wholesale Trade	3.22%	1.61%	1.91%	1.75%
Retail Trade	8.02%	13.58%	7.25%	6.93%
Finance, Insurance, & Real Estate	3.84%	1.99%	2.22%	2.19%
Services	15.08%	14.56%	17.41%	18.58%
Federal Civilian Government	0.74%	0.79%	0.53%	0.54%
Federal Military Government	1.11%	1.17%	0.97%	0.98%
State & Local Government	8.91%	11.75%	23.76%	25.13%

Category	2010	2015	2020	2025
Total	100.00%	100.00%	100.00%	100.00%
Farm	10.13%	9.64%	9.08%	8.49%
Agricultural Services, Other	0.76%	0.78%	0.80%	0.83%
Mining	0.00%	0.00%	0.00%	0.00%
Construction	5.84%	5.99%	6.07%	6.09%
Manufacturing	15.12%	14.06%	13.25%	12.66%
Trans., Comm., & Public Utilities	10.29%	10.08%	9.81%	9.56%
Wholesale Trade	1.62%	1.51%	1.41%	1.30%
Retail Trade	6.67%	6.47%	6.32%	6.18%
Finance, Insurance, & Real Estate	2.16%	2.17%	2.18%	2.19%
Services	19.70%	20.81%	21.96%	23.17%
Federal Civilian Government	0.54%	0.50%	0.49%	0.47%
Federal Military Government	1.02%	1.00%	0.98%	0.95%
State & Local Government	26.14%	26.99%	27.66%	28.11%

Source: Woods and Poole Economics, Inc., 2002.

**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., 2002.

**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., 2002.

Communications/Public Utilities. Although increasing minimally in the 1980s, local employment in this sector tripled in just the last ten years with the expansion of a local trucking establishment. On the other hand, wholesale trade in Johnson County in 2000 was only one-third that of Georgia percentage-wise, as was the local finance/insurance/real estate sector. The local retail trade sector was just 43 percent that of the state, and services was about 60 percent that of the state. Both of these sectors are vital components of Georgia's economy heading into the Twenty-first Century, but not so locally as a lack of employment growth in other key sectors of the local economy has limited the opportunity for these sectors to develop to the same extent.

The change that has taken place in the Johnson County economy over the last 20 years has been quite significant. As of 2000, some 60 percent of the local economy's total employment can be found in just three sectors: State and Local Government, Manufacturing, and Services. Of these sectors, only state and local government is experiencing vibrant growth. As was discussed previously, employment in the manufacturing sector has been slashed by more than one-half from twenty years ago, while the services sector grew only slightly in terms of percentages (15.08 % to 17.41%). On the other hand, a significant decline was found in the historically important Farm sector (14.43% to 11.16%), and Retail Trade, an important sector statewide, actually increased markedly in Johnson County between 1980 and 1990 (8.02% vs. 13.58%) but then gave that growth back and then some between 1990 and 2000 (13.58% to 7.25%). This is indicative of an economy that not only does not mirror that of the rest of the state, but is also headed backwards as the state as a whole moves forward.

At the same time, both the state and national economies have experienced fundamental shifts as well. The largest increase in Georgia's employment between 1980 and 2000 was in the Services sector (18.3% vs. 28.63%), while the steepest decline was found in the Manufacturing sector (19.25% vs. 12.63%). This mirrors the change in the national economy over the same time period, as the economy at both the state and federal levels shift 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, though Johnson County should begin to see some small growth in its total employment numbers. This indicates that

perhaps the decline in overall employment at the county level may begin to level off and perhaps reverse itself, albeit slowly. Total employment in Johnson County is projected to increase by less than 200 jobs between 2000 and 2025, an increase of only 5.7 percent but an increase nonetheless. Again, this should be far less than that seen at the state (41.7 percent) or U.S. (about 35 percent) levels. By 2025, the three largest sectors of employment in Johnson County are projected to be in State and Local Government (28.11 percent), Services (23.17 percent), and Manufacturing (12.66 percent). These three sectors combined are expected to comprise almost two-thirds of Johnson County's total employment, a slight gain from 2000. However, the State and Local Government and Services sectors are the only sectors that are projected to see any 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 Johnson County (17.41% vs. 23.17%), mirroring the current trend at the state and national levels of a more service-oriented economy. However, the State and Local Government sector should continue to strengthen its position as the county's top employer, making up roughly one-third of total employment. The Manufacturing sector (18.22% vs. 12.66%) is projected to continue its steep decline from previous years as the economy continues to become less dependent on the textile industry. The Farming sector (11.16% vs. 8.49%) is expected to continue a steady decline in terms of its share of total employment, though its employment locally should still be higher than many counties in the state who have moved away from a more agrarian-based economy. With the lack of plentiful jobs and little population growth, the local Retail Trade sector should continue to see a lack of opportunities for growth, continuing a slow but steady decline through 2025 (7.25% vs. 6.18%).

The state of Georgia's economy over the next 25 years is projected to continue heading in the opposite direction from Johnson County. While the local economy is heavily dependent on the public sector for providing jobs growth, the state is becoming more of a service-based economy. By 2025, the largest sectors of employment in Georgia are projected to be in the Services (33.35 percent), Retail Trade (17.76 percent), and State & Local Government (10.10 percent) sectors; comprising more than 60 percent of Georgia's total employment. The Services sector is projected to continue to see the biggest increase statewide between 2000 and 2025 (28.63% vs. 33.35%), with the Retail Trade sector being the only other one forecasted to see significant growth. Manufacturing is projected to decline the greatest among all sectors in terms of its share of total employment, although Woods & Poole projects that things should begin to turn around in terms of actual numbers employed beginning in 2000. The same is true at the federal level, with the dip in the number employed in manufacturing leveling off in 2000 and slowly increasing thereafter through 2025. As dependent as Georgia is becoming on services-



oriented businesses, the U.S. economy is becoming even more so, with just under 40 percent of total employment nationwide projected to be in the Services sector by 2025.

**Earnings By Sector.** In terms of 2000 earnings, the three highest employment sectors in Johnson County were almost the same as that of total employment, with one noticeable difference. As in total employment, the State and Local Government sector led the way in terms of total local earnings, comprising almost one-third (31.92 percent) of total county earnings alone. Although fourth in employment, the Transportation/Communications/Public Utilities sector was second in total earnings (16.58 percent), with a percentage that was almost four times greater than in 1980. This is consistent with the strong job growth in this sector discussed previously. As in total employment, the Manufacturing sector was third in terms of total earnings (14.82 percent); although the percentage of earnings was lower than its percentage of total employment. This is indicative of a sector with relatively low wages but still a number of relatively high jobs. It is significant to note these top three sectors provided about 60 percent of Johnson County 2000 earnings, as 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 Johnson County over the last twenty years. Between 1980 and 2000, earnings in the Manufacturing sector declined by nearly two-thirds as a percent of total earnings in Johnson County (42.85% vs. 14.82%), accompanying the decline in total employment. Meanwhile, State & Local Government earnings moved in the opposite direction (11.67% vs. 31.92%), nearly tripling as that sector has experienced consistent, steady growth in employment while other sectors in the local economy have declined. While the Services sector has increased in terms of employment, its earnings as a respective share of total county earnings has lagged; declining by almost one-third over the last twenty years as jobs in this sector have been generally low-paying.

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-5**  
**Earnings By Economic Sector (In 1996 Dollars)**  
**Johnson County**  
**1980-2025**

Category	1980	1990	2000	2005
Total	\$45,033,000	\$44,867,000	\$64,508,000	\$67,166,000
Farm	-\$589,000	\$1,845,000	\$4,663,000	\$4,936,000
Agricultural Services, Other	\$110,000	\$53,000	\$164,000	\$186,000
Mining	\$437,000	\$0	\$0	\$0
Construction	\$2,000,000	\$1,810,000	\$3,803,000	\$4,028,000
Manufacturing	\$19,295,000	\$17,657,000	\$9,559,000	\$8,999,000
Trans., Comm., & Public Utilities	\$1,840,000	\$2,338,000	\$10,696,000	\$10,809,000
Wholesale Trade	\$2,326,000	\$910,000	\$1,144,000	\$1,056,000
Retail Trade	\$3,851,000	\$4,496,000	\$2,724,000	\$2,620,000
Finance, Insurance, & Real Estate	\$1,154,000	\$716,000	\$1,084,000	\$1,133,000
Services	\$8,185,000	\$5,440,000	\$8,935,000	\$10,037,000
Federal Civilian Government	\$918,000	\$900,000	\$741,000	\$763,000
Federal Military Government	\$250,000	\$404,000	\$405,000	\$430,000
State & Local Government	\$5,256,000	\$8,298,000	\$20,590,000	\$22,169,000

Category	2010	2015	2020	2025
Total	\$70,754,000	\$75,261,000	\$80,811,000	\$87,626,000
Farm	\$5,309,000	\$5,734,000	\$6,208,000	\$6,736,000
Agricultural Services, Other	\$207,000	\$228,000	\$249,000	\$272,000
Mining	\$0	\$0	\$0	\$0
Construction	\$4,276,000	\$4,543,000	\$4,827,000	\$5,128,000
Manufacturing	\$8,697,000	\$8,606,000	\$8,715,000	\$9,032,000
Trans., Comm., & Public Utilities	\$11,021,000	\$11,306,000	\$11,698,000	\$12,241,000
Wholesale Trade	\$1,003,000	\$970,000	\$951,000	\$944,000
Retail Trade	\$2,582,000	\$2,593,000	\$2,650,000	\$2,752,000
Finance, Insurance, & Real Estate	\$1,206,000	\$1,302,000	\$1,420,000	\$1,566,000
Services	\$11,356,000	\$12,933,000	\$14,851,000	\$17,213,000
Federal Civilian Government	\$774,000	\$782,000	\$790,000	\$801,000
Federal Military Government	\$455,000	\$480,000	\$505,000	\$528,000
State & Local Government	\$23,868,000	\$25,784,000	\$27,947,000	\$30,413,000

Source: Woods and Poole Economics, Inc., 2002.

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

Category	1980	1990	2000	2005
Total	100.00%	100.00%	100.00%	100.00%
Farm	-1.31%	4.11%	7.23%	7.35%
Agricultural Services, Other	0.24%	0.12%	0.25%	0.28%
Mining	0.97%	0.00%	0.00%	0.00%
Construction	4.44%	4.03%	5.90%	6.00%
Manufacturing	42.85%	39.35%	14.82%	13.40%
Trans., Comm., & Public Utilities	4.09%	5.21%	16.58%	16.09%
Wholesale Trade	5.17%	2.03%	1.77%	1.57%
Retail Trade	8.55%	10.02%	4.22%	3.90%
Finance, Insurance, & Real Estate	2.56%	1.60%	1.68%	1.69%
Services	18.18%	12.12%	13.85%	14.94%
Federal Civilian Government	2.04%	2.01%	1.15%	1.14%
Federal Military Government	0.56%	0.90%	0.63%	0.64%
State & Local Government	11.67%	18.49%	31.92%	33.01%

Category	2010	2015	2020	2025
Total	100.00%	100.00%	100.00%	100.00%
Farm	7.50%	7.62%	7.68%	7.69%
Agricultural Services, Other	0.29%	0.30%	0.31%	0.31%
Mining	0.00%	0.00%	0.00%	0.00%
Construction	6.04%	6.04%	5.97%	5.85%
Manufacturing	12.29%	11.43%	10.78%	10.31%
Trans., Comm., & Public Utilities	15.58%	15.02%	14.48%	13.97%
Wholesale Trade	1.42%	1.29%	1.18%	1.08%
Retail Trade	3.65%	3.45%	3.28%	3.14%
Finance, Insurance, & Real Estate	1.70%	1.73%	1.76%	1.79%
Services	16.05%	17.18%	18.38%	19.64%
Federal Civilian Government	1.09%	1.04%	0.98%	0.91%
Federal Military Government	0.64%	0.64%	0.62%	0.60%
State & Local Government	33.73%	34.26%	34.58%	34.71%

Source: Woods and Poole Economics, Inc., 2002.

**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., 2002.

**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., 2002.

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

Tables ED-5 and ED-6 also highlight future projections for Johnson County, as supplied by Woods & Poole. By 2025, more than one-half (54.35 percent) of Johnson County's total earnings are projected to be found in just two sectors: State & Local Government and Services. While still first in total earnings (34.71 percent), the State and Local Government sector's share of total county earnings is not expected to increase as fast that of the Services sector (19.64 percent). Although the Johnson State Prison continues to be a stable employer, it is not expected to add a significant number of new jobs over the next two decades. While jobs in service-oriented businesses are expected to become more prevalent locally, the rate of growth is not expected to be at as fast a rate as has been seen statewide. It is also interesting to note that earnings in this sector are projected to be less as a percentage of total earnings than of total employment. This is reflective of the lower wages that are common in many services industries. The steady downward trend that has been seen in manufacturing earnings as a percentage of total earnings is forecast to continue, comprising just 10 percent of total county earnings by 2025. After seeing rapid growth between 1980 and 2000, earnings in the Transportation/Communications/Public Utilities sector are expected to level off as a percentage of total earnings and slowly decline by 2025. This may indicate that the recent growth seen in this sector is more of an aberration than a stable trend. No other sectors of the local economy are expected to see any appreciable increase in terms of their percentage of total earnings.

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

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

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

The future of the Johnson County economy as predicted by Tables ED-1, ED-2, ED-5 and ED-6 is not very rosy. These Woods and Poole projections show total employment expanding by just more than 5 percent (less than 200 jobs) by 2025. Earnings would continue to grow in the county increasing about 35 percent to over \$8 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 four sectors of the Johnson County economy with larger presence than the state in 2000 (farming, manufacturing, state and local government, and transportation/communications/public utilities) are projected by this econometrics firm to remain even more so in 2025. This projection holds true despite a predicted steady decline over the entire period in farming jobs and a predicted net loss of approximately 800 jobs in the county manufacturing sector from a 1990 high. Significantly, other sectors already much weaker in the county in 2000 than in the state are expected to fall farther behind with most 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 Johnson 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 40 percent of county jobs and earnings in 1990, although by 2000 the manufacturing sector provided less than one-fifth (18 percent) of county jobs and less than 15 percent of county earnings. In other words, the local manufacturing sector was reduced by more than one-half in just 10 years. This larger than normal reliance on one sector has suffered from a global economy that has made this particular sector to become far more competitive now than 10 or 20 years ago, with increasing competitiveness likely to continue. As evidenced by these statistics, the end result has been devastating to the local economy.

Johnson County had 10 industries as of 2001, mostly located in Wrightsville, which provide about 600 jobs. One employer, Crowntex, Inc., provides almost one-half of these manufacturing jobs. Employing 250 persons, Crowntex produces ladies and men's apparel. While such an industry is a perfect complement to Johnson County's historical dependence on the garment industry, the local economy is made potentially very fragile by reliance on one main source of employment for its leading sector. Just how fragile is highlighted by the increased pressure of global competition upon the textile industry as a whole, including apparel products. Although Crowntex has been able to continue its operations since opening in 1973, the apparel products industry in the U.S. is facing increased competition from Mexico, China, Asia, 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 Crowntex and others in the apparels industry to keep pace with their global counterparts, but at least for now Crowntex is continuing to do well. With such a reliance on this one source of employment, Crowntex's continued success is vital to maintaining the health of the county's economy as a whole and the manufacturing sector in particular. While Crowntex has done well, this is the exception rather than the rule locally. The garment industry has declined locally to the point that there are very few establishments remaining. This manufacturing sector has reached its peak in the county at this time, with the prospects for luring any major employers in this sector back to the county almost non-existent. The local labor force supply of skilled operators who will work full-time seems to be depleted and such persons are in demand. The low wages of this sector are somewhat of a handicap.



The County does have a few other bright spots in the manufacturing sector. Perhaps the brightest spot of late is Adrian Home Builders. Recent expansions during the late 1990s have brought employment up to 150, as they have had much success in producing modular houses in addition to portable classrooms and office buildings. All of these products currently enjoy healthy markets. Another local staple is the Electro-Mech Scoreboard Company, which has specialized in manufacturing electric scoreboards for athletic venues since 1963. Their products can be found in many athletic stadiums and fields across the state and the region. Bell-View, Inc. has been in operation since 1967 and produces aluminum doors and windows and vinyl windows. While much of the local manufacturing sector has waned, these industries remain strong due to strong markets for their products and the lack of competitive pressures that are found in other areas of the manufacturing sector. As such, they provide the county with a foundation with which to rebuild the local industrial base.

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

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

The Woods and Poole data may not reflect the full impact of individual establishments in this sector on the local economy. According to a Georgia Department of Labor Area Labor Profile for Johnson County that was conducted in 2001, state figures were not reported due to confidentiality reasons. However, there were eight separate offices in the local government sector alone with almost 350 employees in Johnson County. This alone is over ten percent of local employment. The Johnson State Prison (350 employees), which opened in 1992, has quickly become the largest single employer in the county. With almost 1,000 inmates currently, the state prison itself is more than one-tenth of local employment, and has been the largest single economic development to occur in the county for some time. Much of the growth in local employment since 1990 as indicated by the Woods and Poole data has taken place in this sector,

since this sector was the largest sector in employment growth during the 1990s in terms of actual numbers of employees.

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

**Agriculture and Agribusiness.** Agriculture and agribusiness, including forestry, remain very important to the economy of Johnson County. As described earlier, Johnson County's pine forests played an important role in the development of the county, and approximately 70 percent of its current land area is in timberlands.

The face of agriculture continues to change in Johnson County as elsewhere as it becomes more mechanized and concentrated in larger operations on fewer acres. A rather startling picture of this development is revealed in loss of farms, more than one-half, since 1969. At the same time, however, lands dedicated to cropland and pasture have actually increased somewhat over roughly the last 30 years. According to the Georgia County Guide, from 1969 to 2002 Johnson County lost 57.6 percent of its farms. Between 1992 and 2002 there was an increase of about 27.7 percent, according to the Census of Agriculture. By 2002 there were just 286 farms in Johnson County valued at \$1,587 per acre. Many small, family-owned farms have had to give way to larger, more corporate-owned operations due to higher production costs resulting from the changes in technology and increased competition from other countries. The increase in the number of farms over the last decade is likely the result of the increased number of farms entering into timber production.

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 10 in 100 local jobs whereas it provided only about 1 in 100 for the state as a whole. The \$4.4 million in agricultural sales in 2002 was down somewhat from \$6.35 million in 1992, reflecting the hard times that agriculture has faced locally.

Vegetable crops are becoming more important statewide, but have decreased in the county in the last decade. Georgia is in sixth place in vegetable production in the nation, according to the 2002 Census of Agriculture. There is much potential for increased vegetable

production in the county given the mild climate and development pressures in Florida. The forests and natural resources of the county offer opportunities for additional value-added enterprises and recreation-based hunting and fishing enterprises. Agriculture will never provide the employment opportunities necessary to support large population numbers, but will remain a very important economic impact in the county, especially if nurtured and properly supported.

**Transportation/Communications/Public Utilities.** Transportation/Communications/Public Utilities is another economic sector with a larger percentage presence in the local economy in 2000 than in the state. Much of this presence has to do with the growth primarily in the transportation industry. United Transportation, Inc., rapidly became one of the county's largest employers during the 1990s, expanding operations to now include over 60 trucks for transporting goods throughout the region. The only explanation for this sector's greater local presence is just entrepreneurial skill, although Wrightsville's location (approximately 30 minutes from Interstate 16) and transportation access (primarily GA 15) provide ready access to major markets in southern and eastern Georgia and northern Florida. Because of the critical element of reputation and experience in transporting goods, this sector will likely remain relatively stable in the county, even though its distance from a major interstate or metropolitan area do not lend itself to attracting warehouse or distribution concerns. However, this sector is very subject to the vagaries of economic adjustments and does not offer significant growth opportunities, thus there perhaps is some logic to Woods and Poole's projections that the actual numbers employed in the transportation sector will slightly decline over the next twenty years.

**Services.** The services sector in Johnson 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. Actual employment in this sector increased by 20 percent in Johnson County between 1990 and 2000, after having declined during the 1980s. As of 2000, it was third in employment and fourth in earnings countywide, but still well below state figures. Services are an essential element of modern daily living, whether they are industrial, medical, physical, or social. Although services are expanding in the county, the lack of rapidly expanding services locally, compared to the state or nation, could be the result of several factors. These may include the self-reliance of a rural population, the same lack of an outlying population that has plagued retail trade, the lack of population growth since 1980 when services have exploded nationally, and the lack of available training. The upward movement of this sector locally 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. However, there is no hospital or medical facility in the county, and some physicians actually come from other counties to see patients on certain days of the week. This is an option that needs to continue to be explored. The increase in technology and computer use provides a need for new types of services. The availability of Swainsboro Technical College provides a source for training in specific service areas that may be identified by the community.

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

Johnson County has never been considered a major retail area in east central Georgia. The major retail trade destination for local residents historically has been and continues to be the regional growth center of Laurens County (Dublin), with other activity in Emanuel County (Swainsboro) and Washington County (Sandersville). Additional retail opportunities abound in the relatively nearby major cities of Augusta and Macon. The general retail trade climate in Wrightsville has been slow to develop with the lack of significant population growth that leads to the creation of more shopping opportunities. Currently there are no shopping centers in Wrightsville. Geography plays an important part in limiting retail trade development in the Wrightsville-Johnson County area, with the area's lack of population making it difficult to compete with the more heavily populated and prosperous regional growth centers mentioned earlier. This sector's future development will likely be dependent on the expansion of the other sectors generating population growth. The attraction of tourists and visitors would help. Continuing the ongoing renovation of the downtown area of Wrightsville and a general community beautification will also help.

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.

**Kite.** As noted above most of the county's economic entities are located in Wrightsville. Kite does have a small number of retail concerns. All businesses in this small town are dependent on the larger population base of the county or surrounding area. The lack of sewerage facilities and access to a major developmental highway lessen the possibilities for location of

small commercial or light industrial activities. The City will need to continue to work through the countywide chamber and development authority to be prepared for and to take advantage of any opportunities.

## **Average Weekly Wages**

Average weekly wages for all economic sectors in Johnson County with comparisons to Georgia are shown in Tables ED-9 through ED-11. This data is shown for the years 1992 through 2002. These figures more clearly paint a picture of an economy that is not keeping pace with that of the state in terms of real numbers. Averages for all sectors show overall wages in Johnson County that were on average \$224 per week behind the state in 1992, falling to \$259 per week behind by 2002. On a positive note, growth in overall average weekly wages was significantly higher in Johnson County (73.28 percent) than in Georgia (45.86 percent) between 1992 and 2002. However, average overall wages in 2002 in Johnson County were only slightly more than 60 percent (62.3 percent) of Georgia's, with the Agriculture, Forestry, and Fishing (110.73 percent) sector in Johnson County being the only local sector whose average weekly wages were higher than the state's total for that respective sector. In 2002, the highest wages in Johnson County were in the Federal Government (\$651) and Financial and Insurance (\$599) sectors. The next closest sector was Wholesale (\$502). Georgia's highest average weekly wages in 2002 were in the following sectors: Utilities (\$1,292), Communications (\$1,098), Financial and Insurance (\$1,082), and Wholesale (\$1,018).

Agriculture, forestry, and fishing wages have been slightly higher in Johnson County than the state since 2002, although it is difficult to ascertain the historical trend in this sector since county level data has only been available since 1998. The fact that wages are higher in this sector locally is likely the influence of more forestry jobs in the county. Construction is a local sector with consistently lower wages than the state. The explosion of the construction industry in the northern part of Georgia, particularly associated with the burgeoning growth of the Metropolitan Atlanta area, is likely responsible coupled with the lack of growth locally. Non-durable manufacturing wages in the county have been consistently less than half that of the state. This is due to the 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 have been somewhat lower than the state, despite being the leader in earnings locally. This is reflective of lower overall wages and less skilled jobs of a rural government. It is interesting to note that the areas with higher wages locally are all sectors with greater local presence than in the state, thus they are function in part, of supply and demand.

**Table ED-9**  
**Average Weekly Wages**  
**Johnson County**  
**1992-2002**

Category	1992	1993	1994	1995	1996	1997
All Industries	\$247	\$267	\$276	\$287	\$306	\$340
Agriculture, Forestry, Fishing	NA	NA	NA	NA	NA	NA
Mining	NA	NA	NA	NA	NA	NA
Construction	NA	NA	NA	NA	\$362	\$481
Manufacturing	\$224	\$226	\$234	\$229	\$232	\$252
Transportation, Comm., Utilities	\$334	\$380	\$386	\$494	\$471	\$544
Wholesale	\$273	\$326	\$305	\$312	\$334	\$319
Retail	\$176	\$185	NA	\$173	\$197	\$233
Financial, Insurance, Real Estate	\$307	\$341	\$389	\$379	\$390	\$411
Services	\$237	\$274	\$286	\$273	\$293	\$296
Federal Government	NA	NA	NA	NA	\$573	\$551
State Government	NA	NA	NA	NA	NA	\$498
Local Government	\$237	\$296	\$257	\$262	\$345	\$356

Category	1998	1999	2000	2001	2002
All Industries	\$371	\$382	\$403	\$435	\$428
Agriculture, Forestry, Fishing	\$240	\$255	NA	\$429	\$454
Mining	NA	NA	NA	NA	NA
Construction	\$487	\$487	\$524	\$468	\$424
Manufacturing	\$275	\$272	\$284	\$295	\$326
Transportation, Comm., Utilities	\$541	\$555	\$586*	NA	NA
Wholesale	\$336	\$330	\$365	\$421	\$502
Retail	\$219	\$229	\$267	\$302	\$296
Financial, Insurance, Real Estate	\$487	\$517	\$488	\$585**	\$599**
Services	\$353	\$356	\$373	\$461	\$451
Federal Government	\$565	\$581	\$562	\$565	\$651
State Government	\$524	\$512	NA	NA	NA
Local Government	\$371	\$401	\$407	\$419	\$448

\*- In 2000 Average Weekly Wages were not reported for the Communications sector. The figure shown only includes the Average Weekly Wages for Transportation and Utilities.

\* - In 2001 and 2002 Average Weekly Wages were not reported for the Real Estate sector. The figures shown only include the Average Weekly Wages for the Financial and Insurance sectors.

Sources: Georgia Department of Labor, Covered Employment and Wages Series, 2002; U.S. Bureau of Labor Statistics, 2002.

**Table ED-10**  
**Average Weekly Wages**  
**Georgia**  
**1992-2002**

Category	1992	1993	1994	1995	1996	1997
All Industries	\$471	\$480	\$488	\$509	\$531	\$558
Agriculture, Forestry, Fishing	\$297	\$304	\$312	\$322	\$336	\$347
Mining	NA	NA	\$698	\$734	\$741	\$781
Construction	\$451	\$461	\$479	\$508	\$534	\$556
Manufacturing	\$503	\$511	\$531	\$555	\$588	\$617
Transportation, Comm., Utilities	\$689	\$709	\$720	\$737	\$769	\$805
Transportation						
Communication						
Utilities						
Wholesale	\$669	\$695	\$711	\$729	\$762	\$809
Retail	\$255	\$260	\$267	\$275	\$286	\$299
Financial, Insurance, Real Estate	\$627	\$648	\$648	\$693	\$741	\$801
Financial and Insurance						
Real Estate						
Services	\$464	\$471	\$475	\$501	\$519	\$551
Federal Government	\$612	\$651	\$667	\$666	\$701	\$772
State Government	\$460	\$471	NA	\$493	\$517	\$533
Local Government	\$401	\$410	\$420	\$440	\$461	\$480

**Table ED-10 (Cont'd)**  
**Average Weekly Wages**  
**Georgia**  
**1992-2002**

Category	1998	1999	2000	2001	2002
All Industries	\$592	\$622	\$658	\$676	\$687
Agriculture, Forestry, Fishing	\$373	\$390	\$403	\$417	\$410
Mining	\$832	\$866	\$879	\$876	\$915
Construction	\$590	\$621	\$655	\$687	\$693
Manufacturing	\$653	\$684	\$721	\$711	\$728
Transportation, Comm., Utilities	\$834	\$895	\$949		
Transportation				\$808*	\$828*
Communication				\$1,102*	\$1,098*
Utilities				\$1,235*	\$1,292*
Wholesale	\$870	\$932	\$988	\$1,022	\$1,018
Retail	\$318	\$335	\$350	\$433	\$440
Financial, Insurance, Real Estate	\$867	\$907	\$967		
Financial and Insurance				\$1,051**	\$1,082**
Real Estate				\$670**	\$697**
Services	\$582	\$611	\$657	\$680	\$688
Federal Government	\$797	\$808	\$847	\$893	\$969
State Government	\$561	\$576	\$588	\$605	\$631
Local Government	\$506	\$523	\$549	\$571	\$593

\* - In 2001 and 2002, 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.

\* - In 2001 and 2002, 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, 2002; U.S. Bureau of Labor Statistics, 2002.



**Table ED-11**  
**Johnson County Average Weekly Wages**  
**As a Percentage of Georgia Average Weekly Wages**  
**1992-2002**

Category	1992	1993	1994	1995	1996	1997
All Industries	52.44%	55.63%	56.56%	56.39%	57.63%	60.93%
Agriculture, Forestry, Fishing	NA	NA	NA	NA	NA	NA
Mining	NA	NA	NA	NA	NA	NA
Construction	NA	NA	NA	NA	67.79%	86.51%
Manufacturing	44.53%	44.23%	44.07%	41.26%	39.46%	40.84%
Transportation, Comm., Utilities	48.48%	53.60%	53.61%	67.03%	61.25%	67.58%
Wholesale	40.81%	46.91%	42.90%	42.80%	43.83%	39.43%
Retail	69.02%	71.15%	NA	62.91%	68.88%	77.93%
Financial, Insurance, Real Estate	48.96%	52.62%	60.03%	54.69%	52.63%	51.31%
Services	51.08%	58.17%	60.21%	54.49%	56.45%	53.72%
Federal Government	NA	NA	NA	NA	81.74%	71.37%
State Government	NA	NA	NA	NA	NA	93.43%
Local Government	59.10%	72.20%	61.19%	59.55%	74.84%	74.17%

Category	1998	1999	2000	2001	2002
All Industries	62.67%	61.41%	61.25%	64.35%	62.30%
Agriculture, Forestry, Fishing	64.34%	65.38%	NA	102.88%	110.73%
Mining	NA	NA	NA	NA	NA
Construction	82.54%	78.42%	80.00%	68.12%	61.18%
Manufacturing	42.11%	39.77%	39.39%	41.49%	44.78%
Transportation, Comm., Utilities	64.87%	62.01%	61.75%*	NA	NA
Wholesale	38.62%	35.41%	36.94%	41.19%	49.31%
Retail	68.87%	68.36%	76.29%	69.75%	67.27%
Financial, Insurance, Real Estate	56.17%	57.00%	50.47%	55.66%**	55.36%**
Services	60.65%	58.27%	56.77%	67.79%	65.55%
Federal Government	70.89%	71.91%	66.35%	63.27%	67.18%
State Government	93.40%	88.89%	NA	NA	NA
Local Government	73.32%	76.67%	74.13%	73.38%	75.54%

\* - In 2000 Average Weekly Wages were not reported for the Communications sector. The percentage shown only includes the Average Weekly Wages for Transportation and Utilities.

\* - In 2001 and 2002 Average Weekly Wages were not reported for the Real Estate sector. The percentages shown only include the Average Weekly Wages for the Financial and Insurance sectors.

Sources: Georgia Department of Labor, Covered Employment and Wages Series, 2002; U.S. Bureau of Labor Statistics, 2002.

The remaining sectors of the local economy have significantly lower (most 30 or more percent less) wages than the state. These same sectors generally had much lower employment and earnings presence locally than in the state as a whole. Thus, there are few jobs locally and supply of workers exceeds demand providing no pressure for higher wages. General economic development and the creation of more job opportunities will lessen this situation and tend to put higher pressure on wages through efforts to attract workers.

## **Sources of Personal Income**

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

Wage and salary county income are currently just one-half that of the state in terms of percentages, with a decrease from 36 percent of the county's total personal income in 1980 to just over 30 percent in 2000. This decline is forecast to continue, according to Woods & Poole, dropping to less than 30 percent in 2005 but rebounding to 30.27 percent by 2025. Without a growth in the demand for jobs, there is no pressure being placed on wages and salaries to increase. Between 1980 and 2000, meanwhile, Georgia's total personal income more than doubled (148.58%) as Johnson County's declined by about one-sixth. From 2000 to 2025, Johnson County's total personal income is projected to grow at a rate of less than one-half that of the state as a whole (37.4% vs. 78.55%). This is consistent with the less developed county economy. Transfer payments were the source of 1 out of every 4 dollars of county personal income in 2000, compared to only about 1 out of every 8 dollars of personal income in the state in 2000. This indicates greater county reliance on social security, unemployment insurance, food stamps, and other sources of governmental assistance as might be expected in a low wage, generally poor economy, and it is almost equal to the amount of wages and salaries locally. This is not a healthy trend for the local economy in the long run in that transfer payments are not conducive to creating new jobs, and thus expanding the general wealth of local citizens. Transfer payments are expected to be the source of almost 1 in every 3 dollars of personal income in the county through 2025, but the state is expected to remain steady with 1 of every 8 dollars in state

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

Category	1980	1990	2000
Total	\$93,919,000	\$110,560,000	\$148,470,000
Wages & Salaries	\$34,093,000	\$32,575,000	\$44,700,000
Other Labor Income	\$3,646,000	\$4,883,000	\$5,287,000
Proprietors Income	\$7,294,000	\$7,409,000	\$14,521,000
Dividends, Interest, & Rent	\$11,711,000	\$17,216,000	\$20,977,000
Transfer Payments to Persons	\$16,774,000	\$25,511,000	\$39,078,000
Less: Social Ins. Contributions	\$2,277,000	\$2,726,000	\$3,110,000
Residence Adjustment	\$22,678,000	\$25,692,000	\$27,017,000

Category	2005	2010	2015	2020	2025
Total	\$155,879,000	\$165,020,000	\$175,909,000	\$188,765,000	\$203,955,000
Wages & Salaries	\$46,753,000	\$49,417,000	\$52,728,000	\$56,779,000	\$61,733,000
Other Labor Income	\$5,443,000	\$5,661,000	\$5,943,000	\$6,297,000	\$6,738,000
Proprietors Income	\$14,970,000	\$15,676,000	\$16,590,000	\$17,735,000	\$19,155,000
Dividends, Interest, & Rent	\$22,213,000	\$23,482,000	\$24,779,000	\$26,095,000	\$27,420,000
Transfer Payments to Persons	\$42,251,000	\$45,858,000	\$49,928,000	\$54,522,000	\$59,710,000
Less: Social Ins. Contributions	\$3,382,000	\$3,720,000	\$4,112,000	\$4,565,000	\$5,092,000
Residence Adjustment	\$27,631,000	\$28,646,000	\$30,053,000	\$31,902,000	\$34,291,000

Source: Woods and Poole Economics, Inc., 2002.

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

Category	1980	1990	2000
Total	100.00%	100.00%	100.00%
Wages & Salaries	36.30%	29.46%	30.11%
Other Labor Income	3.88%	4.42%	3.56%
Proprietors Income	7.77%	6.70%	9.78%
Dividends, Interest, & Rent	12.47%	15.57%	14.13%
Transfer Payments to Persons	17.86%	23.07%	26.32%
Less: Social Ins. Contributions	2.42%	2.47%	2.09%
Residence Adjustment	24.15%	23.24%	18.20%

Category	2005	2010	2015	2020	2025
Total	100.00%	100.00%	100.00%	100.00%	100.00%
Wages & Salaries	29.99%	29.95%	29.97%	30.08%	30.27%
Other Labor Income	3.49%	3.43%	3.38%	3.34%	3.30%
Proprietors Income	9.60%	9.50%	9.43%	9.40%	9.39%
Dividends, Interest, & Rent	14.25%	14.23%	14.09%	13.82%	13.44%
Transfer Payments to Persons	27.10%	27.79%	28.38%	28.88%	29.28%
Less: Social Ins. Contributions	2.17%	2.25%	2.34%	2.42%	2.50%
Residence Adjustment	17.73%	17.36%	17.08%	16.90%	16.81%

Source: Woods and Poole Economics, Inc., 2002.

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

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

Category	2005	2010	2015	2020	2025
Total	100.00%	100.00%	100.00%	100.00%	100.00%
Wages & Salaries	61.09%	61.00%	60.94%	60.92%	60.92%
Other Labor Income	6.71%	6.60%	6.48%	6.38%	6.28%
Proprietors Income	8.52%	8.43%	8.34%	8.26%	8.19%
Dividends, Interest, & Rent	16.76%	16.70%	16.61%	16.49%	16.34%
Transfer Payments to Persons	11.25%	11.43%	11.66%	11.93%	12.25%
Less: Social Ins. Contributions	4.67%	4.86%	5.04%	5.19%	5.33%
Residence Adjustment	0.33%	0.70%	1.00%	1.21%	1.35%

Source: Woods and Poole Economics, Inc., 2002.

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.

Residence adjustment reflects net income from residents working elsewhere less that of those living elsewhere, but working in Johnson County. Residence adjustment accounted for 1 in every 4 dollars of total personal income locally in 1980, and declined only slightly to 1 in every 5 dollars by 2000. Those persons living in Johnson County and working elsewhere are bringing in more money than those working in the county, but living elsewhere are taking out. Again, this is indicative of the lack of available jobs in Johnson County, forcing locals to seek work elsewhere. The steady decline in the residence adjustment share of total personal income is expected to

continue a slow decline, accounting for about 1 in every 6 dollars of income by 2025. While the residence adjustment percentage has been negative for Georgia through 2000, it is expected to become positive in 2005 and remain so through 2025, though only a minimal percentage of overall income as jobs remain plentiful throughout the state as a whole.

## **Recent Major Economic Activities**

As noted in other sections, the opening of Johnson State Prison in the early 1990's and the expansion of Adrian Homes in the mid-1990s are the biggest economic base structural changes in recent years. These two institutions have added some much needed stability to the local economy amidst recent declines.

Other changes in local employment have been minimal in the last few years or so, mostly focusing on the county's agricultural base. Woods-N-Water, Inc., a land management corporation, located in Wrightsville in the mid 1990s and has become a successful local operation. Woods-N-Water focuses on providing affordable hunting and fishing excursion opportunities to outdoor enthusiasts throughout the Southeast. The company has access to over 50,000 acres of prime hunting and fishing property throughout North America through its management holdings. The Development Authority of Johnson County is also in the process of developing a recently purchased 100-acre site for a new county-owned industrial park. This would be the first publicly owned industrial park in the county, and would provide available space for much needed industrial expansion. Future plans call for a new satellite campus for Swainsboro Technical College to be constructed within the park in future years. Another recent development is the ongoing efforts to construct a state park along the Oconee River on the border of Johnson, Wilkinson, Laurens, and Washington counties. Primarily in Wilkinson County, the proposed Balls Ferry State Park has been a regional effort that could potentially be a boon to the area's nature-based tourism industry should the ongoing efforts bear fruit. An additional multi-county project currently ongoing is a nursery cooperative involving Johnson and Laurens counties. With recent funding from a OneGeorgia Authority grant, the cooperative is already bearing fruit with several farmers in the two counties participating in the growing and marketing of various nursery plants.

Apparel Brands and Williams Trucking, two of the county's major employers who underwent expansion of operations during the 1990s, have both since closed costing the loss of dozens of jobs. Other potential developments have failed to materialize. For several years in the late 1990s, the County attempted to assist a local developer in the opening of a catfish processing

plant in Wrightsville. A spec building was constructed and infrastructure extended to the site. However, unexpected problems involving the developer led to the failure of the facility to become a reality. This was to have been an important breakthrough for the county, and it would have been perhaps the most important economic development to happen in the county at least in recent memory. Not only would the facility have employed many, but it would also have led to the creation of other supply-side jobs through the establishment of catfish farming operations not only locally but potentially incorporating entrepreneurs in other counties in the surrounding area. Thus, a new industry could have potentially been introduced to the southeast Georgia area. In addition, the County also worked with a poultry processing concern about purchasing the building that was to be the home of the catfish processing plant for possible use as a poultry processing facility. An announcement of the company's intention to locate was made, and a job fair was held in Wrightsville that attracted some 600 people interested in pursuing employment with the new operation. However, the company encountered financial difficulties, and the facility never came to fruition. This recent bit of hard luck is symptomatic of the state of the local economy, where there have been more negative developments in recent years than positive ones despite the earnest effort of local officials to improve the current situation. Ups and downs, particularly in manufacturing, are likely to continue as a more balanced and mobile world economy develops. These developments, the low wages of the county, and other indicators as previously discussed point to a priority need to further increase and diversify the local economic base.

## **Special Economic Activities**

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

The Georgia Department of Industry, Trade, and Tourism indicates that tourism expenditures in Johnson County at present topped \$2 million in 2002. These tourism expenditures result from pass through travelers (primarily GA 15 headed either north to Athens or other parts of North Georgia or south to Florida), festival attendees, and sportsmen. On Saturdays in the fall, Johnson County is a popular pass-through point on GA 15 for travelers on

their way to attend University of Georgia football games in Athens. Wrightsville has an annual Old Fashioned Fourth of July Festival that attracts residents from Johnson County and the surrounding area. In addition, the Better Hometown Program hosts an annual Christmas By Candlelight Tour of Homes to help support revitalization efforts that are taking place in downtown Wrightsville. The City of Kite has its Kite Founders Day celebration each April with significant attendance from the whole county and surrounding area.

Hunting and fishing recreation in the county will likely grow, especially with declining opportunities in Florida because of population and development. Some 70 percent of Johnson County's total land area consisted of forestland as of 1997, offering an abundant area for hunting opportunities. Excellent fishing opportunities abound in the county's two rivers: the Oconee and the Ohoopie. Alternative hunting and fishing enterprises, such as Woods-N-Water, are beginning to flourish, and could provide secondary income for farmers and landowners. Woods-N-Water's success locally has spurred interest in creating a festival that would attract outdoor enthusiasts and celebrate the area's rich abundance of wildlife. Such a festival might be successful if tied in with other regional events, such as the annual Turkeyrama in Perry sponsored by the Georgia Wildlife Federation.

Tourism seeking a "natural experience" is a growing phenomenon and has coined a term "nature-based tourism." The potential development of the proposed Balls Ferry State Park along the Oconee River in neighboring Wilkinson County offers potential for Johnson County to take advantage of this current tourism phenomenon by utilizing its abundant natural resources for economic gain. If such a park were developed, Wrightsville could see an increase in the number of visitors to the area. The city could become a logical overnight lodging point, especially for visitors wishing to see both the state park and engage in hunting or fishing excursions.

There are current limitations in hospitality accommodations, particularly lodging and restaurant facilities, in Wrightsville. If a state park is developed along the Oconee River, this could help provide the impetus needed in the private sector to help Wrightsville to develop the necessary accommodations to be a lodging point for visitors to the park. In the interim, small natural and historic resource attractors currently are available and can continue to be developed and nurtured. Utilizing its natural resource assets would allow the County to maximize their benefit for economic gain while promoting their protection, a potential win-win situation.



## **Labor Force**

According to the latest figures from the Georgia Department of Labor, Johnson County has a resident labor force of about 3,273 workers. April 2004 annual averages showed 3,122 employed workers and 151 unemployed persons, or an unemployment rate of 4.6 percent. This is slightly higher than Georgia's April 2004 unemployment rate of 3.5% and almost 40 percent less than the U.S. average of 5.6 percent. This could be more the result of people no longer in the work force and actively seeking employment due to the recent downturn in the state and national economy rather than significant job growth. More detailed information on the local labor force, its past history, current trends, and implications for economic development are presented and analyzed in this section.

### **Employment by Occupation**

Current and historic employment of the local labor force by occupation (or types of job held) is shown in Tables ED-15 and ED-16, with information at the state level provided in Table ED-17 and at the U.S. level in Table ED-18. The decline in the availability of local jobs is seen here once again. From 1990 to 2000, total employment by occupation declined noticeably in Johnson County (-13.45 percent), while growing statewide at a rate of 24.18 percent. The county's municipalities of Kite and Wrightsville experienced even more startling declines, with the City of Kite declining by almost one-half (-49.19 percent) and the City of Wrightsville declining by more than one-fourth (-26.55 percent) due to declining overall populations and an aging population that is being left behind. As of 2000, the top four occupations of Johnson Countians are: Precision Production, Craft, and Repair; Machine Operators, Assemblers, and Inspectors; Clerical and Administrative; and Professional and Technical. These differ significantly from Georgia where the top four 2000 occupations are: Professional and Technical; Clerical and Administrative; Executive and Managerial; and Sales. The top U.S. occupations of 2000 were similar to Georgia except that Service occupations replaced Sales as fourth. This finding confirms that workers in Johnson County are more "blue collar" oriented than other more "white collar" workers in Georgia and the U.S., although the presence of "white collar" jobs is on the rise locally. There again is a reflection of the huge presence of manufacturing concerns in the local economy, and the local economy's less developed state. It also is an indicator of less educated, though not necessarily less skilled, local workers. However, local work force skills are not the technological skills of an information age either.

**Table ED-15**  
**1990 and 2000 Employment By Occupation**  
**Johnson County, Kite, and Wrightsville**

**1990**

<b>Category</b>	<b>Johnson County</b>	<b>Kite</b>	<b>Wrightsville</b>
TOTAL All Occupations	3,486	124	904
Executive, Administrative and Managerial (not Farm)	182	7	59
Professional and Technical Specialty	199	8	59
Technicians & Related Support	83	3	4
Sales	276	11	101
Clerical and Administrative Support	354	18	91
Private Household Services	10	0	10
Protective Services	23	4	6
Service Occupations (not Protective & Household)	333	6	104
Farming, Fishing and Forestry	163	0	22
Precision Production, Craft, and Repair	563	26	110
Machine Operators, Assemblers & Inspectors	778	19	188
Transportation & Material Moving	296	16	74
Handlers, Equipment Cleaners, Helpers & Laborers	226	6	76

**2000**

<b>Category</b>	<b>Johnson County</b>	<b>Kite</b>	<b>Wrightsville</b>
TOTAL All Occupations	3,017	63	664
Executive, Administrative and Managerial (not Farm)	226	2	37
Professional and Technical Specialty	384	4	107
Technicians & Related Support	NA	NA	NA
Sales	230	2	70
Clerical and Administrative Support	442	12	71
Private Household Services	NA	NA	NA
Protective Services	79	5	16
Service Occupations (not Protective & Household)	324	3	84
Farming, Fishing and Forestry	71	0	15
Precision Production, Craft, and Repair	507	17	134
Machine Operators, Assemblers & Inspectors	450	10	73
Transportation & Material Moving	304	8	57
Handlers, Equipment Cleaners, Helpers & Laborers	NA	NA	NA

Source: [www.census.gov](http://www.census.gov), 2004.

**Table ED-16**  
**Percentage Employment By Occupation**  
**Johnson County, Kite, and Wrightsville**  
**1990 and 2000**

**1990**

Category	Johnson County	Kite	Wrightsville
TOTAL All Occupations	100.00%	100.00%	100.00%
Executive, Administrative and Managerial (not Farm)	5.22%	5.65%	6.53%
Professional and Technical Specialty	5.71%	6.45%	6.53%
Technicians & Related Support	2.38%	2.42%	0.44%
Sales	7.92%	8.87%	11.17%
Clerical and Administrative Support	10.15%	14.52%	10.07%
Private Household Services	0.29%	0.00%	1.11%
Protective Services	0.66%	3.23%	0.66%
Service Occupations (not Protective & Household)	9.55%	4.84%	11.50%
Farming, Fishing and Forestry	4.68%	0.00%	2.43%
Precision Production, Craft, and Repair	16.15%	20.97%	12.17%
Machine Operators, Assemblers & Inspectors	22.32%	15.32%	20.80%
Transportation & Material Moving	8.49%	12.90%	8.19%
Handlers, Equipment Cleaners, Helpers & Laborers	6.48%	4.84%	8.41%

**2000**

Category	Johnson County	Kite	Wrightsville
TOTAL All Occupations	100.00%	100.00%	100.00%
Executive, Administrative and Managerial (not Farm)	7.49%	3.17%	5.57%
Professional and Technical Specialty	12.73%	6.35%	16.11%
Technicians & Related Support	NA	NA	NA
Sales	7.62%	3.17%	10.54%
Clerical and Administrative Support	14.65%	19.05%	10.69%
Private Household Services	NA	NA	NA
Protective Services	2.62%	7.94%	2.41%
Service Occupations (not Protective & Household)	10.74%	4.76%	12.65%
Farming, Fishing and Forestry	2.35%	0.00%	2.26%
Precision Production, Craft, and Repair	16.80%	26.98%	20.18%
Machine Operators, Assemblers & Inspectors	14.92%	15.87%	10.99%
Transportation & Material Moving	10.08%	12.70%	8.58%
Handlers, Equipment Cleaners, Helpers & Laborers	NA	NA	NA

Source: [www.census.gov](http://www.census.gov), 2004.

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

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

Source: [www.census.gov](http://www.census.gov), 2004.

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

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

Source: [www.census.gov](http://www.census.gov), 2004.

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," "precision production, craft, and repair," "machine operators, assemblers, and inspectors," "sales," and "service occupations" all declined locally in real numbers, the third top state and national labor force occupation (executive and managerial) increased more as a percentage locally, while increasing slightly in the state and nation. Johnson Countians also took on more clerical and administrative jobs in 2000 as opposed to 1990, while these jobs experienced declines at the state and national levels. However, their percentage of the local labor force still trailed the state and nation slightly. The number of Johnson Countians with professional and technical specialty jobs nearly doubled during the 1990s, greatly outpacing either the state or the nation. On the other hand "transportation and material movers," a "blue collar" occupation, increased on a percentage basis locally, and remained nearly 50 percent above Georgia and U.S. percentages. Growth in these jobs expanded at about the same rate locally as both the state and nation as a whole.

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

## **Employment Status and Labor Force Characteristics**

Current and historic data on employment status and labor force characteristics are shown in Tables ED-19 and ED-20 for Johnson County, Table ED-21 for Georgia, and Table ED-22 for the United States. The total labor force in Johnson County grew by just 321 workers in the ten years from 1990 to 2000, an increase of only 5.2 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 twice the rate of Johnson County at 13.5 percent.

County employment in the civilian labor force actually declined throughout the 1990s. County employment fell by an alarming 472 persons during the 1990s, about -12.9 percent, compared to 11.8 percent growth for the U.S. and an increase of 23.8 percent for the state. Simultaneously, those not in the labor force in Johnson County grew by a disconcerting 792 persons over the last decade, an increase of 31.9 percent. The increase in those not in the local labor force was substantially greater than the growth in the civilian labor force at both the state and federal levels. Much of the declining labor force locally can be attributed to a couple of factors. First, there is the presence of a significant number of prison inmates in Johnson County, as evidenced by the approximately 1,000 inmates that are currently held at the Johnson State Prison facility near Wrightsville. The expansion in the number of inmates at the state facility during the 1990s took a sizable number of individuals out of the local labor force. Most of these individuals were males, given that there are approximately 600 additional males not in the labor force as of 2000 than in 1990. The high prison population serves to stunt the growth in the labor force. A lesser factor affecting those in the labor force is the significant portion of the county's population that is elderly. As of 2000, some 15.6 percent of the county's population is age 65 and older. This percentage is significantly higher than either statewide (9.6 percent) or nationally

**Table ED-19**  
**Labor Force Participation**  
**Johnson County, Kite, and Wrightsville**  
**1990 and 2000**

1990

Category	Johnson County	Kite	Wrightsville
TOTAL Males and Females	6,151	249	1,740
In Labor Force	3,666	137	988
Civilian Labor Force	3,664	137	988
Civilian Employed	3,486	124	904
Civilian Unemployed	178	13	84
In Armed Forces	2	0	0
Not in Labor Force	2,485	112	752
TOTAL Males	2,766	115	729
Male in Labor Force	1,988	80	503
Male Civilian Labor Force	1,986	80	503
Male Civilian Employed	1,869	71	452
Male Civilian Unemployed	117	9	51
Male in Armed Forces	2	0	0
Male Not in Labor Force	778	35	226
TOTAL Females	3,385	134	1,011
Female in Labor Force	1,678	57	485
Female Civilian Labor Force	1,678	57	485
Female Civilian Employed	1,617	53	452
Female Civilian Unemployed	61	4	33
Female in Armed Forces	0	0	0
Female Not in Labor Force	1,707	77	526

**Table ED-19 (Cont'd)**  
**Labor Force Participation**  
**Johnson County, Kite, and Wrightsville**  
**1990 and 2000**

**2000**

Category	Johnson County	Kite	Wrightsville
TOTAL Males and Females	6,471	151	1,666
In Labor Force	3,194	63	727
Civilian Labor Force	3,191	63	724
Civilian Employed	3,017	63	664
Civilian Unemployed	174	0	60
In Armed Forces	3	0	3
Not in Labor Force	3,277	88	939
TOTAL Males	3,085	71	687
Male in Labor Force	1,710	42	367
Male Civilian Labor Force	1,710	42	367
Male Civilian Employed	1,621	42	338
Male Civilian Unemployed	89	0	29
Male in Armed Forces	0	0	0
Male Not in Labor Force	1,375	29	320
TOTAL Females	3,386	80	979
Female in Labor Force	1,484	21	360
Female Civilian Labor Force	1,481	21	357
Female Civilian Employed	1,396	21	326
Female Civilian Unemployed	85	0	31
Female in Armed Forces	3	0	3
Female Not in Labor Force	1,902	59	619

Source: [www.census.gov](http://www.census.gov), 2004.



**Table ED-20**  
**Labor Force Participation (By Percentage)**  
**Johnson County, Kite, and Wrightsville**  
**1990 and 2000**

1990

Category	Johnson County	Kite	Wrightsville
TOTAL Males and Females	100.00%	100.00%	100.00%
In Labor Force	59.60%	55.02%	56.78%
Civilian Labor Force	59.57%	55.02%	56.78%
Civilian Employed	56.67%	49.80%	51.95%
Civilian Unemployed	2.89%	5.22%	4.83%
In Armed Forces	0.03%	0.00%	0.00%
Not in Labor Force	40.40%	44.98%	43.22%
TOTAL Males	100.00%	100.00%	100.00%
Male in Labor Force	71.87%	69.57%	69.00%
Male Civilian Labor Force	71.80%	69.57%	69.00%
Male Civilian Employed	67.57%	61.74%	62.00%
Male Civilian Unemployed	4.23%	7.83%	7.00%
Male in Armed Forces	0.07%	0.00%	0.00%
Male Not in Labor Force	28.13%	30.43%	31.00%
TOTAL Females	100.00%	100.00%	100.00%
Female in Labor Force	49.57%	42.54%	47.97%
Female Civilian Labor Force	49.57%	42.54%	47.97%
Female Civilian Employed	47.77%	39.55%	44.71%
Female Civilian Unemployed	1.80%	2.99%	3.26%
Female in Armed Forces	0.00%	0.00%	0.00%
Female Not in Labor Force	50.43%	57.46%	52.03%

**Table ED-20 (Cont'd)**  
**Labor Force Participation (By Percentage)**  
**Johnson County, Kite, and Wrightsville**  
**1990 and 2000**

2000			
Category	Johnson County	Kite	Wrightsville
TOTAL Males and Females	100.00%	100.00%	100.00%
In Labor Force	49.36%	41.72%	43.64%
Civilian Labor Force	49.31%	41.72%	43.46%
Civilian Employed	46.62%	41.72%	39.86%
Civilian Unemployed	2.69%	0.00%	3.60%
In Armed Forces	0.05%	0.00%	0.18%
Not in Labor Force	50.64%	58.28%	56.36%
TOTAL Males	100.00%	100.00%	100.00%
Male in Labor Force	55.43%	59.15%	53.42%
Male Civilian Labor Force	55.43%	59.15%	53.42%
Male Civilian Employed	52.54%	59.15%	49.20%
Male Civilian Unemployed	2.88%	0.00%	4.22%
Male in Armed Forces	0.00%	0.00%	0.00%
Male Not in Labor Force	44.57%	40.85%	46.58%
TOTAL Females	100.00%	100.00%	100.00%
Female in Labor Force	43.83%	26.25%	36.77%
Female Civilian Labor Force	43.74%	26.25%	36.47%
Female Civilian Employed	41.23%	26.25%	33.30%
Female Civilian Unemployed	2.51%	0.00%	3.17%
Female in Armed Forces	0.09%	0.00%	0.31%
Female Not in Labor Force	56.17%	73.75%	63.23%

Source: [www.census.gov](http://www.census.gov), 2004.

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

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

Source: [www.census.gov](http://www.census.gov), 2004.

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

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

Source: [www.census.gov](http://www.census.gov), 2004.

(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 472 workers lost in the Johnson County labor force between 1990 and 2000, 278, or about 6 in 10 were males. Again, much of this can be attributed to the high prison population in the county. This compares to Georgia where 28.6 percent of new workers added were males and the U.S. where about 14.3 percent of new workers were males. However, in 2000 males constituted 53.5 percent of the local labor force compared to 48.5 percent in Georgia and 48 percent in the U.S. Despite this higher percent of local male workers, the male participation rate in the county labor force in 2000 was only about 55 percent, down substantially from 72 percent

in 1990 and significantly less than Georgia's 73 percent male participation rate and the U.S. rate of almost 71 percent. Once again, this is attributable to the growth in the prison population locally. Female participation rate in the local labor force is also well below that of the state and nation (just under 44 percent in Johnson County, over 59 percent in Georgia, and 57.5 percent in the U.S.). Overall, the county had only 49.4 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.

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

## **Unemployment Rates**

Tables ED-23 through ED-26 detail annual average unemployment rates in Johnson 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-24, at least, are all from the same source, and thus offer relatively accurate internal comparisons since any errors would be relative and affect included areas in a similar manner.

Unemployment in the Johnson County labor force has been consistently above that of Georgia and the U.S. since 1990. In 1991 and 1993, local unemployment did fall below that of the U.S. while remaining above the state's, but for all other years it was significantly above both as the economic boom seen throughout much of Georgia and the U.S. during the latter half of the

**Table ED-23**  
**Johnson County Labor Statistics**  
**1990-2003**

Category	1990	1991	1992	1993	1994	1995
Labor Force	3,686	3,658	3,659	3,891	4,055	3,986
Employed	3,437	3,464	3,381	3,646	3,819	3,558
Unemployed	249	194	278	245	236	428
Unemployment Rate	6.8%	5.3%	7.6%	6.3%	5.8%	10.7%

Category	1996	1997	1998	1999	2000	2003
Labor Force	3,669	3,635	3,661	3,586	3,643	3,380
Employed	3,326	3,337	3,199	3,279	3,383	3,102
Unemployed	343	298	462	307	260	278
Unemployment Rate	9.3%	8.2%	12.6%	8.6%	7.1%	8.2%

Source: 2002 Georgia County Guide, Georgia Department of Labor Area Labor Profile, 2004..

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

	1990	1991	1992	1993	1994	1995
Johnson County	7.4%	5.6%	9.2%	6.5%	9.1%	9.8%
Emanuel County	9.3%	9.4%	11.9%	10.5%	9.3%	10.7%
Jefferson County	8.2%	6.7%	8.7%	7.6%	7.2%	11.3%
Laurens County	5.5%	4.8%	5.9%	5.2%	4.6%	5.6%
Washington County	5.9%	5.1%	5.6%	4.5%	3.8%	5.5%
Wilkinson County	4.0%	4.2%	5.8%	5.5%	4.5%	4.8%
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
Johnson County	12.8%	9.8%	9.7%	11.6%	9.4%	8.2%
Emanuel County	9.8%	10.5%	8.9%	10.7%	9.5%	6.0%
Jefferson County	13.6%	13.3%	12.3%	13.1%	9.2%	9.1%
Laurens County	5.2%	4.5%	7.6%	7.9%	5.9%	5.9%
Washington County	6.0%	9.0%	8.4%	7.5%	5.0%	5.5%
Wilkinson County	6.0%	5.8%	8.1%	9.1%	5.2%	5.6%
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 County Guide, 2002; Georgia Department of Labor Area Labor Profile, 2004.

**Table ED-25**  
**Georgia Labor Statistics**  
**1990-2003**

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

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

Source: 2002 Georgia County Guide, Georgia Department of Labor, 2004.

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

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

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

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



1990s failed to have much positive impact at the local level. Johnson County could still not keep pace with the rapid growth throughout Georgia and the U.S. as a whole, as evidenced by a decline of 306 persons from the local labor force between 1990 and 2003 (-8.3 percent compared to the state's growth rate of 33.74 percent). Table ED-24 shows that unemployment rates in Johnson County are normally above all surrounding counties, except Emanuel and Jefferson. Johnson County unemployment is usually 2 to 5 percentage points above the regional economic center and much larger Laurens County, and usually 4 to 5 percentage points above the Georgia and U.S. rates. Preliminary April 2004 data does indicate some improvement. The County's preliminary April 2004 unemployment rate was down to 4.6 percent, a full point above the state's 3.5 percent but a full point below the U.S. rate of 5.6 percent. The overall data, however, is an indication of an economy whose job growth is stunted by the lack of growth in its labor force.

## **Commuting Patterns**

Tables ED-27 through ED-29 depict commuting patterns and trends of the local labor force and details by county where the local resident labor force is working, and where the people working in Johnson County live. The tables document that an increasing number of residents have to commute outside the county to find work. Over 55 percent of the local resident labor force traveled elsewhere for jobs in 2000 compared to over 41 percent in 1990. Just fewer than 700 fewer residents were working in the county in 2000 than 1990, with over 100 more people having to go outside the county to find work. Another way of saying it is that the local economy lost 585 jobs in the 1990's, but there were also 472 fewer people in the local workforce. As discussed previously, the shrinking labor force in the county is reducing the demand for job creation. Hence, those in the labor force are increasingly more likely to pursue employment outside of the county since additional job opportunities are not being created at home.

The detailed tables showing what counties worked in and what counties local workers lived in document that while 1,647 Johnson Countians traveled outside the county for work in 2000, 942 workers from outside the county had jobs in Johnson County. Johnson Countians not working in their home county usually work in Laurens County (Dublin), Washington County (Sandersville/Tennille), or Emanuel County (Swainsboro). The numbers commuting to Laurens County increased substantially by more than 58 percent between 1990 and 2000, largely attributable to the continuing expansion of new jobs in the Dublin area, particularly in the locally strong manufacturing industry and the warehouse/distribution industry with the recent opening of distribution centers for Best Buy and Fred's. Washington County continues to grow as a popular destination for those commuting from Johnson County, with the number of those commuting to

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

	1990		2000
Johnson County	2,017	Johnson County	1,324
Washington County	360	Washington County	317
Laurens County	240	Laurens County	228
Emanuel County	97	Emanuel County	143
Treutlen County	40	Jefferson County	106
Jefferson County	39	Treutlen County	17
Elsewhere	58	Elsewhere	131
Total	2,851	Total	2,266

Source: [www.census.gov](http://www.census.gov), 2004.

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

	1990		2000
Johnson County	2,017	Johnson County	1,324
Laurens County	535	Laurens County	847
Washington County	298	Washington County	398
Emanuel County	237	Emanuel County	215
Jefferson County	80	Wilkinson County	24
Richmond County	56	Baldwin County	21
Wilkinson County	56	Toombs County	21
Elsewhere	164	Elsewhere	121
Total	3,443	Total	2,971

Source: [www.census.gov](http://www.census.gov), 2004.

**Table ED-29**  
**Johnson County Commuting Patterns**  
**1990 and 2000**

	1990	2000
Employed Residents of County		
Worked in County	70.7%	58.4%
Commuted in HOGARDC Region	14.3%	17.7%
Commuted to Elsewhere	14.9%	23.9%
Persons Working in County		
Lived in County	58.6%	44.6%
Commuted from HOGARDC Region	23.0%	37.2%
Commuted from Elsewhere	18.4%	18.3%
Employed Residents as Percentage of County Workers	120.8%	131.1%

Source: [www.census.gov](http://www.census.gov), 2004.

Washington County increasing by one-third during the last decade. Most of those Johnson Countians commuting to Washington County are most likely finding employment with the several kaolin mining and processing facilities that are located there and their well-paying jobs. People commuting from outside the county to jobs in Johnson County are more likely to come from Washington County (Sandersville/Tennille) or Laurens County (Dublin), most likely finding employment with the Johnson State Prison. Johnson County workers increasingly have to look elsewhere for a source of suitable employment.

**Kite and Wrightsville.** The labor force of Johnson 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 Wrightsville, which is the location for the vast majority of county employment and home for 26 percent of county population. Kite does have some farming, manufacturing, government, retail trade and service jobs and occupations, even if in limited numbers. Kite's lone public community school is no longer open, having closed in the mid 1960s. All three of the county's public schools are located in Wrightsville. Education levels are also lower in Kite, primarily because of the high percentage of elderly residents. The age of residents would also tend to lower the participation rates of the 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**

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

Wrightsville-Johnson County Chamber of Commerce  
111 West Court Street  
Wrightsville, GA 31096  
(478) 864-7200 Fax: (478) 864-7207

The Wrightsville-Johnson 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 Wrightsville-Johnson County Chamber of Commerce is led by local citizens who are experienced in all fields of community activities. The "Chamber" has a segment devoted to industry, both old and new, and provides help in areas of labor education, business retention and industry recruitment. The "Chamber" is funded by dues paid by the local members and receives no public funds. The Chamber has been and continues to be active and effective given limited resources. It is a rallying point, and usually takes a lead role, when the community needs to band together. It was instrumental in the community locating Swainsboro Technical College's Adult Learning Center and other recent economic development activities. The Chamber has also been involved with ongoing efforts to revitalize the downtown area of Wrightsville, in addition to recently completed restoration efforts to Wrightsville's historic Depot.

Development Authority of Johnson County  
111 West Court Street  
Wrightsville, Georgia 31096  
(478) 864-7200 Fax: (478) 864-7207

The Development Authority of Johnson County is a public authority founded by Georgia public law in 1954. This act set up an authority with seven board members appointed by the

Johnson County Commissioners who serve staggered four-year terms. Officers are elected from the members of the board. The "Authority" is funded by a 1/2 mill of property tax per year. This funding is to finance "Authority" activities, recruit new industry, and assist present industry. The Authority has been quite active in recent years and is striving to improve its effectiveness. Within the last year, the Authority provided assistance to a couple of agricultural operations in their intent to open locally and to complete the development of the County's industrial park.

Emanuel County-Johnson County Joint Development Authority

124 North Main Street

Swainsboro, Georgia 30401

(478) 237-6426 Fax: (478) 237-7460

The Emanuel County-Johnson County Joint Development Authority is a public authority founded by Georgia public law in 1998. This act set up a multi-county authority so that Johnson County might be able to pool its limited resources with a neighboring county for the purposes of coordinating and enhancing local economic development recruitment activities. The "Authority" is funded jointly by both counties to finance "Authority" activities, recruit new industry, and assist present industry in both areas. The Authority is headed by the President of the Swainsboro/ Emanuel County Joint Development Authority, and serves as a de facto full-time economic developer for Johnson County. Although still a young organization, the Authority has been successful in assisting with the location of Swainsboro Technical College's Adult Learning Center in Wrightsville, and it is helping with future plans by STC to develop a satellite campus in Johnson County's new industrial park.

Swainsboro Technical College

346 Kite Road

Swainsboro, Georgia 30401

(478) 289-2200 Fax: (478) 289-2214

Swainsboro Technical College's main campus is located 25 miles southeast of Wrightsville on GA 57. Swainsboro Tech is a state funded school and guarantees the ongoing availability of state-of-the-art trained employees whose skills match those required in today's competitive work place. In 2002, Swainsboro Tech opened its Johnson County Adult Learning Center in Wrightsville to provide adult literacy and continuing education services to residents of Johnson County. Georgia's Quick Start Training program is offered at Swainsboro 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 Swainsboro Tech. All graduates of Swainsboro 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 STC's programs will be included under the Training Opportunities section.

## **Programs**

The Development Authority of Johnson County has among its economic development assets a 140-acre privately owned industrial park located in Wrightsville. This park has four industries presently with ample room for growth. Two buildings in the park are currently available on the open market, and one other vacant building is available for prospective industry. The park has a four-lane divided access road, rail service, city water, and sewage. The Development Authority also has future plans to complete an additional industrial park on approximately 100 acres of property located on U.S. 319 southwest of Wrightsville. Future plans call for construction of an Authority-financed "spec building" to further assist in attraction of new industry. In addition, the extension of water and sewer service is planned for the new industrial park. However, the City of Wrightsville is currently under a consent decree from the Georgia Environmental Protection Division due to problems with the city's sewer system. Under the decree, the City must upgrade its wastewater treatment facility due to the presence of inadequate dissolved oxygen levels. Until that issue has been resolved, the extension of needed infrastructure to the new industrial park, or other areas of the City in need of sewer service, will be delayed indefinitely.

The Wrightsville Better Hometown Program was designated by the Georgia Department of Community Affairs in 1999 to promote development and revitalization of the central business district. The program is headed by a board of directors 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 program and to assist and promote downtown development. The Better Hometown Program is very active in promoting business retention and building improvements through grants and loans to qualifying individual businesses, has been involved in community beautification efforts, and has been active in the ongoing renovations to Wrightsville's downtown area.

Johnson County and its municipalities assist with industrial development with "Freeport" exemption on industrial inventories. An exemption of 100 percent was established countywide in 1995 and serves those industries located in Johnson County or the cities of Adrian, Kite, and Wrightsville. The Authority and Chamber also work closely together to assist existing industry. The Authority's programs and resources have had limited effectiveness thus far, but are not remaining static. There are ongoing plans for improvement.

## **Training Opportunities**

Swainsboro Technical College  
346 Kite Road  
Swainsboro, Georgia 30401  
(478) 289-2200

Swainsboro 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 Swainsboro, and adult education programs in Swainsboro as well as the Johnson County Adult Learning Center in Wrightsville. A new satellite campus for Swainsboro Tech's Adult Learning Center in Wrightsville is planned for the new industrial park in future years. Associate in Applied Technology degrees are offered in such areas as accounting, business (office technology and information office technology), early childhood care and education, and forestry technology, in addition to such diploma and certificate programs such as microcomputer specialty, machine tool technology, electronics technology, automated manufacturing technology, and health care (medical assistant and practical nursing). Continuing education programs are currently offered in computers, personal development, technical development, business and professional development, and allied health care.

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

East Georgia College  
131 College Circle  
Swainsboro, Georgia 30401  
(478) 289-2017

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

East Georgia College and the Dublin Center, both located within 25 miles of Wrightsville, are two-year units of The University System of Georgia. The Dublin Center is operated by Middle Georgia College, a two-year community college based in Cochran, but also houses satellite course offerings by East Georgia College and Georgia Southern University. These two campuses provide students with various associates degrees to prepare them for further education in a four-year college or university. Many students have found that attending either East Georgia College or the Dublin Center is the best option for them since Wrightsville/Johnson County is close enough to commute back and forth, and it is less costly than many other colleges.

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

Georgia Southern University is the main college of choice for students who want to attend a university located nearby. It is located in Statesboro, Georgia, which is approximately 60 miles from Johnson County. The university status that Georgia Southern achieved over a decade ago has provided a multitude of Johnson County students with many opportunities to receive a better education. This is a plus to Johnson County because these students may choose to bring some of their knowledge back home.

Georgia College & State University  
Campus Box 23  
Milledgeville, Georgia 31061-0490  
(478) 445-5004

Georgia College & State University is also a nearby college of choice for Johnson County students. It is located in Milledgeville, Georgia, which is approximately 45 miles from Johnson County. Like Georgia Southern University, Georgia College & State University allows Johnson 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 5,600 students, Georgia College & State provides a more intimate learning environment through smaller class sizes than the roughly 15,000-student population of GSU, which appeals to a number of Johnson County students. Many Johnson County students seeking the opportunity to return home upon graduation can have the chance to do so.



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

## **Summary Needs Assessment**

The Johnson County economy was developed relying on transportation and its vast forests, and its future to a large extent will depend on these same avenues. The local economy, currently in a state of decline, is not adding jobs at the rate its labor force is growing. Simultaneously, there is no great pressure on job demand due to the lack of significant population growth. Combined, the lack of population growth and job demand is not creating

pressure to develop new housing for the local workforce. The economy overall is much less developed and diverse than the state. There is an unhealthy reliance on one or two main sectors and relatively low wages of the few manufacturing industries that remain. Recent developments in the public service sector have added needed stability. Although resources are limited due to the small tax base, efforts are underway to improve the infrastructure needed to attract economic development. There is an adequate infrastructure in place presently to begin accommodating some development. The labor force is in need of modern skills improvement, and higher paying jobs to increase participation rates.

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

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

1. There is a need for consistent funding of economic development activities in the county, and a need to continue to further refine and enhance economic development resources and tools.
2. There is a need for a speculative industrial building in the county.
3. There is a need for continuing and expanded efforts to enhance educational and skill levels of Johnson County's labor force.
4. There is a need to remain very vigilant about supporting, promoting, and utilizing Swainsboro Technical College's Adult Learning Center, its programs, and expansion.

5. There is a need to continue to advocate strongly the four-laning of highways serving Johnson County (GA 15), and other transportation improvements.
6. There is a special need to support, enhance, and expand agriculture and forestry activities within the county.
7. There is a need to promote tourism within the community, especially through natural and historic resources, and advocacy of the development of a state park along the Oconee River.
8. There is a need of enhancing and expanding hospitality accommodations and services, and the local retail trade/service sector generally.
9. There is a need to continue the ongoing revitalization efforts of downtown Wrightsville, and pursue revitalization efforts in downtown Kite.
10. There is a need to develop a stronger environment for business creation through the development and promotion of entrepreneurial activities within Johnson County.

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

# **ECONOMIC DEVELOPMENT GOAL, OBJECTIVES, AND IMPLEMENTATION POLICIES/ACTIONS**

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

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

## **POLICIES/ACTIONS:**

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

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

**Action 1.3:** Establish a Downtown Development Authority in Wrightsville to support present merchants and foster the increase of additional businesses to the downtown area.

**Action 1.4:** Pursue "Main Street" type improvements in Kite, such as building/façade rehabilitation, streetscape projects, and other improvements to revitalize downtown Kite.

**Action 1.5:** Continue to support the Chamber of Commerce and Development Authority in their efforts and encourage a focus on expansion and new growth of local businesses.

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

**POLICIES/ACTIONS:**

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

**Action 2.2:** 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 Johnson County.

**OBJECTIVE 3: To diversify the local economic base by focusing marketing and recruitment efforts on those activities which draw upon the available assets of the community.**

**POLICIES/ACTIONS:**

**Action 3.1:** Complete, as soon as possible, the construction of a new spec building in the Industrial Park.

**Action 3.2:** Seek the expansion of and fully develop infrastructure, including water and sewer extension to the Industrial Park.

**Action 3.3:** Promote the increase of nature-based and agri-tourism activities in Johnson County.

**OBJECTIVE 4: Encourage increased skills development among the County's labor force and support programs that assist individuals in making the transition to the labor force.**

**POLICIES/ACTIONS:**

- Action 4.1** Work with the Johnson County Board of Education and Swainsboro Technical College through its satellite facility to increase the educational levels of citizens countywide.
- Action 4.2:** Focus on school readiness among the County's youth by supporting local collaboratives such as Family Connections and the Smart Start program.
- Action 4.3:** Develop a new adult learning center and satellite facility for Swainsboro Technical College in the new Industrial Park.
- Action 4.4:** Promote the utilization and expansion of the local One-Stop Center and other WIA programs in Johnson County.

**OBJECTIVE 5:** **To encourage economic development by acquiring or developing sufficient land and infrastructure to attract and support a variety of new industry.**

**POLICIES/ACTIONS:**

- Action 5.1:** Fully complete the new Industrial Park.
- Action 5.2:** Provide assistance as needed to the Johnson County Development Authority to acquire land or develop controlling options on potential industrial sites to make available for prospective businesses and industry.
- Action 5.3:** Expand infrastructure to the industrial park and other sites as appropriate, and expand lift stations and wastewater treatment capacity to enable Wrightsville to serve new businesses/ industries.
- Action 5.4:** Develop the technical capacity/interconnectivity necessary to be able to offer broadband and other high-speed technology services.

**OBJECTIVE 6:** **Support and enhance agriculture and agribusiness and its continued viability and economic impact in Johnson County, and utilize the**

**county's agricultural, natural, and cultural resources to increase tourism.**

**POLICIES/ACTIONS:**

- Action 6.1:** Protect the agricultural and forest uses of Johnson County, and encourage continued agricultural production and agri-tourism
- Action 6.2:** Support development of more timber-related industries in Johnson County.
- Action 6.3:** Promote use of E-SPLOST-funded FFA/4-H livestock facility.
- Action 6.4:** Promote and utilize the county's agricultural base and natural resources for compatible economic development and enterprises, and highlight them through theme-related festivals and other means.
- Action 6.5:** Promote nature-based and heritage tourism within the county, including hunting, fishing, agri-tourism, and venture biking.
- Action 6.6:** Promote heritage tourism in Johnson County in conjunction with Ball's Ferry State Park development (in adjacent Wilkinson County) and otherwise, including development of a local history driving tour with brochure/map and interpretive markers.

# NATURAL AND CULTURAL RESOURCES

## Introduction

Johnson County's abundance of natural and cultural resources contributes to its rural character and excellent quality of life. Farm fields and forests abound, while the Oconee, Ohoopee, and Little Ohoopee rivers and their tributaries flow through the county. Visual reminders of Johnson 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 barns, schools, churches, train depots, downtown commercial buildings, and others. Evidence of earlier historic settlements and the presence of prehistoric cultures also remain at known archaeological sites throughout Johnson County.

Interest continues to increase in protecting Johnson 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 Johnson County, Kite and Wrightsville.

## Natural Setting

Johnson County is located in central Georgia within the Southern Coastal Plain Major Land Resource Area. The county seat of Wrightsville is located approximately 60 miles east of Macon, and 90 miles northeast of Savannah. It has a total area of approximately 195,000 acres or 307 square miles and ranks 98<sup>th</sup> in size among Georgia's counties. Johnson County is bordered by Wilkinson County and the Oconee River to the northwest; Laurens County on the west; Treutlen County to the south; Emanuel County to the south and east; Jefferson County to the northeast; and Washington County on the north.

Johnson County's topography consists mostly of broad, nearly level soils on ridgetops and very gently sloping and gently sloping soils on ridgetops and hillsides. The landscape is



dissected by numerous small drainageways. The Ochoopee River and its tributaries drain most of Johnson County; however, the Little Ochoopee River and its tributaries drain the northeastern part. Deep Creek, Buckeye Creek, Big Creek, and their tributaries drain the county's northwestern section. Each of the tributaries of the major creeks has its own tributaries that branch into the uplands and form a well-defined trellis pattern.

Johnson County has a moderate climate, with an average annual temperature of around 64 degrees. Winters are typically mild and fairly short. The frost-free period extends from late March to early November. Johnson County receives an average annual rainfall of 45.41 inches, with about one-half occurring between April and September.

## Public Water Supply Sources

Groundwater is the major source of water for drinking and other purposes in Johnson County and its cities. In 2000, an average of 2.3 million gallons per day of groundwater was used county-wide, while only 0.64 million gallons of surface water was used on average each day. 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 Upper Floridan Aquifer System supplies most of the water used in Johnson 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 Johnson 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 Johnson County to the Georgia Coast.

Residents of Johnson County and its cities presently have an adequate supply of good quality groundwater for domestic and commercial<sup>126</sup> uses; however, there is a need to protect and

conserve this life sustaining resource. State protection of water quality in river basins upstream from Johnson County, as well as the Floridan Aquifer recharge areas north and west of the county, would help provide an additional measure of protection.

## **Water Supply Watersheds**

The Georgia Department of Natural Resources' Part 5 Environmental Standards applicable to water supply watersheds do not apply to Johnson County at this time.

## **Groundwater Recharge Areas**

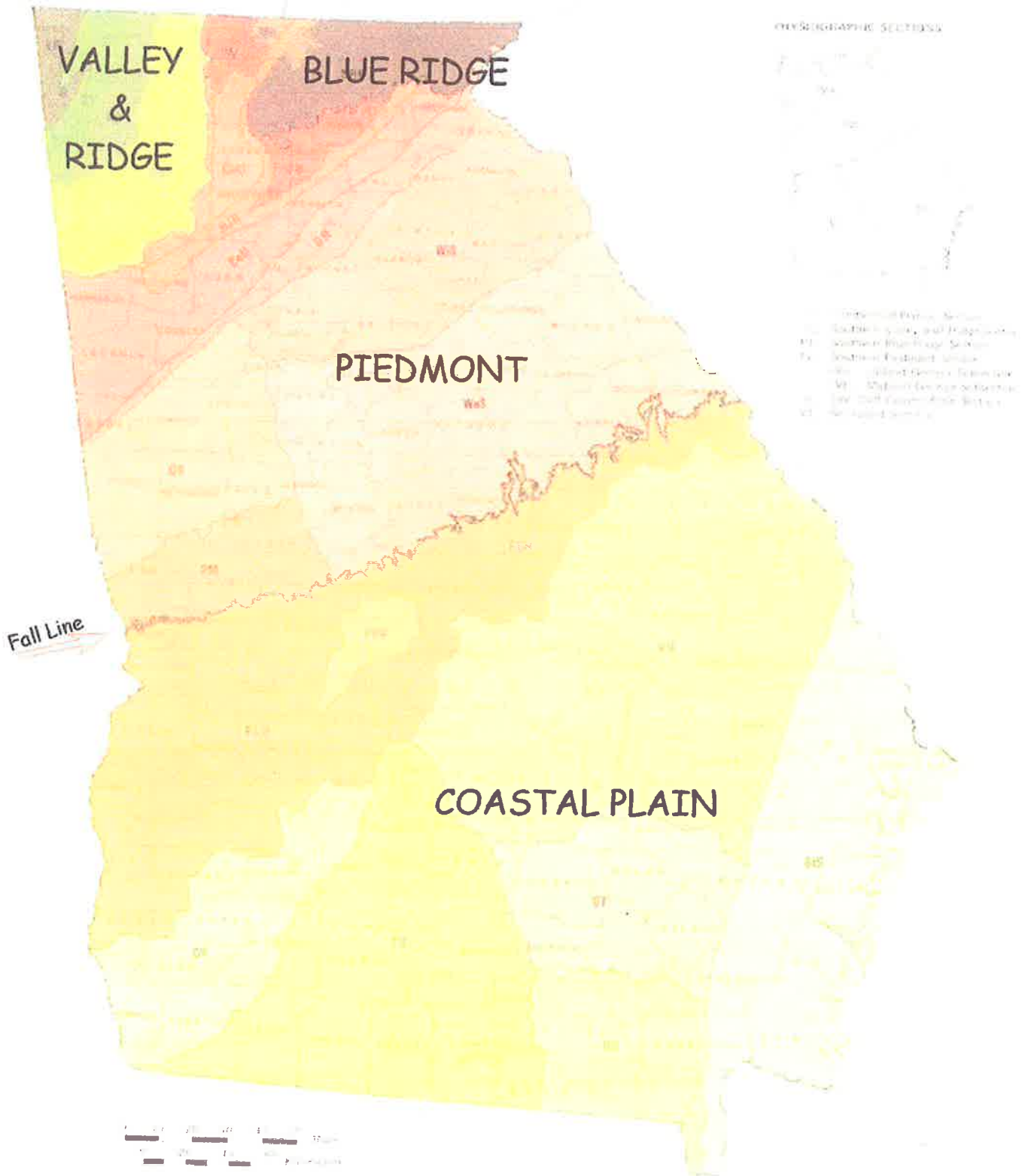
Johnson County is located in the Coastal Plain Physiographic Province of Georgia (See Map NCR 1). The Coastal Plain is composed of alternating beds of unconsolidated gravel, sand, clay, silt, limestone and dolomite that gently dip and thicken to the south and southeast, ranging in thickness from 0 feet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

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

The Coastal Plain contains the state's major confined aquifers. They are overlain by a layer of impermeable material and contain water at greater than atmospheric pressures. The Coastal Plain is comprised of seven major aquifers, which are restricted to specific regions and depths within the Coastal Plain because of the aquifer geometry. Three of the seven major aquifers exist in Johnson County. They are the Surficial (shallow), Floridan (Principal Artesian), and Cretaceous 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 Johnson 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 Cretaceous Aquifer

# MAP NCR-1

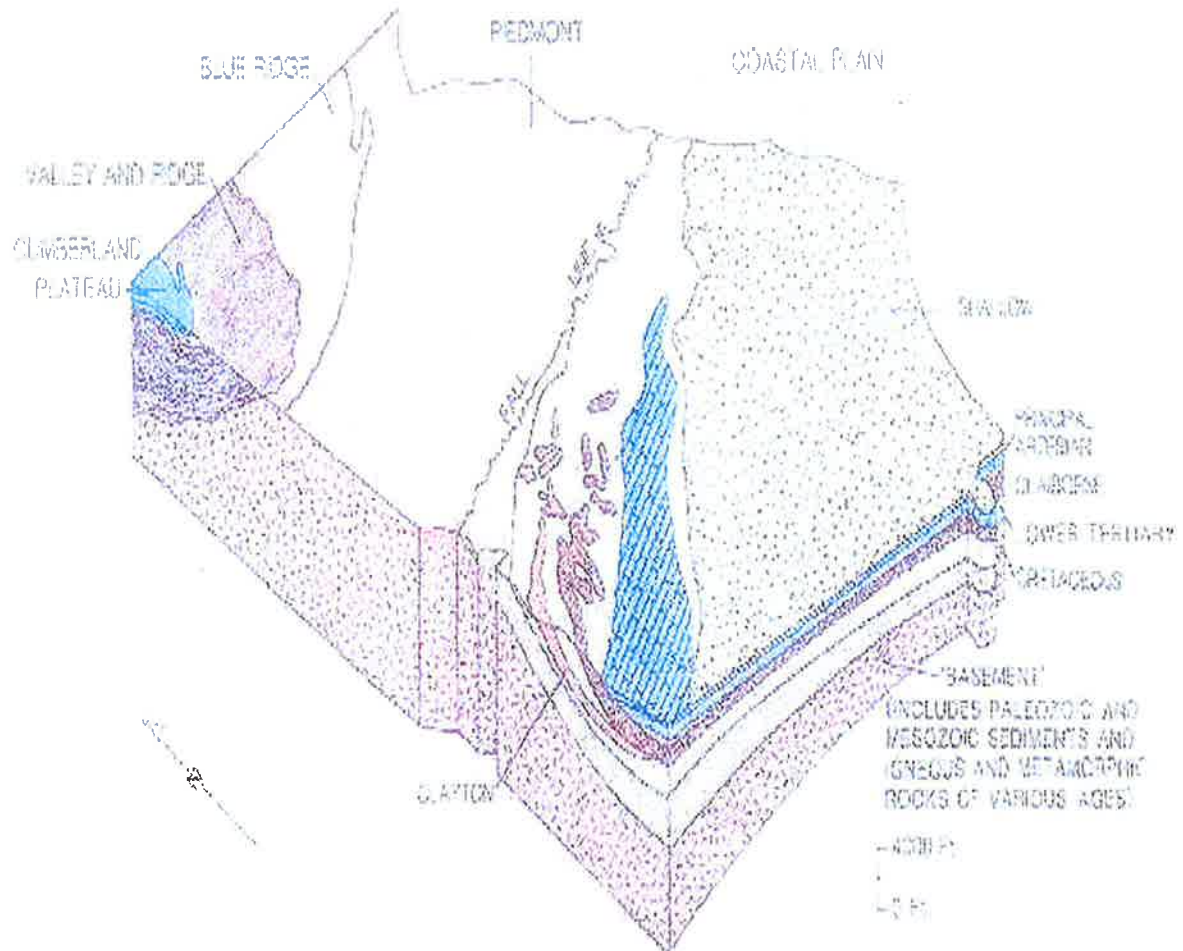
## PHYSIOGRAPHIC PROVINCES OF GEORGIA



SOURCE: [www.civog.uga.edu/Projects/gaininfo/gamaps.htm](http://www.civog.uga.edu/Projects/gaininfo/gamaps.htm)  
Heart of Georgia Altamaha RDC, 2004

# MAP NCR-2

## Block Diagram of Georgia



BLOCK DIAGRAM OF GEORGIA SHOWING COASTAL PLAIN AQUIFERS AND MAJOR PHYSIOGRAPHIC PROVINCES

**SOURCE:** Comprehensive Water Supply Plan, Wayne County  
 BE&K/Terranext, LLC, 2000  
 Heart of Georgia Altamaha RDC, 2004

produces highly mineralized water of poor drinking quality. Its recharge areas consist of a band from the Fall Line south paralleling the Fall Line.

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 Johnson County, the average annual precipitation varies from about 38 to 52.5 inches. For Johnson County, the largest amount of precipitation usually occurs in March and February, closely followed by summer showers in July and August. Fall is the traditional period of reduced rainfall, with October and November typically being the driest months of the year.

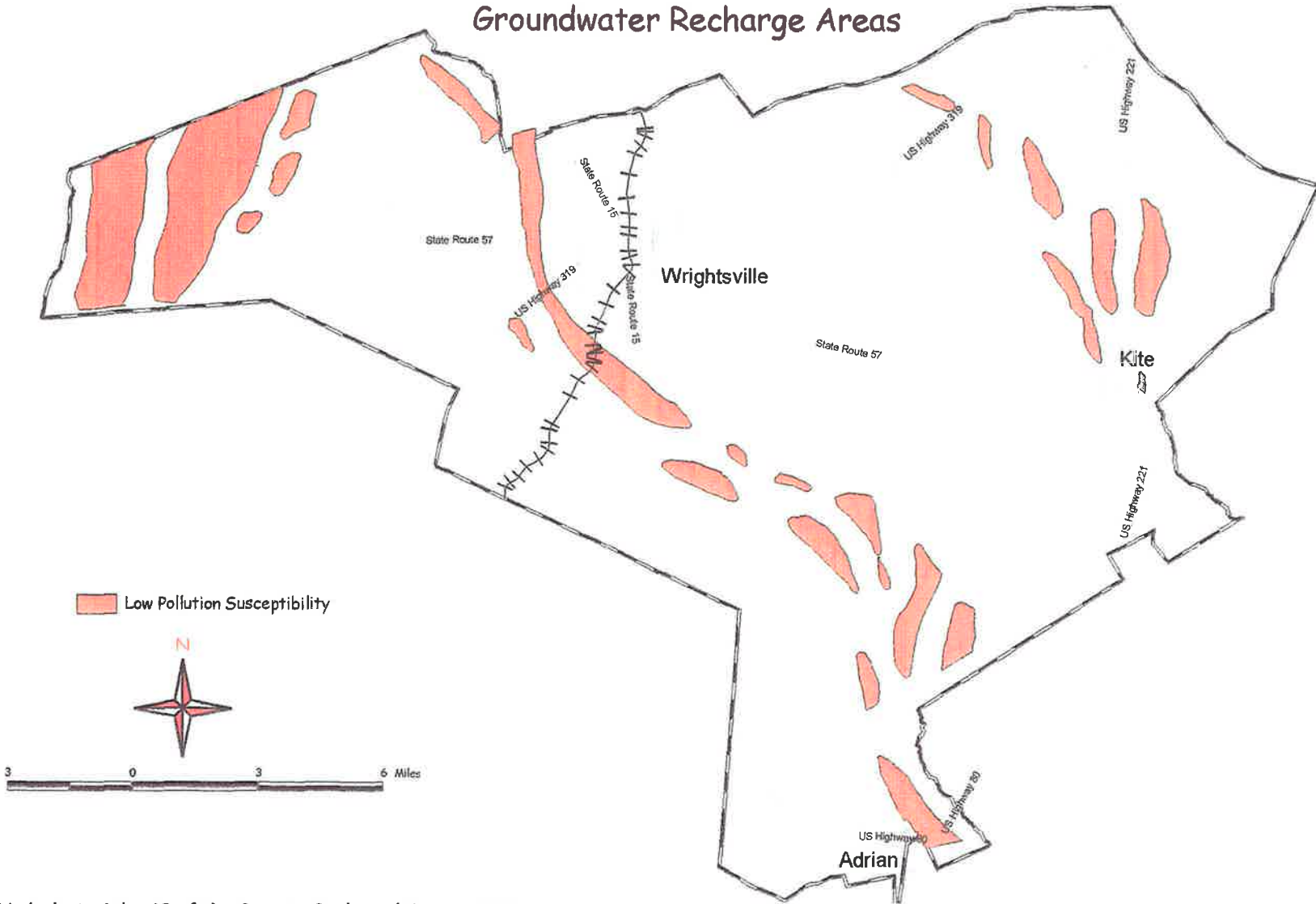
The quality of water from a well is the end result of complex physical and biochemical processes. Some of the more significant controls are the quality and chemistry of the water entering the ground flow systems, the reactions of infiltrating water with soils and rocks that are encountered, and the effects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

According to Hydrologic Atlas 18 of the Georgia Geologic Survey, 1989, Johnson County's significant groundwater recharge areas for the Miocene/Pliocene - Recent Unconfined Aquifers are located primarily along the Oconee, Ohoopée, and Little Ohoopée rivers. (See Map NCR-3 for general location.) The Georgia Department of Natural Resources' (DNR) Part 5 Environmental Standards, under the authority of the Georgia Planning Act of 1989, call for the protection of these significant groundwater recharge areas. DNR's companion pollution susceptibility map for Johnson County, which categorizes the land area as having high, medium, or low groundwater pollution potential, classifies the county's significant groundwater recharge areas as having low pollution susceptibility (See Map NCR-3). Therefore, the references to low pollution susceptibility areas are technically the applicable requirements for Johnson County.

1. The following criteria pursuant to O.G.C.A. 12-2-8 shall apply in significant recharge areas:
  - a. The Department of Natural Resources shall not issue any permits for new sanitary landfills not having synthetic liners and leachate collection systems.

# MAP NCR-3

## Johnson County Significant Groundwater Recharge Areas



SOURCE: Hydrologic Atlas 18 of the Georgia Geological Survey, 1989  
Heart of Georgia Altamaha RDC, 2004

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

At a minimum, the liner shall be constructed of compacted clay having a thickness of one foot and a vertical hydraulic conductivity of less than a  $5 \times 10^{-7}$  cm/sec or other criteria established by the U.S. Soil Conservation Service. (The average size of existing agricultural waste impoundments in Georgia is about 15 acre-feet; sheepsfoot rollers or pans with heavy rubber tires, which are normal equipment for most Georgia earth moving contractors, should be able to compact clay to the recommended vertical hydraulic conductivity.)

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



- g. New mobile home parks served by septic tank/drain field systems shall have lots or spaces having the following size limitation as identified on Table MT-2 of the Department of Human Resources' Manual for On-Site Sewage Management Systems (hereinafter "DHR Table MT-2"):
  - 1. 150% of the subdivision minimum lot or space size of DHR Table MT-2 if they are within a high pollution susceptibility area;
  - 2. 125% of the subdivision minimum lot or space size of DHR Table MT-2 if they are within a medium pollution susceptibility area;
  - 3. 110% of the subdivision minimum lot or space size of DHR Table MT-2 if they are within a low pollution susceptibility area.
- h. If a local government requires a larger lot size than that required by (f) above for homes of by (g) above for mobile homes, the larger lot size shall be used.
- i. Local governments at their option may exempt from the requirements of (f) or (g) any lot of record on the date of their adoption of these lot size standards.
- j. No construction may proceed on a building or mobile home to be served by a septic tank unless the county health department first approves the proposed septic tank installation as meeting the requirement of the DHR Manual and (f), (g), (h), and (i) above.
- k. Each Regional Development Center is responsible for considering, in its regional plan, the cumulative environmental effects of a significant number of septic tank systems being used in close proximity to each other. In so considering the Regional Development Center shall not approve any local plans which would result in adverse environmental effects on another area. A Regional Development Center may consult with the Department of Human Resources and Department of Natural Resources for technical assistance as to appropriate densities of lots served by septic tanks in significant recharge areas.
- l. New facilities which handle hazardous materials, of types and in amounts determined by the Department of Natural Resources, shall permit their operations on impermeable surfaces having spill and leak collection systems, as prescribed by the Department of Natural Resources.



- m. The Department of Natural Resources shall require conservative design in any new permits for the spray irrigation of wastewater or the land spreading of wastewater sludges in areas having high pollution susceptibility. This shall be accomplished by comparing the Department's CRITERIA FOR SLOW RATE LAND TREATMENT (February, 1986 or latest edition) with amendments and other technical publications to site specific information submitted by a registered professional engineer for each project.
  - n. Permanent storm water infiltration basins shall not be constructed in areas having high pollution susceptibility.
  - o. Exclusive of mining settling basins, new wastewater treatment basins shall have an impermeable liner in areas having high pollution susceptibility.
2. Local governments having jurisdictional authority over all significant recharge areas shall adopt, implement, and enforce ordinances for recharge area protection at least as stringent as the standards developed by the Department of Natural Resources.

Johnson County, Kite, and Wrightsville 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 Johnson Countians. Johnson County and the cities of Kite and Wrightsville adopted an "Environmental Conservation, On-Site Sewage Management, and Permit Ordinance," in October, 2000, which provides protection for significant groundwater recharge areas as required by DNR's Part 5 Environmental Standards under the Georgia Planning Act of 1989 through minimum lot size requirements and land use controls. This Ordinance actually provides protection beyond the minimum required and provides protection equivalent for those with high pollution susceptibility areas.

While there are no known areas of groundwater contamination in Johnson County, improperly sited septic tanks and/or those which do not operate properly are considered a principal pollution threat. 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 Johnson 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 ~~100~~ from hunting, in county waters. Others are

not so obvious. EPD officially identified the Ohoopsee and Little Ohoopsee rivers and Big Cedar Creek in Johnson County as “impaired waters” for exceeding the maximum amount of one or more pollutants that a body of water can contain and still be deemed safe (TMDLs). At the time of testing, the Ohoopsee contained excessive fecal coliform, the Little Ohoopsee surpassed dissolved oxygen levels, and Big Cedar Creek exceeded safe amounts for both fecal coliform and dissolved oxygen. Total Maximum Daily Load (TMDL) Plans have been completed for all three of Johnson County’s currently listed impaired waters. Common observations made in these plans include the need for better data at each monitoring station and more stations for additional sampling; testing occurred during a drought which could account for more concentrated levels of pollutants; and dissolved oxygen occurs naturally. The culprits, if any, are likely non-point source pollutants, such as urban or agricultural runoff or leaking septic tanks. The plans generally recommend use of Best Management Practices to improve water quality and prevent further regulations from being imposed at the local, state, or federal level. Implementation of these TMDL Plans by property owners along the impaired waters should help improve water quality. Johnson County wants to be vigilant about land uses which could exacerbate the situation. The U.S. Geologic Survey is currently retesting (2004) the Ohoopsee River (two sites), Cypress Creek, Neels Creek, Magruda Creek, Big Cedar Creek, and the Little Ohoopsee River in Johnson County for contaminants, but test results are not yet available.

Continued enforcement of the “Environmental Conservation, On-Site Sewage Management, and Permit Ordinance” through the Johnson County Health Department will help prevent groundwater contamination (primarily shallow) because once an aquifer is polluted, it is nearly impossible to clean. The section of the ordinance which addresses significant groundwater recharge areas is applicable in unincorporated Johnson County, where they exist, but would have no effect in Kite or Wrightsville where no groundwater recharge areas are found. The ordinance as adopted provides protection against the likelihood of contamination from various kinds of water disposal sites, hazardous materials, water holding basins, wastewater disposal, and septic tank systems. Many of the current problems related to septic tanks are being addressed through required enforcement of larger lot size requirements for groundwater recharge areas, with particular emphasis on mobile homes, as required under the adopted “Environmental Conservation, On-Site Sewage Management, and Permit Ordinance.” Advocacy of state protection of water quality in river basins upstream of Johnson County, as well as for the Floridan Aquifer recharge areas to the north and west of the county, has the potential to further help protect this vital natural resource.

## 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.

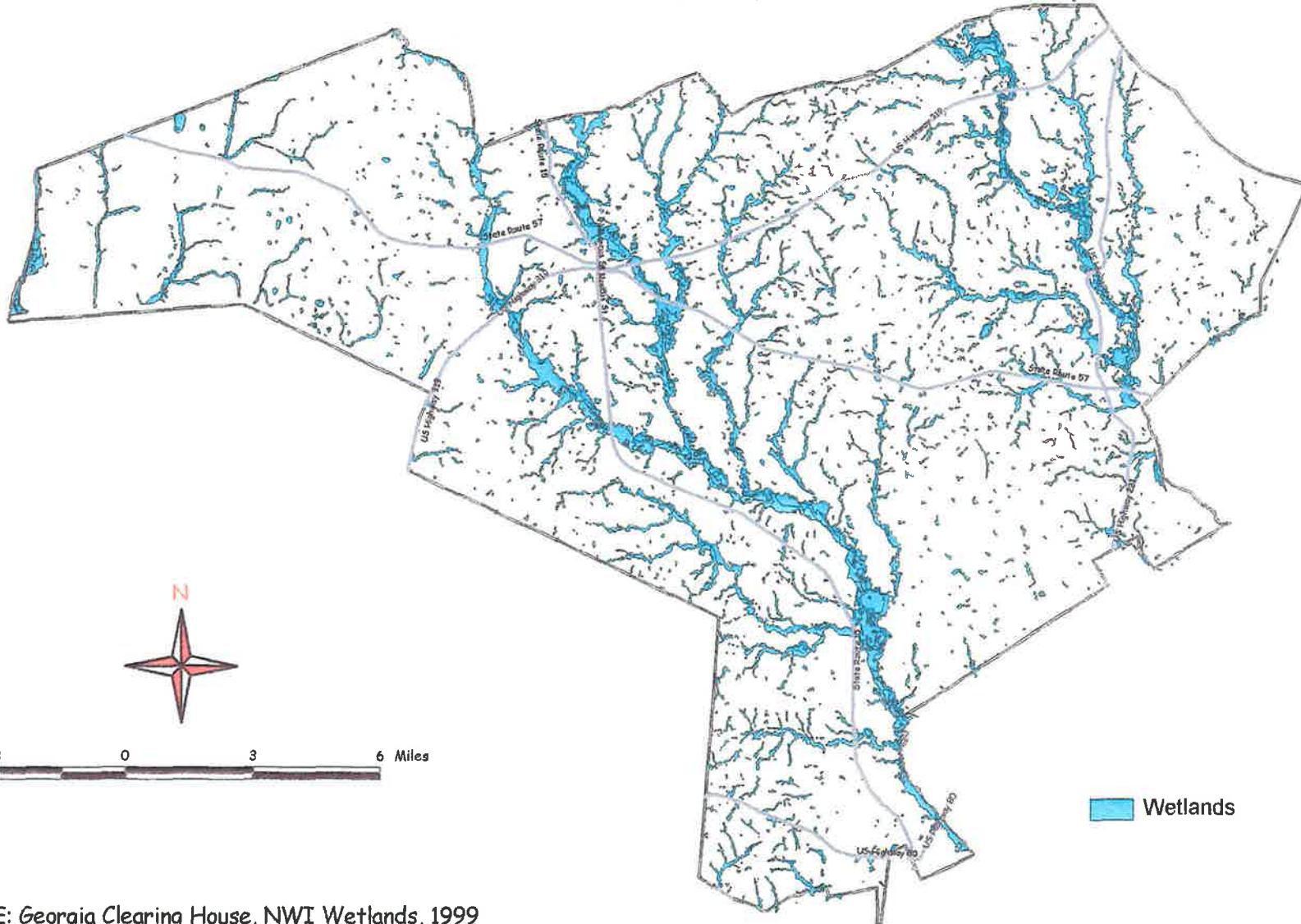
Wetlands are important for a number of reasons, including their environmental, wildlife, recreational and aesthetic values. They play key roles in natural water filtration, flood control, water table maintenance, and local climate moderation. Wetlands provide habitat for fish and wildlife, as well as 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 Johnson 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 Oconee, Ohoopie, and Little Ohoopie river basins, major creeks, and generally in the central and eastern areas of the county, although wetlands are found county-wide. Approximately four (4) percent of the county hosts hydric soils, which by definition underlie wetlands. According to the county soils map, these soils are also adjacent to the Ohoopie and Little Ohoopie rivers and Big Cedar Creek, and comprise the Herod-Muckalee soil association; which is typically associated with wetlands. (See Map NCR-6 for Johnson County soil associations.) The wetlands areas along these rivers and Big Cedar Creek are largely undeveloped, while most support cypress, water oak, sweet gum, bay, poplar, 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 Johnson County:

# MAP NCR-4

## National Wetlands Inventory Map of Johnson County



SOURCE: Georgia Clearing House, NWI Wetlands, 1999  
Heart of Georgia Altamaha RDC, 2004

- 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

Johnson 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 three special concern animals and four special concern plants in Johnson County in April, 2004, some of which are known to inhabit wetlands. These include three Georgia protected species: the spotted turtle, the robust redhorse, and the yellow flytrap.

Fishing, hunting, and other recreational uses of wetlands are extremely popular in Johnson County. The Oconee, Ohoopce, and Little Ohoopce rivers and various creeks' wetlands provide habitat, food sources, and food chain support for a quality fish population. Wetlands areas bordering creeks, branches, and rivers furnish excellent cover for deer, turkey, squirrel, and other game animals. Many of these areas are leased by hunting clubs, with deer hunting a favorite pastime during the fall and early winter. Most of these areas are not suited for cultivation or pasture due to periodic flooding.

In terms of cultural resources, there are a number of known archaeological sites near the Oconee River, but most appear located along bluffs. Others have been identified along the Ohoopce and Little Ohoopce rivers. There may be additional sites located in or adjacent to wetlands which have not yet been identified. None of the known Johnson 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 Johnson 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 Johnson 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.

While loss of wetlands is usually permanent, there are methods available, albeit currently unproven, to restore and/or create new ones. As of 2003, 104 acres in Johnson County had been

placed in the federal Wetlands Reserve Program, which helps landowners restore wetlands in exchange for temporary or permanent control of development rights. There are no known wetlands in Johnson County which have been created for mitigation purposes.

Johnson 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 Johnson County and the cities of Kite and Wrightsville in October, 2000. Obtaining local permits was linked to the federal 404 permitting process in this ordinance.

## **Protected Mountains**

These natural resources are not applicable to Johnson County.

## **Protected River Corridors**

Johnson County has one river, the Oconee, which is protected under the 1991 River Corridor Protection Act. The Oconee forms the northwestern boundary with Wilkinson County for a distance of several miles. The River Corridor Protection Act provides for the maintenance of a natural vegetative buffer of 100 feet on each side of the river and strict regulations of uses infringing upon the required buffer. This corridor is of vital importance to Johnson County and Georgia in that it helps preserve those qualities that make a river suitable as a habitat for wildlife, for recreation, and as a source of clear drinking water. It also allows the free movement of wildlife from one area to another, helps control erosion and river sedimentation, and assists in absorbing flood waters. The Oconee River is significant in terms of its history from prehistoric to modern times. It was an important transportation artery for Indians and early settlers to the region. A number of archaeological sites along the Oconee in Johnson 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.

The Oconee River also offers extensive recreational opportunities, including boating, fishing, rafting, canoeing, waterskiing, hunting, camping, and wildlife watching. While there is only a public access road and no recreation facilities on the river on the Johnson County side,

local residents utilize the Oconee River landing in Laurens County. The planned 500+ acre Ball's Ferry State Park located on the Oconee River in Wilkinson County is expected to receive considerable use from nearby Johnson County residents.

Conservation and protection of the Oconee River is of major importance to Johnson County residents. In October, 2000, Johnson County adopted the "Environmental Conservation, On-Site Sewage Management, and Permit Ordinance" which provides for protection of the Oconee River corridor as required by DNR's Part 5 Environmental Standards. The Johnson 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 Johnson 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.



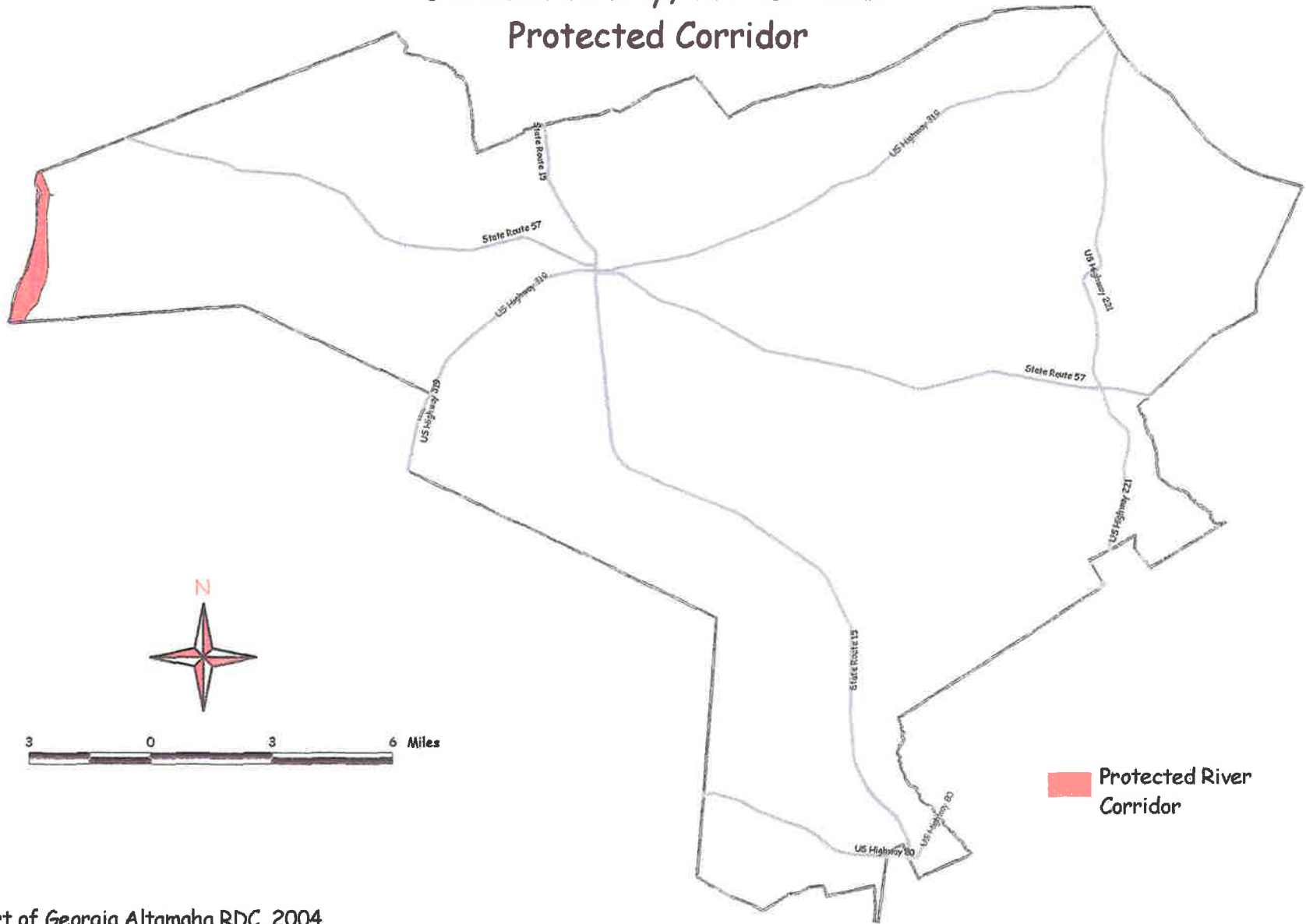
9. Road and utility crossings of the river corridors shall be limited and existing crossings upgraded whenever possible rather than new sites developed. Use of chemicals to retard vegetative growth in these areas shall be prohibited. Construction of any new crossings shall meet all requirements of the 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 Oconee River corridor shall be allowed, provided that such uses do not impair the long-term functions of the protected rivers or the river corridors:
  - A. Timber production and harvesting, subject to the following conditions:
    - a. Forestry activity shall be consistent with best management practices established by the Georgia Forestry Commission; and
    - b. Forestry activity shall not impair the drinking quality of the river water as defined by the federal Clean Water Act, as amended.
  - B. Wildlife and fisheries management activities consistent with the purposes of O.C.G.A. 12-2-8.
  - C. Wastewater treatment.
  - D. Recreational usage consistent either with the maintenance of a natural vegetative buffer or with river-dependent recreation. For example, a boat ramp would be consistent with this criterion, but a hard-surface tennis court would not. Parking lots are not consistent with this criterion. Paths and walkways within the river corridors are consistent with this criterion.
  - E. Natural water quality treatment or purification.
  - F. Agricultural production and management, subject to the following conditions:
    - a. Agricultural activity shall be consistent with best management practices established by the Georgia Soil and Water Conservation Commission;

- b. Agricultural activity shall not impair the drinking quality of the river water as defined by the federal Clean Water Act, as amended; and
  - c. Agricultural activity shall be consistent with all state and federal laws, and all regulations promulgated by the Georgia Department of Agriculture.
- G. Other uses permitted by the Department of Natural Resources or under Section 404 of the Clean Water Act.
12. Other uses unapproved by the Johnson County Commissioners shall not be acceptable within the river corridors.
13. The Johnson County Commissioners shall exempt the following from the provisions of the Oconee River Corridor Protection Plan:
- A. Land uses existing prior to promulgation of the Oconee River Corridor Protection Plan.
  - B. Utilities, (except as discussed above under 9) if such utilities cannot feasibly be located outside the buffer area (feasibility shall be decided conservatively by the Johnson 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 Oconee protected corridor, Johnson 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

# MAP NCR-5

## Johnson County, Oconee River Protected Corridor



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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 Johnson 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 Oconee River Corridor; 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 Johnson County Health Department is needed to help protect the Oconee River. In addition, acquisition of land in Johnson County at the Oconee River Landing and development of passive recreation facilities would enhance outdoor leisure opportunities for county residents. It would also contribute to further recognition of the Oconee's uniqueness and the need for ongoing conservation efforts.

## **Coastal Resources**

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

Most of Johnson County's flood plains are located along the Ochoopee and Little Ochoopee rivers and the major creeks. They typically range from about one-quarter to one-half mile wide and are very flat with a slope of 0 to 2 percent. These areas are frequently flooded from late fall to mid spring, but because of their largely undeveloped state, this poses no serious threat to lives or property. Soils in the flood plains are primarily the poorly drained soils of the Herod-Mukalee Association.

Johnson County has experienced serious flooding in the past due to heavy rains contributing to dam breaches along local streams. Since 1998, Johnson County has been recognized in at least four Presidential Disaster Declarations or States of Emergency in Georgia due to severe storms, flooding, and Hurricane Floyd. There is a need for state and federal assistance to investigate dam safety in the county, including evaluation of the condition of individual dam structures and prioritized recommendations for improvements. Financial assistance would also be needed for making the suggested repairs and/or other mitigation activities.

None of the governments in Johnson County currently participate in the National Flood Insurance Program; nor do they have Federal Emergency Management Agency (FEMA) maps. FEMA is currently in the process of digitally mapping the entire state of Georgia, so it is expected that the county and cities of Kite and Wrightsville will have these maps available in the near future.

There is a need throughout Johnson County to prevent inappropriate development of flood plains which might lead to increased flooding, destruction of wetlands, or other adverse environmental effects. Establishing and enforcing a county-wide flood plain management ordinance in accordance with FEMA requirements would be an important first step toward accomplishing this goal. Continued enforcement of Johnson County's Environmental Conservation ordinance, especially the provisions addressing wetlands and the Oconee River protected corridor will further strengthen flood plain protection within these areas. The Land Use element of this plan generally recognizes the need for additional land use regulations to protect lives, property, and the environment.

## **Soil Types**

The Soil Conservation Service (now 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 Johnson County and published the results in the *Soil Survey of Johnson and Laurens Counties, Georgia*. Issued in October, 1991, this survey is the primary source of information used to prepare this section and should be consulted for more detail.

During the past two million years the advance and retreat of the continental ice sheet caused sea levels to fluctuate several hundred feet. Thus, Johnson County was alternately under the sea, sea coast, and dry land. Meanwhile erosion of the Appalachian Mountains resulted in

sediments being deposited over the area. Today, the county lies in the Southern Coastal Plain Major Land Resource Area.

There are six basic soil associations in Johnson County, ranging from Class I agricultural soils to poorly drained flood plains. Each association, as a rule, contains a few major soils and several minor ones in a pattern that is characteristic though not strictly uniform. The soils within any one association are likely to differ from each other in some or in many properties, such as slope, depth, stoniness, or natural drainage. Soils comprising part of one association may occur in other associations, but in a different pattern. These general soil associations provide the basis for comparing the potential of large areas for general kinds of land use, and thus are important for general planning for areas suitable or unsuitable to certain land uses. However, they are not specific enough for site planning. Soil associations in Johnson County are shown on Map NCR-6, and those areas of the county with major limitations for development because of soils are depicted on Map NCR-7. Johnson County's groundwater recharge areas, wetlands, and flood plains are also areas with limitations for development. (Each is addressed separately under other parts of this element "Natural and Cultural Resources.")

A brief description of each of Johnson County's six soil associations follows:

#### 1. **Herod-Muckalee**

*Poorly drained soils that are loamy throughout or have a loamy surface layer and predominantly sandy underlying layers; 0-2 percent slopes.*

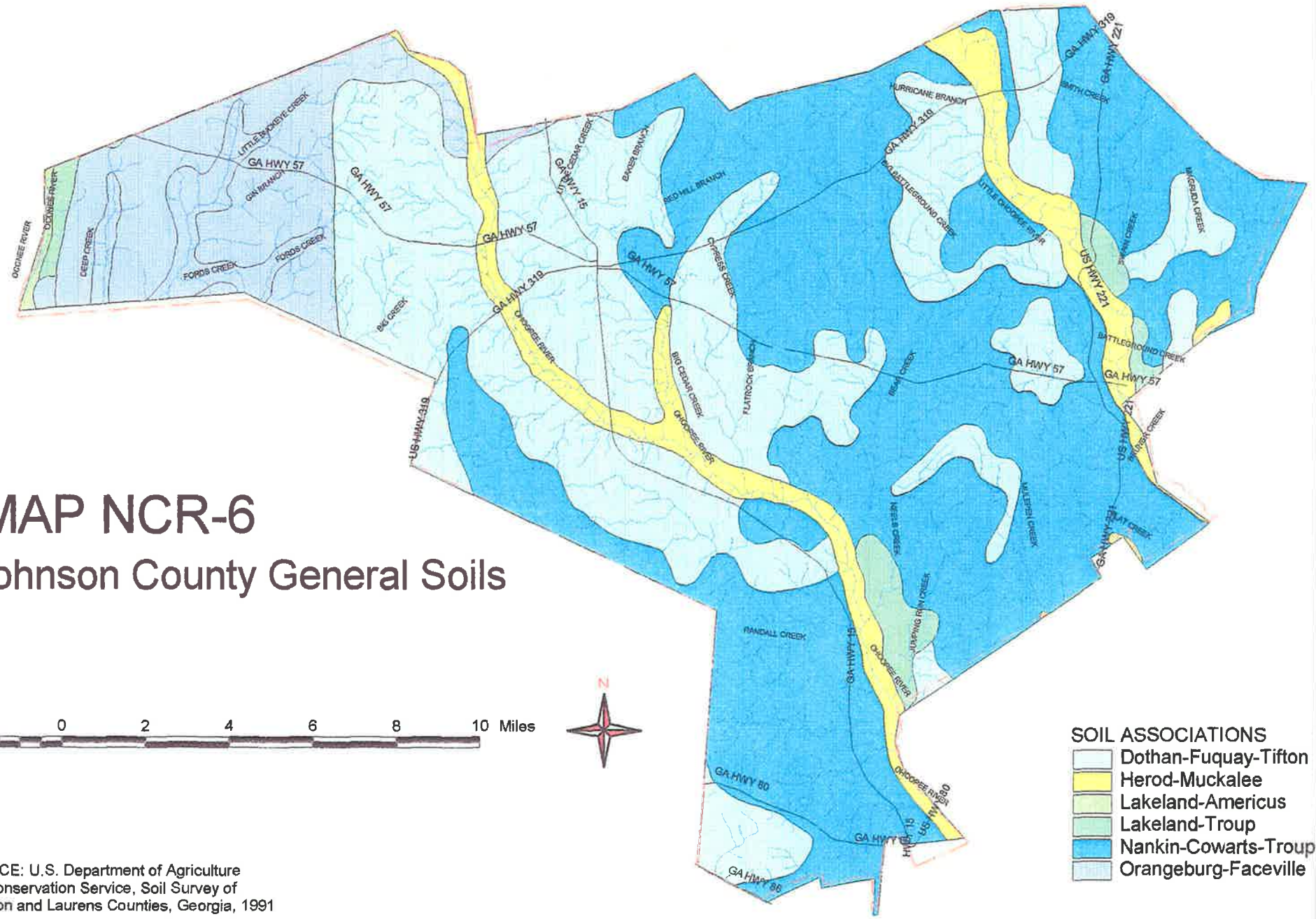
These nearly level soils are found on flood plains along the major streams and the Ohoopie and Little Ohoopie rivers. They are frequently flooded from late fall to mid spring. The drainage pattern is well-defined, with most of the natural watercourses of a perennial nature.

This Map unit comprises about four (4) percent of the county. Approximately 40 percent of the unit is Herod soils, 35 percent is Muckalee soils, and the remaining 25 percent are soils of minor extent. Minor soils include the well-drained Ochlockonee soils, and the poorly drained Rains and Pelham soils.

The major soils are well suited to the trees commonly grown in the survey area, but are unsuited to field crops, hay, and pasture. They are severely limited as sites for nonfarm uses. The main management concerns are wetness and flooding.

# MAP NCR-6

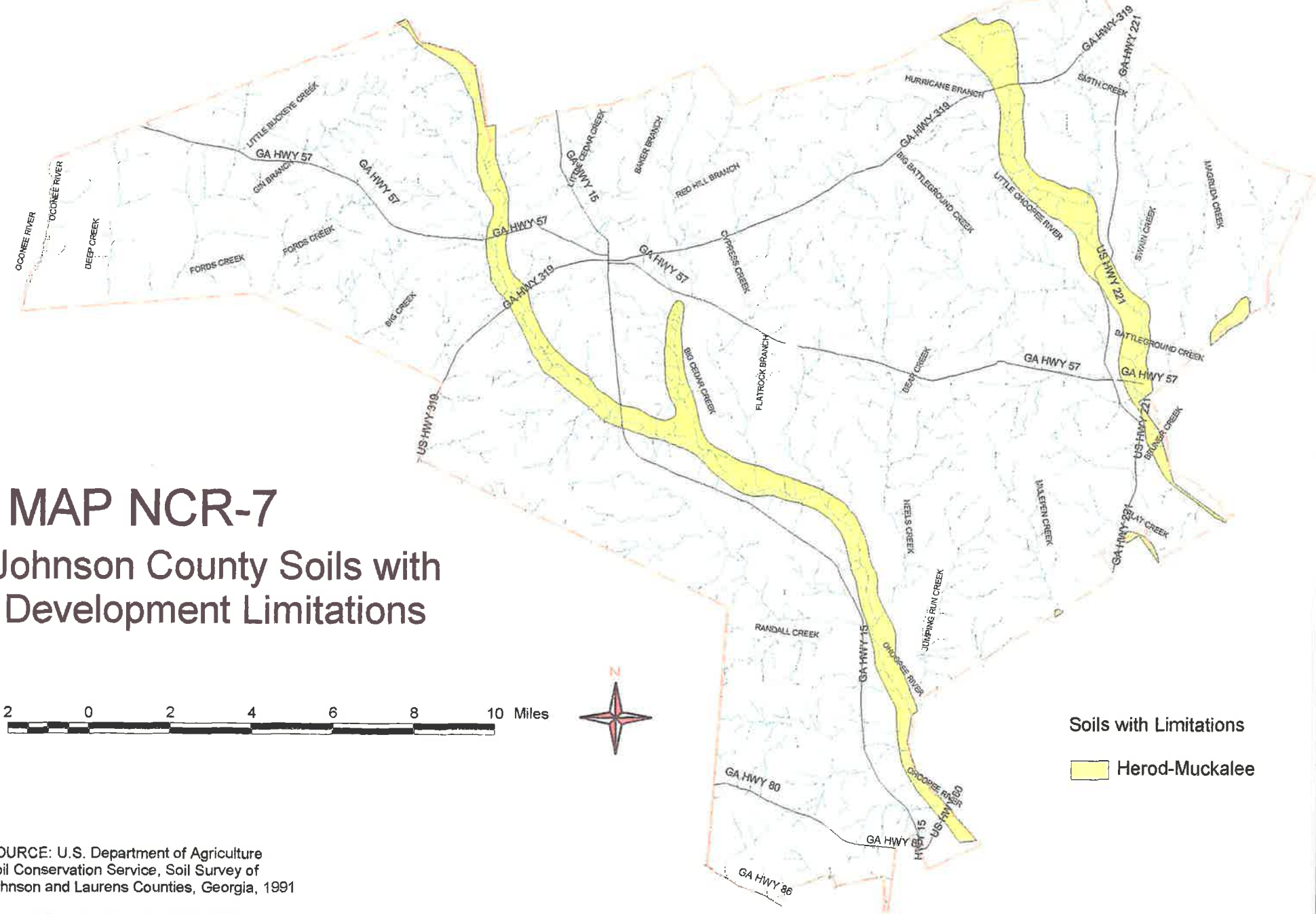
## Johnson County General Soils



SOURCE: U.S. Department of Agriculture  
Soil Conservation Service, Soil Survey of  
Johnson and Laurens Counties, Georgia, 1991

Heart of Georgia Altamaha RDC, 2004





# MAP NCR-7

## Johnson County Soils with Development Limitations

Soils with Limitations  
 Herod-Muckalee

SOURCE: U.S. Department of Agriculture  
 Soil Conservation Service, Soil Survey of  
 Johnson and Laurens Counties, Georgia, 1991

Heart of Georgia Altamaha RDC, 2004



## **2. Orangeburg-Faceville**

*Well drained soils that have a sandy or loamy surface layer and a loamy or clayey subsoil; 0 to 17 percent slopes.*

These nearly level to moderately steep soils are on smooth and convex ridgetops and irregular hillsides. Excess surface water drains into a system of intermittent and perennial streams. There are few areas of open water. These soils are used mainly for field crops, hay, or pasture, but many areas are wooded. Roads, utility lines, fences, and farm homes and associated structures are common. It is found mostly in the northwestern part of the county.

This Map unit comprises about nine (9) percent of the county. About 53 percent of the unit is Orangeburg soils, 22 percent is Faceville soils, and the remaining 25 percent are soils of minor extent. Minor soils include the somewhat excessively drained Americus and well drained Greenville and Lucy soils, all of which are on the same landscape as the major soils. The poorly drained Herod and Muckalee soils are on flood plains. The main management concern is controlling erosion on the very gently sloping to moderately steep soils. The soils on ridgetops and the gently sloping soils on hillsides are well suited to most nonfarm uses. The more sloping soils on hillsides are somewhat limited because of the slope.

## **3. Dothan-Fuquay-Tifton**

*Well-drained soils with a sandy or loamy surface layer and loamy subsoil or those with sandy surface and subsurface layers and loamy subsoil; 0 to 8 percent slopes.*

These nearly level to gently sloping soils are mainly on smooth and convex ridgetops and irregular hillsides. Excess surface water drains into a system of intermittent and perennial streams. There are a few manmade ponds. These soils are used mainly for field crops, hay, or pasture, but many areas are wooded. Roads, utility lines, fences, and farm homes are common. The largest area of this unit is in the central part of Johnson County adjacent to and near the Ohoopsee River, while other smaller areas are near the Little Ohoopsee River and scattered between the two rivers. This soil association is also found south of the Scott community in the southwest corner of the county.

This Map unit encompasses about 40 percent of Johnson County. It is comprised of approximately 30 percent Dothan soils, 28 percent Fuquay soils, and 10 percent Tifton soils, and 32 percent minor soils. Among the minor soils are the moderately well-drained Clarendon soils

in smooth areas on uplands; the Carnegie, Cowarts, Marlboro, and Nankin soils on the same landscape; and the poorly drained Herod and Muckalee soils on flood plains.

The major soils of this association are well suited to most uses. A low available water capacity, however, limits the suitability for farm uses in areas where the soils have a sandy surface layer and a thick subsurface layer. Erosion is also a management concern on the very gently sloping and gently sloping soils that have a sandy or loamy surface layer.

#### **4. Nankin-Cowarts-Troup**

*Well-drained, nearly level to moderately steep soils on irregular and convex ridgetops and hillsides; 0 to 15 percent slopes.*

This Map unit consists of soil with a sandy or loamy surface layer and a loamy or clayey subsoil or those with sandy surface and subsurface layers and a loamy subsoil. These soils are used mainly as woodland, but some large areas are used for field crops, hay, or pasture. Roads, utility lines, fences, and farm houses are common. This soil association is found primarily in the eastern half of Johnson County, south and west of the Ohoopée River, and along much of the boundary with Laurens County.

This Map unit makes up about 44 percent of the county. Nankin soils comprise about 39 percent, Cowarts soils 20 percent, Troup soils 10 percent, and minor soils the remaining 31 percent. Minor soils include the poorly drained Herod and Muckalee soils on flood plains; Ailey soils on the same landscape as the major soils, and the somewhat poorly drained Susquehanna soils on very gently sloping ridgetops and short, gently and strongly sloping hillsides.

The suitability for farm uses is limited by a low available water capacity in the soils that have a sandy surface layer and a thick subsurface layer. Erosion is also a management concern on the soils that have a sandy or loamy surface layer. The soils on ridgetops and the gently sloping soils on hillsides are well suited to most nonfarm uses. Restricted permeability, however, is a limitation in many areas.

## 5. **Lakeland-Americus**

*Excessively drained soils that are sandy throughout and somewhat excessively drained soils with a sandy surface layer and a sandy or loamy subsoil; 0 to 15 percent.*

Nearly level to moderately steep soils mainly on smooth and convex ridgetops characterize this Map unit. Excess surface water drains into a system of intermittent and perennial streams. There are few areas of open water. This soil association is found in western Johnson County adjacent to the Oconee River. These soils are used mainly for woodland, but some large areas are used for field crops, hay, or pasture. Roads, utility lines, fences, and farm homes are also common uses.

This Map unit only accounts for one (1) percent of Johnson County. Lakeland soils comprise about 75 percent of the unit, Americus soils 20 percent, and 5 percent minor soils. Minor soils include the well drained Greenville, Orangeburg, and Red Bay soils. These minor soils are all found on the same landscape as the major soils, but they have a higher available water capacity than the principal soils. The main management concern is a low available water capacity, which limits the suitability for farm uses. The major soils are well suited to most nonfarm uses. Seepage is a limitation, however, on sites for most sanitary facilities.

## 6. **Lakeland-Troup Association**

*Nearly level to moderately steep, excessively and well drained soils on smooth and convex ridgetops and hillsides; 0 to 15 percent slopes.*

This Map unit consists of excessively drained soils that are sandy throughout, as well as well drained soils with sandy surface and subsurface layers and a loamy subsoil. The largest concentrations in Johnson County are found east of and adjacent to the rivers. As with the Lakeland-Americus Association, these soils are mainly used for woodland, but there are large areas used for field crops, hay, or pasture. Roads, utility lines, fences, and farmhouses are also common uses.

Total area equals about two (2) percent of Johnson County. Lakeland soils make up about 80 percent of this unit, 6 percent is Troup soils, and the remaining 14 percent is minor soils. These include the poorly drained Herod and Muckalee soils found on flood plains and the somewhat poorly drained Ocilla soils. The latter are located in broad, smooth, slightly depressional areas on uplands.

Also like the Lakeland-Américus soils, the Lakeland-Troup Association is suitable for most nonfarm uses, but its low available water capacity renders it less suited for farming. Seepage is a limitation on sites for most sanitary facilities.

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 Johnson 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. A relatively small percentage, approximately four (4) percent, of Johnson 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.

Johnson County and the cities of Kite and Wrightsville need to protect soils from inappropriate uses and excess erosion so as to conserve them before increased development pressures pose a major threat. Continued enforcement of Georgia's soil erosion and sedimentation control laws/regulations would help prevent destruction or loss of this valuable natural resource. Johnson County amended its Soil Erosion and Sedimentation Control Ordinance in 2004, but neither of the municipalities have adopted such an ordinance. Local administration and coordination with other land development regulations would make the law more effective. The Land Use element of this plan also generally recognizes the need to protect natural resources through additional specific land use regulations.

## Steep Slopes

Johnson County's steep slopes are in the form of bluffs located along the east bank of the Oconee River. Based on soil types, slopes in the County range from 0 to 17 percent. Uplands and areas of high elevations may create problems for development in a few areas in the County. Generally, soil types were not found to have excessive slopes that might limit development.

Johnson County's amended Soil Erosion and Sedimentation Control Ordinance provides protection from inappropriate development and subsequent erosion for steep slopes in the unincorporated county. Enforcement of the state's soil erosion and sedimentation control laws/regulations provides for local administration and coordination with other land development regulations. The County's Environmental Conservation ordinance provides further protection for the steep slopes or bluffs and their significant archaeological resources located within the Protected Oconee River Corridor.

## Prime Agricultural and Forest Land

Agriculture and forestry are the predominant land uses in Johnson County, with about 91 percent of the county's land area used for these purposes. According to the existing land use map prepared in conjunction with preparation of this plan, approximately 178,000 acres of Johnson County are in agricultural or forest land use. The general location of these areas is shown on the existing land use map (Map LU-1).

Approximately 339,500 acres or 47 percent of Johnson and Laurens counties' land area is identified as prime farmland, according to Soil Survey figures. It is estimated that 100,695 acres in Johnson County or 50 percent of the county's total land area meets the definition of prime farmland. As the following table shows, these soils include Dothan, Nankin, and Tifton loamy sands, as well as others.

**TABLE NCR-1**  
**Johnson County Prime Farmland**

<u>Soils</u>	<u>Acres</u>
Carnegie sandy loam, 2 to 5 percent slopes, eroded	925
Clarendon loamy sand, 0 to 2 percent slopes	3,250
Cowarts loamy sand, 2 to 5 percent slopes	14,825
	<b>165</b>

Dothan loamy sand, 0 to 2 percent slopes	1,615
Dothan loamy sand, 2 to 5 percent slopes	22,785
Dothan sandy loam, 5 to 8 percent slopes	575
Faceville sandy loam, 2 to 5 percent slopes	3,370
Greenville sandy loam, 2 to 5 percent slopes	690
Marlboro sandy loam, 2 to 5 percent slopes	800
Nankin loamy sand, 2 to 5 percent slopes	35,855
Orangeburg loamy sand, 0 to 2 percent slopes	580
Orangeburg loamy sand, 2 to 5 percent slopes	4,845
Orangeburg sandy loam, 5 to 8 percent slopes	2,285
Red Bay loamy sand, 2 to 5 percent slopes	235
Tifton loamy sand, 0 to 2 percent slopes	345
Tifton loamy sand, 2 to 5 percent slopes	7,295
Tifton sandy loam, 5 to 8 percent slopes, eroded	<u>420</u>
<b>TOTAL</b>	100,695

Source: *Soil Survey of Johnson and Laurens Counties, Georgia, U.S. Department of Agriculture, Soil Conservation Service, 1991.*

Map NCR-8 shows the general location of Johnson County's prime farmland. More than 50 percent of the county is highlighted to include in their entirety the two major soil associations used for farming in Johnson County, the Dothan-Fuquay-Tifton and Nankin-Cowarts-Troup associations. It was estimated several years ago that around 14,000 acres of all county farmland has been planted in pine trees or converted to pasture land under various federal conservation programs. According to the Natural Resources Conservation Service's figures for 2003, 3,512 acres of Johnson County farmland had been converted to timberland under the Conservation Reserve Program.

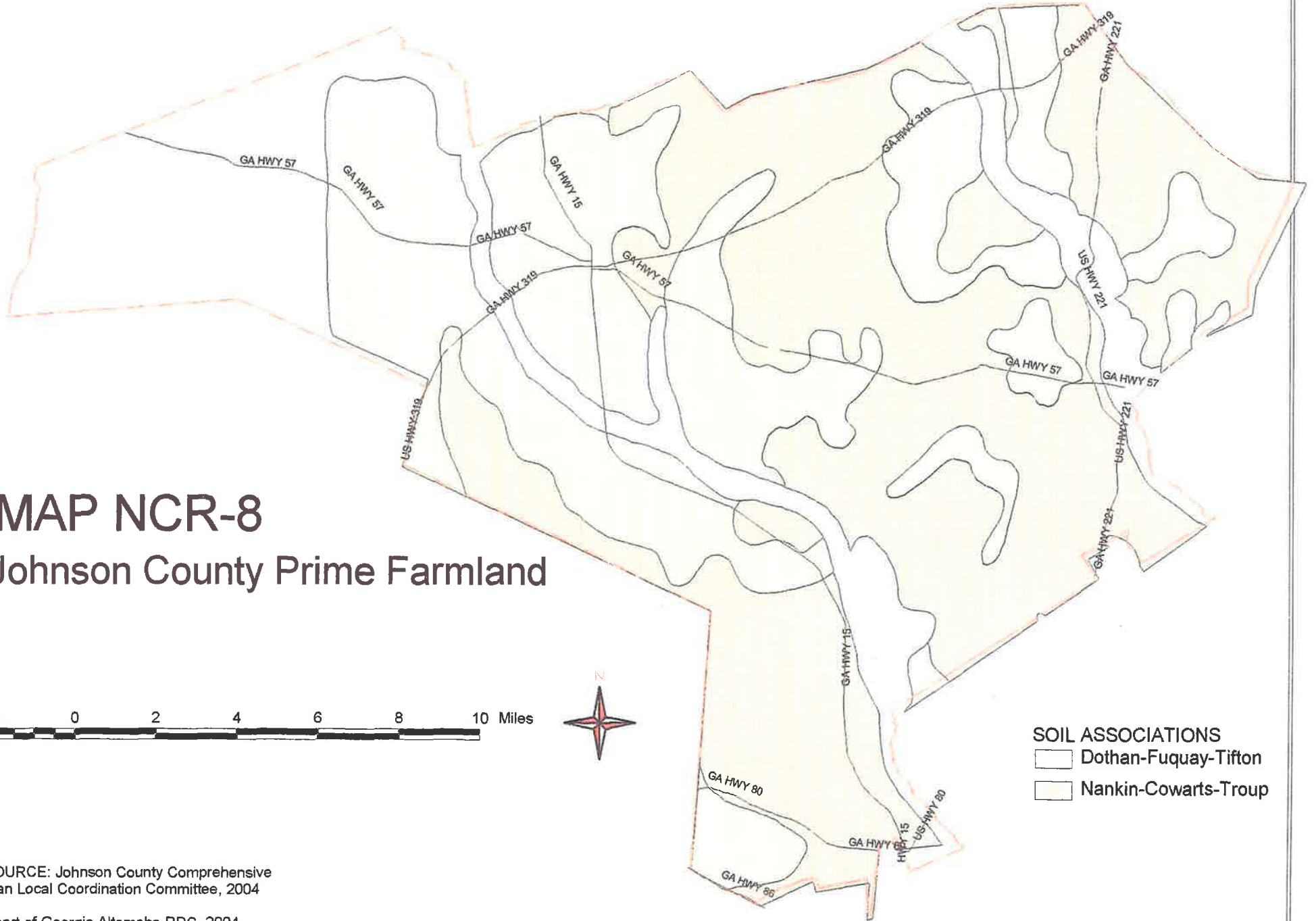
Since about 1950, the number of farms nationwide has declined significantly. This is true of Johnson County as well. In 1969 there were 454 farms in Johnson County, almost twice as many as in 1997. According to the 2002 U.S. Census of Agriculture, however, the number of Johnson County farms increased from 228 in 1997 to 286 in 2002. This 25 percent increase may be in part due to changing definitions, including more hobby farmers. The total acreage being farmed shrank from 96,151 acres to 76,128 acres from 1997 to 2002, although the difference of more than 20,000 acres in 5 years suggests possible reporting or other errors, especially given that the total farm acreage was 71,379 acres in 1992. Meanwhile, the average farm in Johnson County decreased in size from 334 acres in 1997 to 266 acres according to the 2002 Agriculture Census. This size was still higher than the average of 218 acres statewide. An estimated 16,014

# MAP NCR-8 Johnson County Prime Farmland



- SOIL ASSOCIATIONS**
-  Dothan-Fuquay-Tifton
  -  Nankin-Cowarts-Troup

SOURCE: Johnson County Comprehensive  
Plan Local Coordination Committee, 2004  
Heart of Georgia Altamaha RDC, 2004



acres of cropland was reported harvested in 2002 as compared to 23,666 acres in 1997. The acreage of irrigated cropland in Johnson County also declined from an estimated 4,084 acres of irrigation systems in 2000 to 1,433 acres in 2002.

In 2002, row/forage crops comprised 35 percent of Johnson County's agricultural production. Other commodities and their percentages were livestock/aquaculture, 26.8 percent; forestry and products, 21.8 percent; ornamental horticulture, 4.6 percent; and vegetables, 0.9 percent. The county's principal crops were cotton, straw, wheat, hay, corn, soybeans, rye, and peanuts in 2003.

Livestock production continues to be important to Johnson County farmers. In 2002, the number of cattle and calves reported in the Agriculture Census was 8,058, while the number of hogs and pigs was 1,394. A SPLOST-funded livestock facility for showing hogs was recently constructed in cooperation with the local high school and its FFA and 4-H chapters. There were also 7 poultry farms with 148 egg layers in the county.

Johnson County continues to rank in the top 40 percent of Georgia counties in forested land area percentage, with roughly 70 percent of the county's land area in forest. Private individuals own most of the timber acreage followed by the forest industry and then corporations. Most of the woodlands are in loblolly pine, followed by slash pine. Before pulpwood became the major wood product, naval stores was an important industry, with pine gum obtained to produce turpentine and rosin. There are no major local wood users in Johnson County, although several portable sawmills exist. A 2001 timber analysis of the five counties located within a 75 mile radius of Wrightsville (Laurens, Treutlen, Washington, Wilkinson, and Johnson) identified the Wrightsville area as a potential "geographic procurement zone" for a sawmill or panel mill. Area timber producers are currently receiving \$3.50 per ton, while Jesup area producers are receiving \$8.00 per ton for pulpwood due to competition, proximity to mill, and hauling fees. Development of a sawmill or other timber-related industries in Johnson County would help support local and region timber producers and benefit the local economy.

Johnson County has some excellent land for growing timber and other crops. There is a need, however, to protect agricultural and forest uses and encourage retention of existing prime farmland and timberland in agricultural production. Support for and promotion of more local timber-related industrial development would also help this effort, as well as benefit both the local and regional economy. 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

Johnson County is known to currently host a number of plant and animal habitats of rare, threatened, and endangered species. There are also four (4) plants and three (3) animal species native to the area which are 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](http://georgiawildlife.dnr.state.ga.us)>. None of the listed species have federal status (Protected, Candidate, or Partial Status). "GA" means Georgia protected species.

**TABLE NCR-2**  
**Special Concern Animals and Plants in Johnson County**

<u>Plants</u>	<u>Animals</u>
Marshallia ramosa (Pineland Barbara Buttons) - GA	Clemmys guttata (Spotted Turtle) - GA
Penstemon dissectus (Grit Beardtongue) - GA	Heterodon simus (Southern Hognose Snake)
Portulaca biloba (Grit Portulaca)	Moxostoma robustum (Robust Redhorse) - GA
Sarracenia flava (Yellow Flytrap) - GA	

Source: Wildlife Resources Division, Georgia Department of Natural Resources, April 1, 2004.

Although not included on the above list, Johnson County residents have observed gopher tortoise (*Gopherus polyphemus*) in sandy areas. The gopher tortoise has federal status.

There are no designated natural areas in Johnson County; however, those areas likely to include sensitive plant and animal habitat are the Oconee, Ochoopee, and Little Ochoopee rivers and flood plains, wetlands, and various creeks.

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

## **Major Park, Recreation and Conservation Areas**

There are no federal or state parks, recreation, or conservation areas located in Johnson County. There are a number of hunting and fishing camps in the county, which provide outdoor recreation opportunities. Public fishing is available in the Oconee River via the Oconee River Landing in Laurens County. The public access road to the landing is located in Johnson County. Acquisition of land adjacent to the access road and sensitive development for passive recreation would provide Johnson County residents and others, including non-boaters, with additional leisure options.

Parks and recreation facilities are seriously lacking in Johnson County, especially when one considers the potential for tourism development centered on the Oconee, Ohoopsee, and Little Ohoopsee rivers. Plans are currently underway to develop a 500+ acre Ball's Ferry State Park across the Oconee River in Wilkinson County. Although not located in Johnson County, the new state park's proximity is expected to provide both economic and quality of life benefits to local residents through increased tourism and recreation opportunities. There is interest in exploring possible construction of a bike path between a Confederate historic site on GA 57 in Johnson County and Ball's Ferry State Park, which would also promote heritage tourism.

In addition, there has been local interest for a number of years in possibly developing a recreational lake in Johnson County. The feasibility of such a project needs to be investigated, including contacting the Georgia Department of Natural Resources and U.S. Army Corps of Engineers.

## **Scenic Views and Sites**

Scenic views and sites located within Johnson 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 Oconee River, its bluffs, and corridor, is the focal point for a number of picturesque views. The public access road to the Oconee River Landing is also noted for its scenic qualities. Public acquisition of land adjacent to the access road in Johnson County for environmentally sensitive development of passive recreation facilities was previously noted as a way to enhance the landing and increase its usage. This planned development will also help protect the site's scenic beauty. Another scenic location is the "Loop" Hicks Place Mounds along

the Ochoopee River. These slave constructed mounds are said to have been used for scouting for Indians.

The cities of Kite and Wrightsville both undertake local beautification projects to enhance community appearance through public education and participation in the Georgia Clean and Beautiful Program. Kite has a formally organized Beautification Committee, which participates in Keep America Beautiful sponsored events. In Wrightsville, the Better Hometown Program fulfills this role in conjunction with its downtown revitalization efforts. The Johnson County Code Enforcement Program further supports these groups' activities, as well as enforces local ordinances and/or state laws concerning proper disposal of scrap tires and other refuse, junk yards, unkempt property, and other nuisances. Continued strict enforcement of such laws and adoption of additional regulations, as needed, combined with public education efforts concerning littering, recycling, and the like are needed on an ongoing basis.

The cities of Kite and Wrightsville do not currently participate in the Tree City USA Program; however, each City has expressed interest in pursuing certification. Requirements include establishing a tree board, enacting a tree ordinance to help protect trees located in the public right-of-way, and holding an annual Arbor Day observance.

## **Cultural Resources**

Johnson County was created by Legislative Act on December 11, 1858 from portions of Washington, Emanuel, and Laurens counties. Georgia's 129<sup>th</sup> county was named for Herschel V. Johnson, who served as the state's governor from 1853 to 1857. He was also an unsuccessful U.S. vice presidential candidate in 1860. Major James Hicks, Barnabus Snell, and John B. Wright surveyed Johnson County.

The county seat, Wrightsville, was chartered on February 23, 1866. The city's original boundaries extended three-eighths of a mile in every direction from the county courthouse, which was erected on land donated by William P. Hicks. Wrightsville was named for John B. Wright, who served on the committee to select the site for the town. He was said to have been the fifth largest slave owner in the South, and he served two terms in the Georgia legislature. Wright lived approximately eight miles outside the city on a large farm in Johnson County where he raised thoroughbred horses. The Central of Georgia Railroad ran through Wrightsville from 1897 to about 1937. Turpentine and sawmill industries grew in Johnson County due to the presence of vast timber resources and the availability of railroad transportation. Wrightsville was also an important stopover on the "low road" from Augusta to Macon.

The City of Kite received its charter in 1903. It was named for Shaderick Kight, who donated the land for the town. At his request, the name's spelling was simplified to make mail delivery easier. The Wadley Southern Railroad ran through Kite from 1890 to 1928 and contributed to the town's prosperity during this period. In the 1930s during its heyday, Kite had a bank, several dry goods stores, a turpentine still, at least four grocery stores, a furniture store, a millinery shop, and three cotton gins.

In May, 1979 a historic preservation consultant conducted a survey of historic structures in Johnson County and its cities for the Georgia Office of Historic Preservation. As a result of this survey, a total of 120 properties (54 in Wrightsville, 12 in Kite, and 54 elsewhere in the county) were recorded and their locations marked on maps. Most of the architecture in Johnson County and its cities is of rural, vernacular style. The arrival of the railroad in the late nineteenth century heralded the Victorian, and to a lesser degree the Italianate, styles with ornamentation. Classic revival styles can be seen especially in Wrightsville. The architecture also includes the Plantation Plain style in the rural parts of the county. The most sophisticated and historically significant antebellum building is the John B. Wright House, the Plantation Plain style farmhouse owned by the man for whom Wrightsville was named.

The most common type of vernacular dwelling in Johnson County is a two bay, one story frame structure raised off the ground two to three feet on brick piers. The roof form is a gable with shed sections on the front and rear. It was common for the front porch to be enclosed creating another room. Siding is either clapboard or board and batten cladding.

The arrival of the railroad accelerated local economic prosperity in the county's towns. This prosperity is seen in the decorative full width porches of the frame houses, shingling beneath the gables, and window trim and ornamental hoods. During the 1890s, some large, multi-storied houses were built in Wrightsville. The masonry commercial buildings in Wrightsville have decorative brick cornices. The most sophisticated brick building in Johnson County is the Romanesque Revival/Colonial Revival style Courthouse, designed by Golucke and Stewart and built in 1895. The WPA remodeled it in 1940. The houses in Kite are primarily one-story frame late Victorian residences, although some Craftsman houses were built. These houses were built due to the prosperity of the railroad. When the Central of Georgia Railroad left Wrightsville in the late 1930s, an era of large house building came to a close.

The 1979 Johnson County Historic Resources Survey provides a good representation of the county's architecture, but given its age and the relatively small number of properties recorded, it is not considered comprehensive or up to date. In the last 25 years, a number of

additional properties have become historic, while others listed no longer exist. At best, it does have value for general reference until such time as local funds are available to help sponsor a new survey. Funding is currently available through the Georgia Historic Preservation Division to assist with a limited number of surveys each year. Priority is generally given to those counties which have never been surveyed or those facing major threats to historic resources from development pressures.

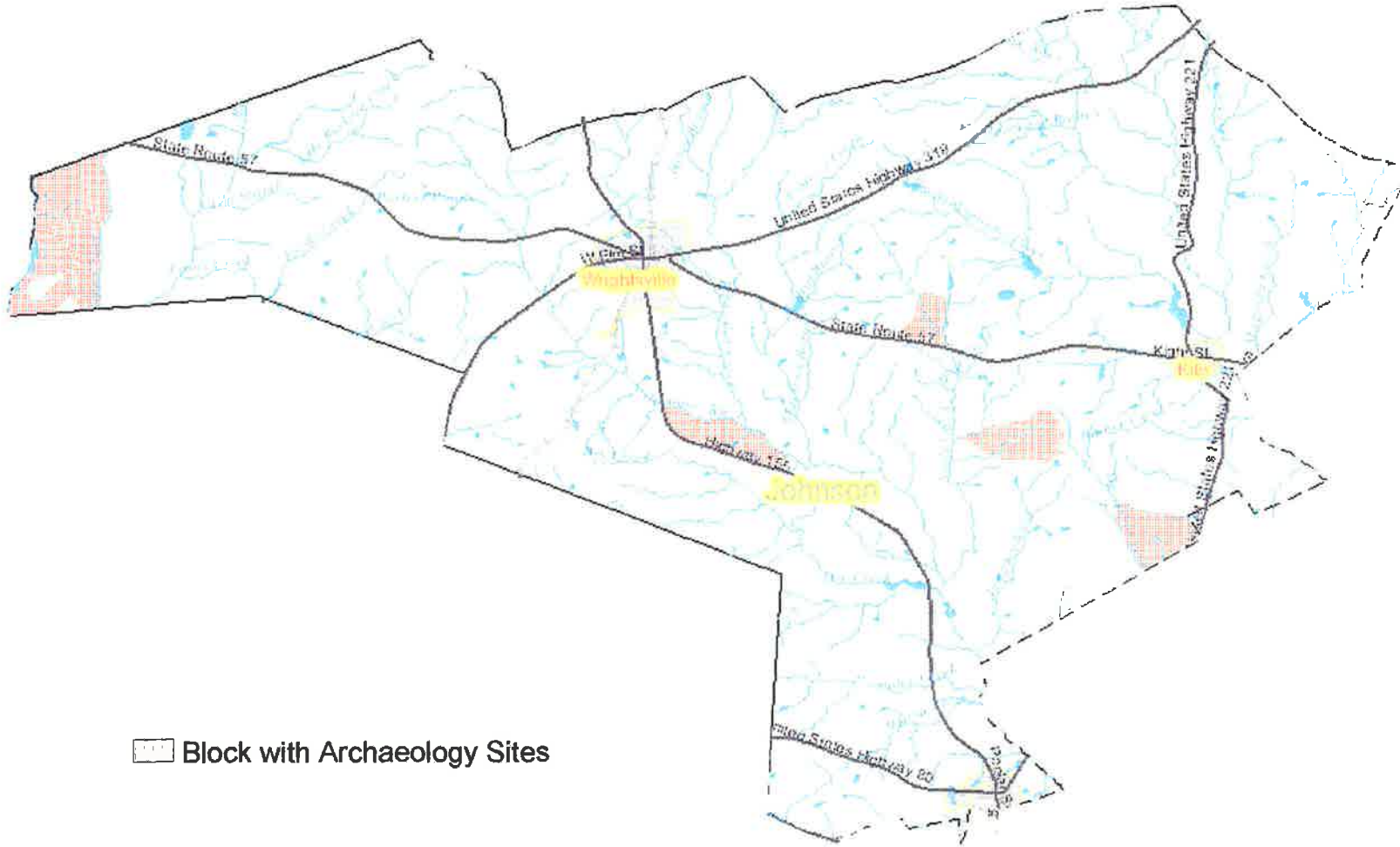
Two historic properties in Johnson County, both of which are located in Wrightsville, are currently listed in the National Register of Historic Places, the federal government's listing of historic properties worthy of preservation. They are the Johnson County Courthouse and the Grice Inn. By virtue of their National Register listing, these properties are also listed in the parallel Georgia Register of Historic Places.

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

Less is known concerning archaeological resources in Johnson County, although at least 17 sites have been recorded to date in the State Archaeological Site File at the University of Georgia. See Map NCR-9 for the general areas where Johnson 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 Johnson County came to the area approximately 11,500 years ago, toward the end of the last Ice Age. Archaeological sites in Johnson County, therefore, range from pre-historic sites where hunters manufactured stone tools to historic Indian and settler sites to small late 19<sup>th</sup>/early 20<sup>th</sup> century farmsteads, naval stores operations, and the like. Further research is expected to yield additional Indian sites, particularly along the Oconee, Ohoopsee, and Little Ohoopsee rivers, as well as the remains of historic communities, farms, sawmills, and turpentine operations. Development and vandalism continue to threaten significant archaeological sites **74** Johnson County.

# MAP NCR-9

## Johnson County Archaeological Resources



 Block with Archaeology Sites



SOURCE: <http://planning.rdis.org/mapviews2/client.asp>  
Heart of Georgia Altamaha RDC, 2004

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

1. Residential Resources

Dr. Henry Hicks House

Capt. James Adrian House

Warren Price House

Wrightsville Historic District (National Register-eligible)

2. Commercial Resources

Grice Inn, Wrightsville

Downtown Wrightsville Historic District (National Register-eligible)

Downtown Kite Historic District (National Register-eligible)

3. Industrial Resources

None identified.

4. Institutional Resources

Johnson County Courthouse and Monuments (National Register-listed), Wrightsville

Confederate Horse Hospital

Bethel Church

Idlywild (Reed Campground, National Register-eligible)

Corinth Church and Battle Site

Old Doc Kemp School (Rosenwald School), Wrightsville

2<sup>nd</sup> Doc Kemp School, Wrightsville

First United Methodist Church, Wrightsville

Brown Memorial Baptist Church, Wrightsville

Kite Gym

Old Kite City Hall  
Old Masonic Lodge, Kite

5. Transportation Resources

Wrightsville Depot  
Scott Depot  
Sunbury Road (marked with Georgia Historic Markers on US 221 and US 319, both at  
Jefferson County line)

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

John B. Wright House (National Register-eligible)

7. Other Historic, Archaeological, and Cultural Sites

Hicks Homesite  
Meeks Community  
Tom Community  
B-line Springs  
Donovan  
Hicks Academy Site, Wrightsville  
1<sup>st</sup> Warthen College Site, Wrightsville  
2<sup>nd</sup> Warthen College Site, Wrightsville  
Tucker Soldier Grave  
Wright Cemetery  
Confederate Monument  
“Loop” Hicks Mounds  
Hicks Cemetery  
Fortner Cemetery  
Battleground  
Westview Cemetery, Wrightsville

Sites on File at the University of Georgia

The 17 sites on file at the University of Georgia consist of prehistoric Indian sites and  
historic Indian and settler sites from the 19<sup>th</sup> and early 20<sup>th</sup> centuries. It is unknown  
whether any of the sites have been determined National Register eligible.



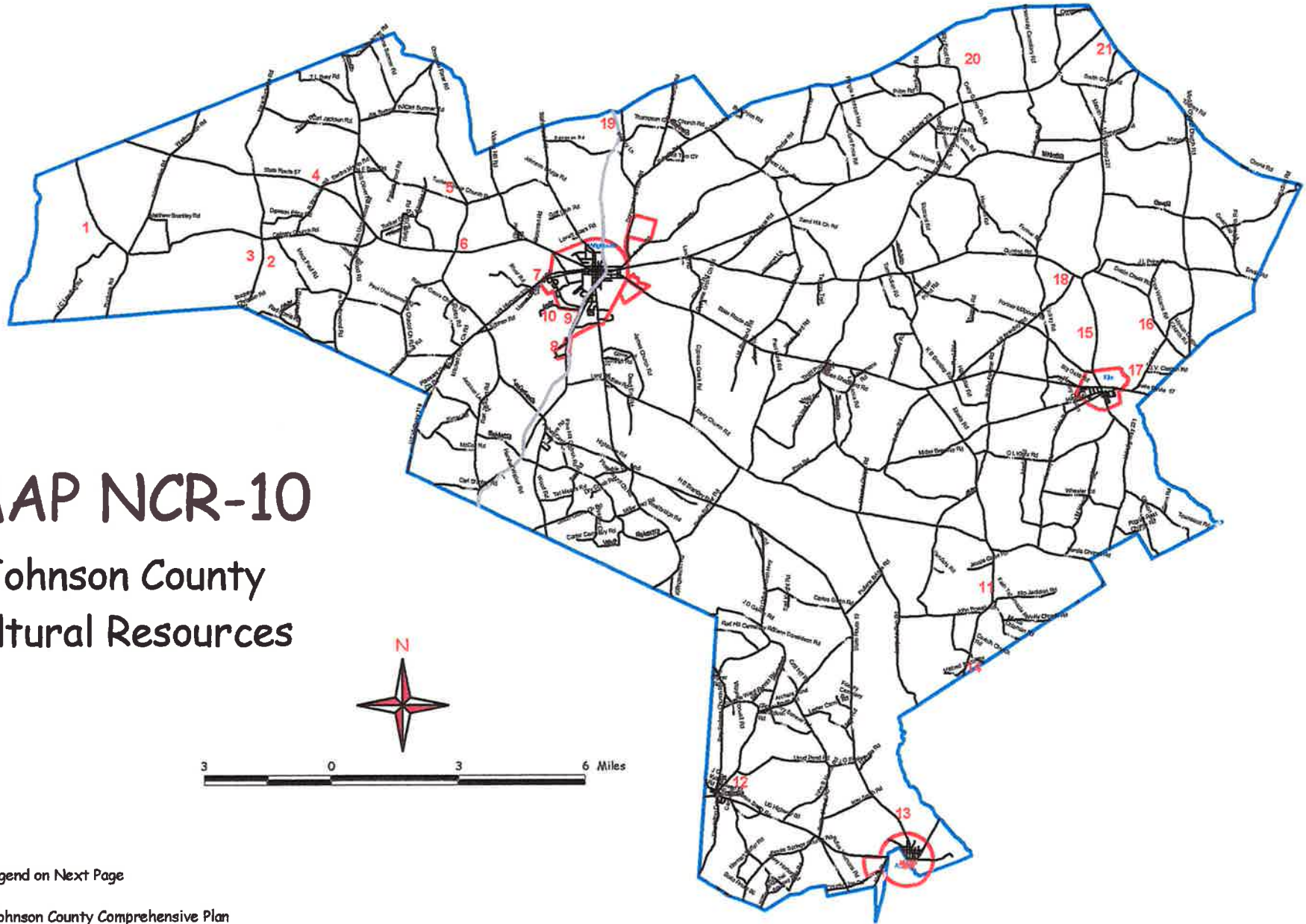
The approximate locations of the above cited resources, with several exceptions, are shown on Maps NCR-10 through 12. As previously referenced, the archaeological sites on file at the University of Georgia are generally shown on Map NCR- 9. To aid in their protection, their specific site locations are available upon request only to authorized individuals.

Historic preservation-related activity has increased overall in Johnson County and its municipalities in recent years, with efforts ranging from documenting potential National Register historic districts to individual and community rehabilitation projects to downtown revitalization efforts. Johnson County continues to demonstrate its support for historic preservation through its stewardship of the National Register-listed Johnson County Courthouse, which presently continues to house a number of county government offices and to be used for court proceedings. Several other County offices are located in historic commercial structures in downtown Wrightsville. The County completed extensive renovations to the courthouse in the late 1990s using SPLOST funds after much consideration of various alternatives, including construction of a new courthouse a mile away from downtown. It also received a Georgia Heritage Grant from the Georgia Historic Preservation Division several years ago to make additional repairs to the leaking cupola. Johnson County plans to continue to maintain the courthouse's architectural integrity and its National Register listing.

The City of Wrightsville has been very active with historic preservation-related activities in recent years. It became a Georgia Better Hometown in 1999, and has a Better Hometown manager to coordinate and promote ongoing downtown revitalization efforts. "Main Street" type improvements, such as a major streetscape improvement project funded with TE monies and locally raised matching funds, have taken place. A celebration/dedication of the streetscape project was held downtown in early March, 2004 and was such a huge success that plans are underway for a similar event in March, 2005. Ten façade grants were awarded in 2003 to assist historic property owners with building/façade rehabilitations. The Wrightsville Better Hometown Program also coordinated a 21 county partnership to prepare a Historic Courthouse Driving Tour of East Central Georgia, which received grant funds to publish a brochure to be distributed at state welcome centers. Preliminary work has begun toward documenting a National Register historic district for downtown Wrightsville, while much of the city appears eligible. Ongoing coordination and promotion of downtown Wrightsville and its revitalization activities are needed through the Wrightsville Better Hometown Program. Activities include additional streetscape improvements, completing courthouse landscaping, creation of a downtown development

# MAP NCR-10

## Johnson County Cultural Resources



See Map Legend on Next Page

SOURCE: Johnson County Comprehensive Plan  
Local Coordination Committee, 2004

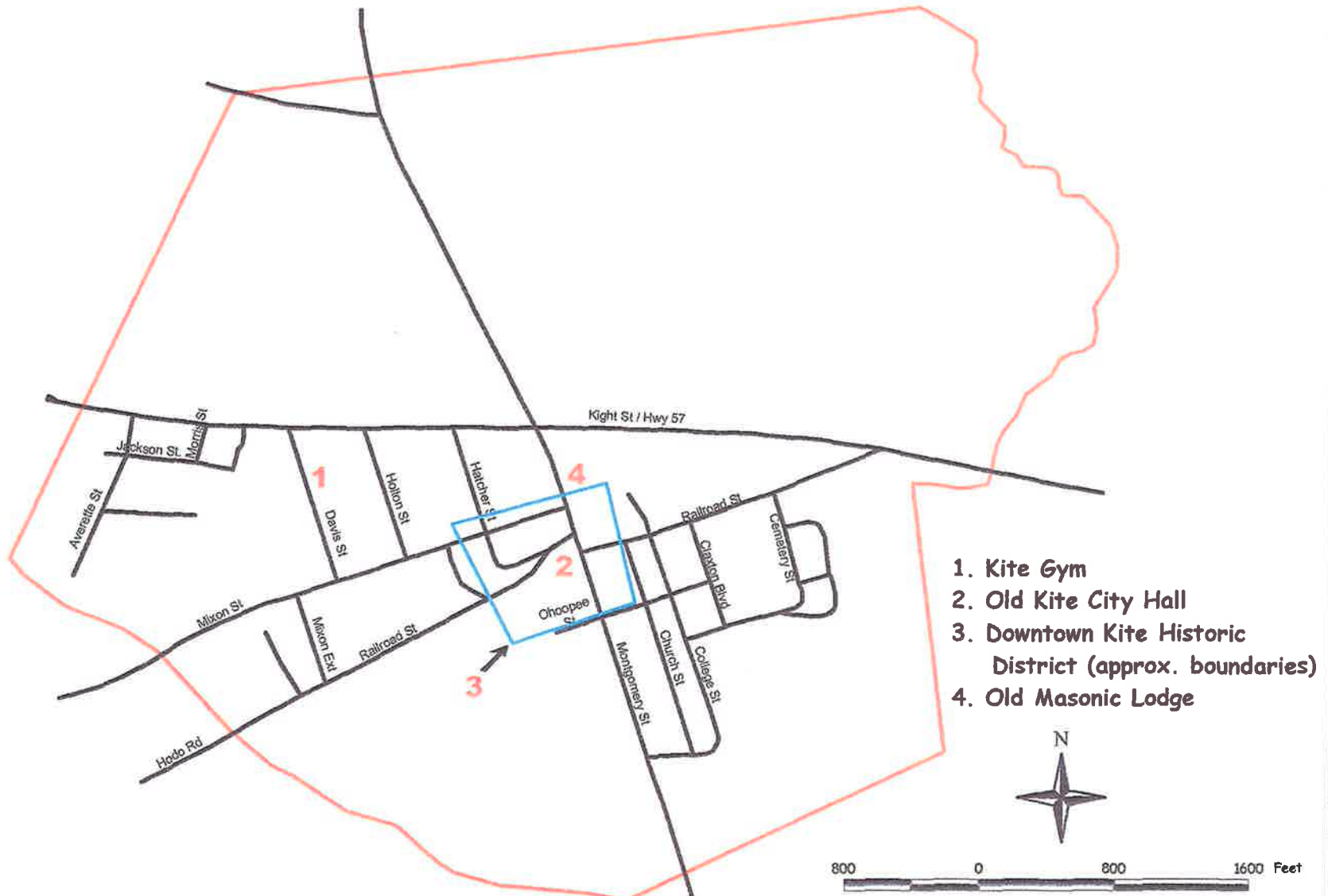
Prepared by Heart of Georgia Altamaha RDC, 2004

**MAP NCR - 10  
JOHNSON COUNTY CULTURAL RESOURCES  
MAP LEGEND**

- 1. Confederate Horse Hospital**
- 2. John B. Wright Home**
- 3. Wright Cemetery**
- 4. Bethel Church**
- 5. Tucker Soldier Grave**
- 6. Confederate Monument**
- 7. Dr. Henry Hicks House**
- 8. Idlywild**
- 9. Hicks Cemetery**
- 10. Hicks Homesite**
- 11. Meeks Community**
- 12. Scott Depot**
- 13. Captain James Adrian House**
- 14. Corinth Church and Battle Site**
- 15. Fortner Cemetery**
- 16. Tom Community**
- 17. B-line Springs**
- 18. Battleground**
- 19. Donovan**
- 20. Warren Price House**
- 21. Sunbury Road**

# MAP NCR-11

## City of Kite Cultural Resources



SOURCE: Johnson County Comprehensive Plan  
 Local Coordination Committee, 2004  
 Prepared by Heart of Georgia Altamaha RDC, 2004



**MAP NCR - 12**  
**CITY OF WRIGHTSVILLE CULTURAL RESOURCES**  
**MAP LEGEND**

- 1. Johnson County Courthouse and Monuments (National Register-listed)**
- 2. Hicks Academy Site**
- 3. Grice House (National Register-listed)**
- 4. Wrightsville Depot**
- 5. Old Doc Kemp School (Rosenwald School)**
- 6. 1<sup>st</sup> Warthen College Site**
- 7. 2<sup>nd</sup> Warthen College Site**
- 8. 2<sup>nd</sup> Doc Kemp School**
- 9. Westview Cemetery**
- 10. First Christian Church**
- 11. First United Methodist Church**
- 12. Brown Memorial Baptist Church**



authority, updating the historical walking tour brochure, fund raising to continue offering façade grants to downtown businesses, organizing a Christmas tour of homes, and planning the March, 2005 downtown celebration.

The City of Wrightsville's historic depot has been restored in recent years for public use. Although a very visible landmark structure, its needs increased usage by the community as well as ongoing maintenance to ensure its continued preservation.

The City of Kite has been actively involved in historic preservation efforts for a number of years. The old Kite City Hall is being rehabilitated for multi-purpose community use as is the Kite School Gym. The old Kite Masonic Lodge belongs to the Kite Homemaker's Club, which rehabilitated it for club meeting use on the first floor and as a local history museum on the second floor. The City of Kite also plans to utilize downtown revitalization projects to improve the appearance of, and help stimulate business in, the downtown area. Streetscape improvements and façade/building rehabilitations are among the projects to be pursued and encouraged. There is further interest in pursuing a National Register Historic District in Kite to help recognize and preserve the community's history, but also to provide rehabilitation tax incentives to encourage historically appropriate renovation work.

The Johnson County Historical Society has been instrumental in much of the historic preservation related activity, either through direct involvement or indirectly by supporting and/or encouraging preservation efforts. It began with the formation of the Bicentennial Committee in 1976. The next year, the society was deeded the Grice Inn in Wrightsville. Built in 1905, the Grice Inn is important to Johnson County's history and is a rare example of French Colonial vernacular architecture unique to Middle Georgia. The Johnson Historical Society County has restored the structure's exterior and the first floor interior. It was listed in the National Register of Historic Places in 1978. The society continues to work toward completing the Grice Inn's renovation and its development as a local history museum and records repository/research center as funds permit. The organization has also compiled several publications on Johnson County's local history. It is further interested in promoting heritage tourism county-wide in conjunction with the new Ball's Ferry State Park in adjacent Wilkinson County and otherwise, including development of a local history driving tour with brochure/map and interpretive markers.

While there have been a number of successful preservation projects throughout Johnson County in recent years, there have also been preservation losses. Most notably, the 1930s era Wrightsville Elementary School, which was built on the site of Warthen College, has been recently razed by its private owner.

Tremendous potential benefits exist in Johnson County and the cities of Kite and Wrightsville for the use of cultural resources, especially when linked to the county's natural resources. In terms of promoting tourism, cultural resources have been largely untapped county-wide. There is potential for driving tours and other events to showcase historic structures and sites generally, and Civil War themes specifically. Downtown revitalization efforts in Wrightsville and Kite could play an important role in heritage tourism by drawing and/or encouraging visitors to stop. The multi-county historic courthouse brochure, which features the Johnson County Courthouse, also helps bring visitors to the community. Development of the local history driving tour in conjunction with Ball's Ferry State Park is also expected to increase heritage tourism in Johnson County.

According to the Travel Association of America and *Smithsonian Magazine*, Georgia is one of the top ten states visited by historic/cultural travelers. Johnson County and its municipalities have no major developed historic attractions for the many tourists who seek such travel destinations. There were few 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.

Johnson County may not currently be a heritage tourism destination, but there is some potential. Local historic resources may attract travelers driving through on GA 15 and 57, 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. There are also possibilities for Civil War and antebellum related tours. 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 Johnson County's unique natural resources, such as passive recreation facilities at the Oconee River Landing or a public recreational lake would also enhance local heritage tourism efforts. If properly



developed and promoted, the cultural resources of Johnson County, Kite and Wrightsville 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 Johnson 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 Kite's historic downtown, historic rural churches in the county, or the Johnson County Courthouse in Wrightsville. 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 Johnson County, downtown revitalization efforts are underway in Wrightsville and planned for Kite. Wrightsville'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 a train depot in Wrightsville and a Masonic lodge in Kite, 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 Johnson County, Kite, and Wrightsville. 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.

Johnson 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, with revitalized historic downtowns functioning as commercial centers. Nature-based and heritage tourism opportunities will abound for residents and visitors alike. The rural character will be retained as it is a major contributing factor in the community's quality of life.

To achieve this community vision with respect to natural and cultural resources, a number of general needs have been recognized. These include the need for controlled and planned development implemented through existing and additional specific ordinances necessary for conservation of significant resources and their sensitive development, as appropriate. Enforcement of the existing environmental conservation ordinance will help protect groundwater recharge areas, wetlands, and the Protected Oconee River Corridor. Further measures, including encouraged implementation of TMDL Plans for Johnson County's impaired waters and state protection of upstream river basins and Floridan Aquifer recharge areas outside the county, would help protect and improve water quality. Environmentally compatible development of a passive park area at the Oconee River Landing and possible creation of a public recreational lake would provide much needed outdoor recreation facilities and increase nature-based tourism options. Development of a bike path and driving tour linking Johnson County historic sites with the planned Ball's Ferry State Park in Wilkinson County would further enhance nature-based and cultural heritage tourism. There is also potential to develop driving tours and other heritage tourism efforts to showcase historic structures ~~199~~ sites, generally, and Civil War related themes

specifically. Preservation and/or rehabilitation of community landmark buildings and downtown revitalization efforts are needed 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 Johnson County, Kite, and Wrightsville follow.

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

**GOAL:**                   **To conserve and protect Johnson County, Kite, and Wrightsville’s natural and cultural resources and its rural character through controlled and planned development.**

**NATURAL RESOURCES:**

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

**POLICIES/ACTIONS:**

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

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

**Action 1.3:**       Advocate state protection of water quality in river basins upstream, and Floridan Aquifer recharge areas north and west of Johnson County.

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

**POLICIES/ACTIONS:**

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

**Action 3.2:** Acquire land at the Oconee River landing/boat ramp, and develop passive recreation facilities.

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

**POLICIES/ACTIONS:**

**Action 4.1:** Request state and federal assistance in investigating dam safety within the county, identifying and prioritizing improvement needs, and providing financial assistance for mitigation.

**Action 4.2:** Establish and enforce a county-wide flood plain management ordinance in accordance with Federal Emergency Management Agency (FEMA) requirements, and seek to have maps prepared for all governments.

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

**POLICIES/ACTIONS:**

**Action 5.1:** Enforce state soil erosion and sedimentation control laws/regulations to provide for local administration/monitoring and coordination with other land development regulations.

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

**POLICIES/ACTIONS:**

**Action 6.1:** Protect the agricultural and forest uses of Johnson County, and encourage continued agricultural production.

**Action 6.2:** Support development of more timber-related industries in Johnson County.

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

**POLICIES/ACTIONS:**

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

**Action 7.2:** Educate the public on the importance of protecting environmentally sensitive habitats in Johnson County.

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

**POLICIES/ACTIONS:**

**Action 8.1:** Acquire land at the Oconee River landing/boat ramp, and develop passive recreation facilities.

**Action 8.2:** Investigate development of a recreational lake in Johnson County.

**Action 8.3:** Explore construction of bike path between Confederate historic site on GA 57 and Ball's Ferry State Park.

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

**POLICIES/ACTIONS:**

**Action 9.1:** Improve usage of Oconee River by upgrading the public boat landing and its public access road.

**Action 9.2:** Support local beautification efforts through Kite's Beautification Committee and the Wrightsville Better Hometown Program, and actively participate in the Georgia Clean and Beautiful Program.

**Action 9.3:** Pursue Tree City certification for cities of Kite and Wrightsville.

**CULTURAL RESOURCES:**

**OBJECTIVE 10: To recognize, preserve, and protect Johnson County, Kite and Wrightsville's significant public and private cultural resources.**

**POLICIES/ACTIONS:**

**Action 10.1:** Support the nomination of eligible properties, particularly historic districts in Kite and Wrightsville and rural structures in the county, to the National Register of Historic Places.

**Action 10.2:** Maintain the Johnson County Courthouse's architectural integrity and its listing in the National Register.

**Action 10.3:** Promote heritage tourism in Johnson County in conjunction with Ball's Ferry State Park development (in adjacent Wilkinson County) and otherwise, including development of a local history driving tour with brochure/map and interpretive markers.

**Action 10.4:** Promote increased utilization of the Wrightsville Depot by the community and ensure its continued maintenance.

**Action 10.5:** Complete Grice Inn renovations and its development as a local history museum and records repository ~~198~~ search center.

- Action 10.6:** Rehabilitate and revitalize existing historic landmark properties in Kite, Wrightsville, and unincorporated Johnson County for continued adaptive public and private uses.
- Action 10.7:** Coordinate and actively promote ongoing revitalization of downtown Wrightsville, including streetscape improvements, special events, building/façade rehabilitations, and the like through Wrightsville Better Hometown Program.
- Action 10.8:** Pursue “Main Street” type improvements for downtown Kite, such as building/façade rehabilitations, streetscape projects, and other revitalization efforts.
- Action 10.9:** Support preservation of community landmark buildings, such as the original and later Dock Kemp schools, Kite’s former City Hall, the Kite School Gym, Kite Masonic Lodge, and others.
- 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 is 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 Kite and Wrightsville and Johnson 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 536 miles of county roads, city streets, and state and federal highways serve Johnson County. There are a total of 420 miles of county roads. There are a total of 286 miles of paved roads in the county. There are a total of 250 miles of unpaved roads in the county. The cities of Kite and Wrightsville have a combined total of 36.5 miles of city streets. The City of Kite has approximately 5.8 miles of paved and zero miles of unpaved streets.

There are approximately 30.1 miles of paved and 0.6 miles of unpaved streets in Wrightsville. The county has 90 miles of roads on the State Highway System.

#### Local Government Activities.

Johnson County annually budgets an average of \$200,000 to \$250,000 for capital equipment outlays for transportation improvements. Johnson County recently passed a five-year SPLOST to accumulate \$1,600,000.00 to fund capital projects. The county is in its first year of the agreement. Approximately 11 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. An average of two miles of county roads are paved each year by the county, while an average of five to eight miles are resurfaced annually under the Local Assistance Road Program (LARP).

The City of Kite 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 not have any major road equipment.

The City of Wrightsville has a city funded Roads and Streets Department. The city budgets \$46,605 annually for street maintenance and repair. The City has acquired two kinds of equipment to help with their road department. The road department for the city currently employs five people. The City currently has one backhoe, three pickup trucks, and a flat bed pickup truck for yard trimming and white goods pickup.

#### Major Highways.

Johnson County has three major federal highways. One of these highways, State Route 171/U.S. 221, intersects with State Route 57 in the City of Kite. Approximately one mile of State Route 171/U.S. 221 highway lies within the city limits of Kite. There are approximately fifteen miles of State Route 171/U.S. 221 within Johnson County. A second major federal highway, State Route 31/U.S. 319, is an East/West facility located in Johnson County. Approximately 20 miles of State Route 31/U.S. 319 lies within Johnson County and of those 20 miles, 2.1 lie within the city limits of Wrightsville.

The third major federal route, State Route 26/U.S. 80, is a two-lane five mile East/West secondary route which crosses the southern tip of the county. It is a transportation route that runs from the City of Adrian to the community of Scott.

Two major State Routes run through Johnson County as well. One serves as a vital transportation route for many motorists traveling from the southeast part of Georgia to the northeast part of the state. State Route 15/78 is a North/South highway that splits at an intersection in the City of Wrightsville. Seventeen miles of the highway runs through Johnson County. Once the highway splits, State Route 15 continues northward for six miles in Johnson County. State Route 78 continues northeast for 16 miles in Johnson County. State Route 57 is an East/West two-lane highway that intersects with State Route 31/U.S. 319 and State Route 15/78 in Wrightsville. There is approximately eight tenths of a mile of State Route 57 that lie within the city limits of Wrightsville and approximately one mile that lies within the city limits of Kite. Approximately 26 miles of State Route 57 lie within Johnson County.

All of these transportation routes serve as major thoroughfares through Johnson County. Many motorists traveling to Athens or Augusta from the southern part of the state use State Route 15/78 as a means of reaching their destination. State Route 31/U.S. 319 also serves as a quick and efficient route to travel to U.S. Interstate 16 to reach Macon and Atlanta.

For a listing of all roads in Johnson County and the cities of Kite and Wrightsville, see Appendix A. See maps CFSM-1, CFSM-3, and CFSM-6 to examine the road network in Johnson County and its municipalities.

#### Bridges/Overpasses.

There are 23 bridges located on county, state, and federal routes in Johnson County. There are 11 bridges located on state/federal routes and 12 bridges located on county roads.

#### Rail.

Norfolk Southern provides the rail service in Johnson County. The system has approximately twelve miles of mainline track that run North/South in Johnson County. Approximately 1.5 miles of track lie in the county seat, the City of Wrightsville. The Norfolk Southern section of the track begins in East Dublin in Laurens County and runs through Johnson County to the City of Tennille in Washington County where it is joined by another track.

### Airport.

Johnson County currently does not have an airport. However, residents in Johnson County may go to the airport approximately 20 miles away in Sandersville, 20 miles in Dublin, or 25 miles in Swainsboro.

### Freight/Bus.

The Johnson County area is served by one freight or trucking company. The freight line is Wiltran Services. United Parcel Service, Federal Express, and Western Union service Johnson County.

Assessment. Johnson County has minimal transportation needs. Johnson County ranks 103<sup>rd</sup> out of 159 counties in the state in total road mileage. It also ranks 133<sup>rd</sup> 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 industrial park, and make progress toward reducing the unpaved mileage and otherwise improving roads. Johnson County needs to increase the amount of roads that are paved and/or resurfaced annually in the unincorporated areas of the county. The City of Kite has paved all of its roads within the city limits, and the City of Wrightsville only has 0.6 miles of unpaved road within its city limits. Phase I sidewalk improvements through Transportation Enhancement funds received for downtown streetscape revitalization were completed in 2004 in the City of Wrightsville, and additional phases are needed to complete the entire project. Maintenance of sidewalks in Kite and Wrightsville need to be continued. Drainage improvements are still needed in both municipalities, especially Wrightsville so that they will meet GA EPD storm water standards. 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. Johnson County has recently identified all equipment and manpower so that they will be able to maintain dirt roads in the county in a timelier manner. This will help them to develop a maintenance/replacement schedule in order for them to save money and time. New, more modernized equipment and continued repairs to existing equipment will be needed by Johnson County and especially the City of Wrightsville in the coming years to maintain and improve its roads and streets. The City of Kite continues to rely on DOT for street paving. The City of Kite is planning to apply for Transportation Enhancement funds in order to improve and revitalize the downtown area.

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

Railways have played a role in the development of Johnson County. However, the City of Kite has declined in population over the last half-century due to the railway system being discontinued through the City of Kite. At one time, the City of Kite prospered as the rail system led to the location of sawmills and turpentine stills. The City of Wrightsville and Johnson County continue to use the rail system that runs through Wrightsville. The freight rail service provided to the City of Wrightsville is adequate to meet the needs of Johnson County now and into the future. These services are very important to Johnson County as a new 100-acre industrial park is currently being developed. The county hopes to have a spur constructed to the industrial park in the near future to accommodate industrial park operations. The communities should remain vigilant and supportive of keeping the current level of services.

There is a specific need to modernize and utilize continued maintenance on the bridges in Johnson County. The county is also concerned with the number of dams that are located throughout the county. There have been four emergency declarations in the past ten years due to dam breakage. The county has a need for continued maintenance, upgrading, and preservation of the dams to prevent road damage (washouts) in the future.

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

Efforts have been successful in passing a SPLOST to fund local transportation projects as needed. This should be a significant help given the small tax base of the area, and it should be continued as appropriate.

There are currently no bike paths in Johnson County. The county is looking to establish two bike paths that citizens may use to commute to two local sites. One of the paths will be located near Kite on State Route 57. It will provide a route to the Confederate Memorial Site near Wrightsville. A second bike route will be established from Wrightsville to the proposed Balls

Ferry State Park, which is a new park that is proposed to be established on the Oconee River on the Wilkinson County side of the Johnson/Wilkinson County line.

## Water Supply and Treatment

Inventory. Johnson County has two municipal water systems owned and operated by the cities of Kite and Wrightsville. 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 Kite provides water service to approximately 130 residential and business customers throughout an approximate two-mile distribution system consisting of 150 water lines less than six inches and one line that is six inches or greater. One hundred percent of the households are served. The City charges its residential and business customers a flat fee of \$20.00, regardless of the amount of water used. The City presently operates one deep well with one backup (See Table CF-1).

**TABLE CF-1**  
**Deep Wells**  
**City of Kite**

<u>WELL NO.</u>	<u>LOCATION</u>	<u>CAPACITY (GPM)</u>	<u>DATE DRILLED</u>
1	Montgomery Street	300	1963
2 (Backup)	Railroad Street	250	1935

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

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

<u>TANK NO.</u>	<u>LOCATION</u>	<u>CAPACITY</u>	<u>DATE ERECTED</u>
1	Montgomery Street	250,000	1963

The City of Wrightsville provides water service to approximately 950 residential and business customers through a distribution system comprised of approximately 12 miles of water mains that have 10 lines that are six inches or less in size and 28 lines that are six inches or greater in size. Ninety-five percent of the city households are served. The City charges its residential customers \$7.00 for the first 2,000 gallons of water and \$1.45 for every additional thousand gallons thereafter. The City charges its business customers \$7.00 for the first 2,000 gallons of water and \$1.55 for every additional thousand gallons thereafter. The City presently operates three deep wells with a permitted capacity of 1,000 gallons per day (See Table CF-3).

**TABLE CF-3**  
**Deep Wells**  
**City of Wrightsville**

<u>WELL NO.</u>	<u>LOCATION</u>	<u>CAPACITY (GPM)</u>	<u>DATE DRILLED</u>
3	East Tribly Street	325	1982
4	North Myrtle Street	350	1984
5	Donovan Road	350	1990

Two elevated storage tanks serve the City of Wrightsville. Table CF-4 contains information concerning the tanks. See map CFSM-8 for the location of water services throughout the City of Wrightsville.

**TABLE CF-4**  
**Elevated Storage Tanks**  
**City of Wrightsville**

<u>TANK NO.</u>	<u>LOCATION</u>	<u>CAPACITY</u>	<u>DATE ERECTED</u>
1	East Court Street	100,000	1910
2	Industrial Boulevard	250,000	1960

Assessment. There are areas in the cities of Kite and Wrightsville which are served by older 1/2" to 2" water lines that are inadequate for daily need as well as for fire protection. The City of Wrightsville recently upgraded some of its water lines in 1996. The upgrading was made possible after the city received a \$500,000 grant from the Georgia Department of Natural Resources. The City of Wrightsville should continue maintenance and upgrading of the water system by replacing any inadequately sized lines and inadequate appurtenances. The City of Wrightsville needs to restructure its water rates in the very near future in order to help to conserve water. The City of Kite's water system lines are old and the City is in need of a major upgrade. In addition, both municipalities should explore the feasibility of replacing all of the water lines less than 6 inches in diameter. In the long term, a feasibility study should be conducted on options of upgrading the water system in Wrightsville to accommodate the entire city limits and any future city limit expansion, particularly since the city is the center of commerce in the county. Without city limit expansion, normal upgrading will meet the water supply needs for the City of Wrightsville over the twenty-year planning period since the city is not projected to increase its population significantly. 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. The county needs to develop water facilities for the unincorporated areas by adding dry hydrants throughout the county.

There is a need in Johnson 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 Johnson County. The City of Wrightsville owns and operates its own municipal wastewater treatment and collection system. The City of Kite does not have a public sewerage system. Each individual operates his or her



own septic tank. Since Johnson County has no public sanitary sewerage system, individuals continue to use septic tanks in the unincorporated areas of the county not served by the City of Wrightsville.

The City of Wrightsville's oxidation pond is located on State Route 15/78. The pond utilizes the traditional extended aeration activated sludge treatment process and has a treatment capacity in average daily flow (ADF) of 750,000 gallons per day. In 2003, the City of Wrightsville had an average daily flow of 380,000 gallons per day. The City's sewer collection system consists of approximately 12 miles of sewer lines with eight to 12 inch pipes and nine lift stations that lift wastewater from lower areas to gravity lines running to the oxidation pond on State Route 15/78. The sewer lines were upgraded in 2003 to larger lines. Information on the lift stations is included in Table CF-5.

**TABLE CF-5**  
**Pump Stations**  
**City of Wrightsville**

<u>PUMP STATION NO.</u>	<u>LOCATION</u>	<u>YEAR INSTALLED</u>	<u>PUMP DATA</u>
1	East Tribly Street	1990	300 GPM
2	West Court Street	1991	400 GPM
3	Alma Street	2001	200 GPM
4	Lakeview Drive	1991	200 GPM
5	Idylwild Drive	1990	400 GPM
6	Folsom Drive	1996	400 GPM
7	Donovan Road	2003	750 GPM
8	Donovan Road	1990	500 GPM
9	At the Oxidation Pond	2003	1,500 GPM

The City of Wrightsville's sewerage system serves approximately 900 customers and serves approximately 90 percent of households within the city limits. Sewer rates are \$5.50 for the first 2,000 gallons and \$1.00 for each additional 1,000 gallons, but cannot exceed a price of \$16.00. See map CFSM-9 for the location of sewer services throughout the City of Wrightsville.

Assessment. The City of Wrightsville is currently under a consent decree by GA EPD to upgrade its treatment facility due to inadequate dissolved oxygen levels in the oxidation pond. A more modernized method of treatment needs to be utilized. With the planned development of the new industrial park, it is imperative that the City make improvements and have the consent decree lifted in order to extend needed sewerage service to the park. 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 investigate the feasibility of replacing inadequate lines.

The City of Kite will continue to use individualized septic tanks. With a gradual decline in population, the need to install a sewerage system is no longer apparent. A continued check of the septic tanks in the City of Kite utilizing Johnson County code enforcement is recommended to ensure proper use and installation of the septic tanks.

In early 2004, Johnson County updated its subdivision, septic tank, and mobile home park ordinances to meet current standards.

With the amount of non-point source pollution in Johnson County, any additional source of wastewater will have to be placed on a public system. This is necessary so that the county can keep any additional water bodies from being placed on the state's 303(d) list of impaired streams.

## **Solid Waste**

\*See the Johnson County Joint Solid Waste Management Plan for additional information

Inventory. At the present time, Johnson County operates a green box collection system for rural residents of the county. Each household is responsible for taking their household garbage to one of eleven collection sites throughout the county. Two times per week, Attaway Disposal Services, under a contract with the County, collects the garbage from the collection sites in order to take it to a landfill. Attaway's home office is located at 131 Britt Waters Road in Milledgeville, Georgia. One of two landfills is utilized to distribute the garbage. Attaway gathers the garbage and takes it to either Southern States Landfill in Taylor County, Georgia or to the Macon City Landfill. Both of these landfills accept household garbage. The Southern States Landfill in Taylor County has a capacity of 25.5 years and the Macon City Landfill has a capacity of 13.75 years/2.6 million cubic yards. There is a problem in Johnson County with illegal dumping. The county recently received DNR funds to establish code enforcement to combat the problem of illegal dumping. Thus far, the program is proving to be a great asset to the

county, although much work still needs to be done. A problem still exists with those in surrounding counties illegally dumping their waste in Johnson County's green boxes. The City of Kite utilizes curbside pickup to collect their household waste. The City contracts with Attaway for pickup of the collected trash once per week. Attaway takes the collected garbage to either of the two landfills mentioned earlier. While there are few instances of illegal dumping occurring in the City of Kite, if it should happen, the City utilizes the Johnson County Code Enforcement Program to combat the problem(s). The City of Wrightsville also uses curbside pickup in order to collect waste. Attaway is responsible for the pickup one time per week where it is taken to a transfer station in Milledgeville and then to the Macon City Landfill. Illegal dumping tends to occur in multi-housing facilities within the City of Wrightsville. The City is currently discontinuing its program to pickup such items; however, if called, the City collects the item(s) for a fee of \$3.00. Once the collection bin is filled, the City of Wrightsville will call Attaway to come and take the items to a transfer station in Milledgeville and then to the Macon City Landfill.

In case of a natural disaster or another event that may interrupt the flow of garbage pickup, the county has alternative plans in case of an emergency. One plan is to re-contract with another company that can provide the same services as the current provider Attaway. There is another contingency plan to re-open the closed Johnson County Landfill until the situation can be resolved. Finally, there is another plan to use county employees and lease the equipment from another government in close proximity if the current equipment should ever fail. The cities of Kite and Wrightsville would utilize a private contractor in case of a stop in service.

Johnson County does not currently have a composting/mulching program in use, but it does anticipate a program in the near future. The County is looking to develop a program in order to collect yard trimmings and utilize them for fertilizer and mulch. The City of Kite does not have a composting/mulching program and does not collect yard trimmings. Individual citizens are responsible for the proper disposal of the items. The City of Wrightsville does not have a composting/mulching program, but it does have an everyday curbside pickup that collects yard trimmings. These yard trimmings are then disposed of to rot, which the City of Wrightsville has a GA EPD permit to do.

Johnson County does have a program in order to collect tires, batteries, and white goods throughout the county. The County currently has two collection sites for citizens to properly dispose the items. The County recently applied for a grant from GEFA to install six additional collection sites so that citizens may take these items to be disposed of properly, but did not

receive funding. The City of Kite does not have a program in order to collect tires, batteries, and white goods. However, citizens may take their items to the collection sites located in the county. The City of Wrightsville does not routinely collect these items. However, citizens may either take the items to the collection sites or they may call the city to come and pickup the items up for a fee of \$3.00.

As a part of the State of Georgia's efforts to reduce the amount of waste by 25 percent, Johnson County has a convenience center set up so that households may bring cardboard, newspapers, tires, and clothes. The convenience center also has three roll-off bins to collect wood, construction materials, and items such as mattresses. The cities of Kite and Wrightsville also use the convenience center to take their items for recycling.

Contributing to the overall waste stream in Johnson County are households and minimal industry. These sectors contribute different items such as paper, plastics, brown goods, construction materials, building materials, agriculture products, and white goods. Households contribute approximately 85 percent of the waste stream and industries contribute 15 percent. It is estimated that approximately 75 percent of the materials collected go to one of the two landfills and approximately 25 percent of the materials are recycled. In the City of Kite, households and a few commercial businesses contribute to the overall waste stream. Household goods contribute to approximately 95 percent of the waste stream. In the City of Wrightsville, households, institutions such as the Johnson State Prison and three public schools, and minimal industries contribute to the overall waste stream. These sectors contribute paper, plastics, food, glass, and iron. Household goods contribute approximately 85 percent of the waste stream, institutions contribute ten percent, and industries contribute five percent.

Johnson County is currently involved in a program with its code enforcement to educate the children of the Johnson County School System. The code enforcement officer goes and speaks with schools and hands out brochures promoting recycling and the proper disposal of household garbage and other materials. The county also places articles in the local newspapers to educate the public about waste. The cities of Kite and Wrightsville utilize the same program as the county.

The county recently discontinued its use of prisoners from the Johnson State Prison located in Wrightsville to control litter throughout the county by conducting roadside pickups and other cleanup methods, but it hopes to initiate the program with proper funding provided by the state. The County would like to resume this program because of its success. They also use

state probationers and individuals who have to perform community service to help control litter. The County has also received some grants in the past from GA EPD to do spot cleanups to support the cleanup of tires throughout the county. The City of Kite controls litter within the city limits by having their annual Kite Cleanup Day. The City of Wrightsville uses prison labor to control litter.

Assessment. The collection of solid waste by the county and its municipalities is adequate. The county is looking to upgrade and expand its convenience center. The convenience center tonnage has risen in the past two years because of citizens in Laurens and Washington counties taking their household garbage into Johnson County because of the proximity of the collection sites and the removal of green box systems in those areas. The recent implementation of code enforcement is proving to be an asset on decreasing the amount of illegal dumping in Johnson County.

The contingency plan(s) to continue solid waste pickup in Johnson County will be adequate for the County and the municipalities in case of an emergency.

Johnson County's plans to initiate a composting/mulching program need to be pursued. The current program that the City of Wrightsville utilizes is effective and is highly recommended to be continued.

Citizens of Johnson County need to utilize the collection site to dispose of tires, batteries, and white goods properly. The county and its municipalities are utilizing their convenience center in a very effective manner. Efforts to promote the use of this center need to be continued. The addition of the collection sites is needed to increase to use of the program.

Due to the number of impaired streams, rivers and wetlands, Johnson County has determined that new landfills, private transfer stations or treatment areas are not in the best public health interest of Johnson County. A new solid waste handling facility would not be consistent with the County's community vision for growth and development, which calls for maintaining the County's rural character while protecting its abundant natural resources.

The use of the county's code enforcement to educate the Johnson County School System is a great way to reach not only children, but adults as well. The county and its municipalities may also want to participate in regional and statewide programs to help to control the litter

problems. The County's use of the state prison, local probationers, and community service individuals to control litter needs to be continued.

## **Public Safety**

### Law Enforcement.

Inventory. There are two local law enforcement agencies in Johnson County: the Johnson County Sheriff's Department and the Wrightsville Police Department. The Johnson County Sheriff's office and the Johnson County Jail are located in the Courthouse Annex at 151 North Bradford Street in Wrightsville. Johnson County takes care of the maintenance and custodial services of the building. The Wrightsville Police Department uses the jail, which is operated and maintained by the County.

The Johnson County Sheriff's Department and Jail's main functions are to serve the Courts of Johnson County to operate and maintain the jail and to conduct patrols. The department also patrols unincorporated areas of Johnson County and the City of Kite. It has a total of 14 employees with a staff consisting of five deputies, three jailers, and four dispatchers. The current jail was constructed in 1963 and is inadequate for the county due to overcrowding and age. It was built to house 12 inmates and currently has 23. The Johnson County Sheriff's Department has 10 patrol cars, one truck, 2 portable radios, and zero in-car cameras.

The Wrightsville Police Department has a total of six employees, including five full-time certified police officers and one chief. The Wrightsville 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 Wrightsville. Each officer is issued a fully equipped patrol car, a duty weapon, portable radio, uniforms and complete set of leather gear. The department's equipment includes: six 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 Kite contracts with the Johnson County Sheriff's Department for law enforcement.

The Johnson County Sheriff's Department and the Wrightsville 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-7 for the location of law enforcement facilities in Johnson County.

Also located in Johnson County is the Johnson State Prison. The Johnson State Prison is a state funded institution located on Donovan Road. The facility houses 927 inmates with 350 employees. It is the most significant facility or economic development to have occurred in the county within the last decade, and has been responsible for much of the local population growth during the 1990s.

#### Fire Protection.

Inventory. Johnson County has 11 organized fire departments located throughout the county. Ten departments are fully volunteer departments and one (Wrightsville) is a combination of paid and volunteer personnel. Each fire district covers an area of approximately five square miles. The fire districts are: Adrian, Buckeye, Kite, Meeks, Minton's Chapel, Moore's Chapel, New Home, Piney Mount, Raines Crossroads, Scott, and Wrightsville. The City of Kite Volunteer Fire Department has an agreement to serve its fire district as well as a portion of Emanuel County, due to its proximity to the Johnson/Emanuel County line. The Wrightsville fire department provides fire protection within the city limits only. The Wrightsville Fire Department is the only paid and staffed department with personnel on duty 24 hours a day. It has three full time personnel with volunteers being paid \$7.50 per drill or per fire. By agreement with the County, the Wrightsville Fire Department receives fire calls for all of the fire departments in the county and serves as the central dispatch location. The City of Wrightsville's station is new and was completed in 2003. It is a new 110' by 70' building. The City of Wrightsville's Deputy Chief oversees fire protection in Johnson County. The City of Wrightsville has an ISO rating of five and the rest of Johnson County, including Kite, has an ISO rating of nine. The Department of Corrections also has a fire brigade at the Johnson State Prison. It has two paid personnel and prisoners engaged in a job training program.

See maps CFSM-2, CFSM-4, and CFSM-7 for the locations of fire protection facilities in Johnson 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 Wrightsville's volunteer firefighters assist with the fires located in unincorporated areas, although the city fire truck never leaves the city. Firefighters assisting with the fires in the unincorporated areas of Johnson County is an understanding that is done by choice. The number of trucks and personnel each department has are listed below:

**TABLE CF-6**  
**Fire Equipment and Personnel**  
**Johnson County**  
**2004**

<u>Department</u>	<u>Description of Trucks</u>	<u>Number of Personnel</u>
Adrian	(No Equipment Listed)	16
County-Owned Equipment	2002 Ford Fireknocker, 125 GPM, 250 Gallon Tank	
Buckeye	1969 Dodge Pumper, 125 GPM, 950 Gallon Tank 1980 Ford Pumper, 125 GPM, 950 Gallon Tank	12
Kite	1984 Chevrolet Fire Knocker, 125 GPM, 950 Gallon Tank 1980 Ford Fire Knocker, 125 GPM, 950 Gallon Tank	15
Meeks	1973 Chevrolet Pumper, 125 GPM, 950 Gallon Tank 1971 Ford Pumper, 125 GPM, 950 Gallon Tank 1973 Ford Pumper, 125 GPM, 950 Gallon Tank	10
Minton's Chapel	1960 International Pumper, 125 GPM, 950 Gallon Tank 1967 Chevrolet Pumper, 125 GPM, 950 Gallon Tank 1977 Dodge Pumper, 125 GPM, 950 Gallon Tank	10
Moore's Chapel	1971 Ford Pumper, 125 GPM, 950 Gallon Tank	8



	1973 Ford Pumper, 125 GPM, 950 Gallon Tank	
New Home	1970 International Pumper, 125 GPM, 950 Gallon Tank 1973 Ford Pumper, 125 GPM, 950 Gallon Tank	18
Piney Mount	1966 Ford Pumper, 125 GPM, 950 Gallon Tank 1971 Ford Pumper, 125 GPM, 950 Gallon Tank 1980 Ford Pumper, 125 GPM, 950 Gallon Tank	15
Raines Crossroads	1966 Chevrolet Pumper, 125 GPM, 950 Gallon Tank 1977 Dodge Pumper, 125 GPM, 950 Gallon Tank 1971 Seagrave Pumper, 125 GPM, 950 Gallon Tank	13
Scott	1965 Seagrave Fireknocker, 125 GPM, 500 Gallon Tank 1966 Ford Pumper, 125 GPM, 950 Gallon Tank	11
Wrightsville	1971 GMC Pumper, 1,000 GPM, 500 Gallon Tank 1994 International Pumper, 1,250 GPM, 1,000 Gallon Tank	3 paid/25 volunteers
JSP (State of Georgia)		9

Emergency Management Service.

Inventory. The Johnson County Emergency Ambulance Service is located on State Route 15/78 South. The ambulance service is owned and operated by Johnson County. The Washington County Regional Hospital located in Sandersville is responsible for billing and collecting for services. The area served is 306.5 square miles with a 2000 population of 8,560. The EMS operates three fully equipped full-time advanced life support ambulances providing state of the art emergency medical care to the citizens of Johnson County. The EMS also has a truck that it uses when necessary. Its staff consists of fourteen personnel. Three of the employees are certified paramedics and 11 are basic EMTs. 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 at a moments notice.

See map CFSM-2 for the location of EMS services in Johnson County.

Emergency Management Agency.

The Johnson County Emergency Management Agency (EMA) is located at the new Wrightsville Fire Station. EMA personnel consists of a director 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 Johnson 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. The EMA handles all addressing in the unincorporated areas of the county. The County currently does not have an E-911 system in place. However, there have been discussions with Laurens and Wilkinson counties concerning the possibility of establishing a multi-county system. If those discussions do not bear fruit, the County plans to establish its own system as funds become available.

See map CFSM-7 for the location EMA services (Wrightsville Fire Station) in Johnson County.

Assessment. Although the local law enforcement agencies in Johnson County provide adequate public protection, there is need for additional personnel. Due to the lack of a police force in Kite, 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. Wrightsville needs additional police officers, as well as investigators, to address drug, personal, and property crimes. The City of Kite is satisfied with the protection it receives from Johnson County, but should investigate the possibility of establishing formal law enforcement through municipal police protection. 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 Johnson County jail facility was constructed in 1963 and is inadequate. A SPLOST referendum was passed in 1998 to raise \$600,000 dollars for a new facility, and another one was passed in 2003 to raise an additional \$600,000. The new facility will house 36-48 inmates and will be built when operational funds are available. It will be an asset to help relieve the current problem of overcrowding. The County continues to upgrade its law enforcement equipment each year, but there is a definite need to meet current technological standards. Law enforcement equipment varies from one agency to the other. Additional vehicles are also needed to meet existing and future needs.

Johnson County has an overall good fire protection program for a rural county. The unincorporated areas and the City of Kite have an ISO rating of 9 and the City of Wrightville 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 Wrightville Fire Department holds two fire drills per month during the even months and three per month during the odd months each year. Johnson County has zero dry hydrants throughout the county to improve rural fire protection. There is a serious need to install dry hydrants throughout the county. Response time for the county fire departments ranges from 10 to 15 minutes, while the department in Wrightville arrives in one to two minutes on the average. Fire protection in Johnson County appears to operate efficiently for the present time. However, Johnson 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. Each fire station in the county needs to be equipped with at least two modern trucks.

The EMS needs to upgrade its facility as soon as possible. The location of the facility needs to be moved closer to incorporated areas to better provide service to all citizens of Johnson County. The County needs to look into acquiring funding to build a new facility. There is also a need to update and obtain additional equipment in order to better serve the citizens of Johnson County.

Based on current and future levels of service, the Johnson 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 Johnson County. There is a definite need in Johnson County for an E-911 system. Recently, the Heart of Georgia Altamaha Regional Development Center used their GPS system

to locate all roads in Johnson County to prepare them to implement an E-911 system. As mentioned earlier, the County is pursuing such a system and the requisite funding.

## **Hospital and Other Public Health Facilities**

Inventory. Currently, there is not a hospital located in Johnson County. Citizens of Johnson County have four hospitals that are located in close proximity of the county. Located in Sandersville, Washington County Regional Hospital is approximately 20 miles away. Fairview Park Hospital and Veteran's Administration Medical Center are located 20 miles away in Dublin. Emanuel Medical Center is located in Swainsboro approximately 25 miles away.

The Johnson County Health Department's main clinic is located at 120 Hilton Drive. This building, completed in 1994, is a 5,000 square foot facility. The building consists of a main lobby, a conference room, exam rooms, an education room, a child health waiting room, an adult health waiting room, a large lab, hearing and vision room, and restrooms, which are handicap accessible. The department has four full time employees. In the fiscal year 2004 the clinic served 1,980 clients and had 4,831 total visits. The clinic performed a total of 11,085 total services while serving approximately 23 percent of the population of Johnson County. The clinic has several main programs. It provides family planning, physicals, cancer counseling, and child health services.

There are no public health home health agencies located in Johnson County. An agency located in Johnson County lost its license in 2003, and there is a need for an agency to relocate in Johnson County.

Johnson County has one private nursing home: Wrightsville Manor. It is a private nursing home with 94 licensed beds. Wrightsville Manor is located on West Court Street. 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, Johnson County has one private personal care home that is soon to be built. Georgia Senior Living Center Personal Care Home will be located on West Elm Street and will provide fifteen beds.

See map CFSM-7 for the location of health care facilities (Health Department) in Johnson County.

Assessment. The new health department facility is adequate for some time to come. However, there is a need for additional staff at the clinic to better the increasing health care needs of the population. There also may be a need in the future for another personal care home, depending on how the new one operates, especially given the significant percentage of the County's population being elderly citizens. Although it is often an asset in economic development, the County's population is not large enough at this time to sustain a hospital facility.

## **Recreation**

Inventory. The Johnson County Recreation Department operates and maintains over 25 acres of recreation area and is located at 181 Hilton Drive. The Johnson County Recreation Park has four ball fields, three of which are lighted. Football, baseball, soccer, and softball are played at the facility. Concessions are served when games are being played. Also, there is an office located at the facility. The complex also has two lighted tennis courts and a volleyball court available. There is also a walking track for citizens to use.

The City of Kite has four recreation facilities for citizens to use. At the Kite Community Center, there is a half-acre area with a basketball court, a volleyball court, and a concession area. There is also a park in Kite that is one-half acre. It has a lighted picnic area with grills and playground equipment. There is a ball field area that is an acre and a half with concessions and seating with a shelter. There are two fields that are lighted where baseball and t-ball are played. The City of Kite also has a two tenths of a mile walking track that is a half acre in area. It has a shelter for picnics that is lighted.

Staffing is critical to the provision of quality parks and recreation services. The Department employs one professional staff. 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 than often provide the difference between average and quality services.

There are also numerous fishing and hunting opportunities located throughout the county. The Oconee River provides an abundance of freshwater fish and miles of winding waterways for

those who prefer to boat ride and ski. A boat landing is located on the Laurens County side of the river, with access to the landing being in Johnson County.

The Johnson Country Club, located on SR 15 South, is a nine-hole private golf course.

See maps CFSM-4 and CFSM-7 for the location of recreation facilities in Johnson County.

Assessment. Johnson 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 County needs to make upgrades in staffing. The Johnson County Recreation Department is providing the best possible service and programs to Johnson County citizens that it can at this time given the limited amount of resources. More coordination is needed between the County's programs and the City of Kite's programs.

There is a landing on the Oconee River at the Johnson/Laurens county line that the citizens of Johnson County utilize. The county would like to acquire land in the area to promote the landing as a major recreation site. The county needs to pursue its hunting and fishing camps 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 wants to promote Balls Ferry State Park as a tourism site and wants to work with Wilkinson County to enhance its growth. The proposed park is still in the development stages, and the counties are working together to pursue funding.

## **General Government**

Inventory - Services. There are three local governments: Kite, Wrightsville, and Johnson County. Each government offers services and maintains public facilities, which enhance the quality of life for their citizens.

The City of Kite was chartered in 1892 and is governed by a mayor and three member council elected by districts. The City of Kite provides water and fire protection, solid waste collection, street lighting, and recreation. Police protection is provided to the City of Kite by the Johnson County Sheriff's Department on a contract basis.

Incorporated in 1866, the City of Wrightsville is governed by a mayor and three-member council. Wrightsville 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 Johnson County Recreation Department.

Johnson County was created in 1858 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 four constitutional officers are the Sheriff, Clerk of Court, Tax Commissioner, and the Probate Court Judge. Among the services Johnson 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 Johnson County include the Board of Assessors, Development Authority, Recreation Board, Board of Elections, Department of Family and Children's Services Board, Health Board, and the Library Board.

#### Inventory - Facilities.

The City of Kite's administrative offices are located at 118 Railroad Street. The mayor's office and city clerk are housed in the municipal building. The old City Hall is located at 422 Montgomery Street. The Kite Fire Department is located at 120 Railroad Street. 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 Kite Community Center is located at 145 Davis Street. See map CFSM-4 for the location of public facilities in the City of Kite.

The Wrightsville City Hall is a 1,680 square foot building located at 190 East Elm Street and houses two employees. The city currently employs 16 people. The mayor's office, the council chambers, and the city clerk are located in the municipal building. The City of Wrightsville Police Department is located on West Elm Street and employs a total of six people. The City of Wrightsville Fire Department is located on East College Street and has three paid personnel. The Street, Sanitation, and Public Works Department are located on South Bradford Street and have five personnel. The Water Department is located on South Bradford Street while the oxidation pond is located at State Route 15/78 South. See map CFSM-7 for the location of public facilities in the City of Wrightsville.

Johnson County facilities are spread throughout the county, and the County employs 57 employees. The Courthouse is located at 101 East Elm Street in downtown Wrightsville and was renovated in 1997. Located in the Courthouse are the Commissioners, Clerk of Court, Probate, Tax Commissioner, and the County Administrator. Another building of the County's is Annex A. It houses the Tax Assessor and the Magistrate. Annex B is on a long-term lease. It is a building that houses the Chamber of Commerce, the Development Authority, the Coroner, Better Hometown, and the Board of Elections. Also located in Annex B are State Probations and County Probations. Space is given to State Probations and leased to County Probations. Two adult education buildings are located in Johnson County. The County Road Department and Equipment Maintenance Shop are located on State Route 15/78. Volunteer fire stations and elections precincts are located throughout unincorporated districts of the county. The Senior Center is located on Hilton Holton Street. The EMS is located on SR 15/78. The EMA is located at the City of Wrightsville Fire Department. The Johnson County Health Department is located on Hilton Holton Street. See maps CFSM-2 and CFSM-7 for the location of public facilities in Johnson County.

Assessment - Services. It appears that the services offered by all three local governments are more than 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. Johnson County and its municipalities have implemented 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 be 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 Kite's major public facility needs for the next twenty years concern the library and community center. The library needs a new parking area. A satellite library for children is also needed. The community center needs to have its mortar repointed. A portable stage needs to be built along with an expansion of the air condition system, and the ceiling needs to be lowered.

The City of Wrightville's major public facility needs for the next twenty years are for an upgrading of equipment to maintain city records and day-to-day operations in the current city hall. The old city hall needs renovating. It currently houses the water department, but needs to be renovated for continued use. The city maintenance barn needs a new roof and some major upgrading done to help protect the city's equipment.

Johnson County has several facility needs. The courthouse annex needs to be upgraded. Space is needed for record storage. A new extension office needs to be built. A new county jail needs to be built as soon as the operational funds become available. 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. There is also a need for an upgrade of facilities in Scott. A new courthouse annex is needed for the county commissioners staff, and there is a need to consolidate the Tax Commissioner and Board of Assessors facilities.

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 Johnson 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 Johnson County School System operates a consolidated school system comprised of three schools, all located in Wrightsville, with a total enrollment of 1,323 students. Johnson County Elementary was built in 1996 and has 99 employees with 58 of them being certified. Johnson County Middle was constructed in 1992. It has 50 employees with 29 of them being certified. Johnson County High was also built in 1992. It has 56 employees and 34 of them

are certified. There is also an annex that was built in 1991 and it has two employees, one of which is certified. The total budget of the system in 2003 was \$9,012,701. Johnson County recently adopted a new SPLOST referendum to improve the school facilities.

Swainsboro Technical College has a satellite campus located in Wrightsville. The facility offers adult education and GED classes.

There are three technical college main campuses located within commuting distance of Wrightsville. Swainsboro Technical College is located in Swainsboro and Sandersville Regional Technical College is located in Sandersville, and Heart of Georgia Technical College is located in Dublin.

Several other post secondary schools are located in close proximity to Wrightsville. 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. East Georgia College, a two-year institution, is located in Swainsboro.

See map CFSM-7 for the location of schools in Johnson County.

Assessment. There has been minimal growth in the Johnson County School System over the past ten years. In the twenty-year planning period, general maintenance and general improvements will need to be made to school facilities. However, no significant growth pressures are anticipated that would produce a need for major facility upgrades.

The Adult Education Center of Swainsboro Tech needs to be renovated to keep up with the continuing demand of education needs. Johnson County is also looking to establish a satellite center of Swainsboro Tech and its Adult Learning Center at the new industrial park.

## **Library and Other Cultural Facilities**

Inventory. The Harlie Fulford Memorial Library is located at 305 West Elm Street. The library is one of four libraries serviced by the Oconee Regional Library.

Built in 1967, the library is 3,282 square feet and is located in Wrightsville. Approximately 14% of the local citizens are registered as patrons. The facility houses a collection of approximately 10,000 volumes, 24 periodicals, three newspapers and numerous videos, recordings, large print books, and books on tape. During FY 03, 18,600 items were checked out from the library. One meeting room is available to the public. The attendance is

approximately 14,871 per year. Staff consists of one full-time librarian. Special programs and services constitute a large and important segment of the total library program. Other programs offered are summer reading, One Stop, internet access, and genealogical information.

Funding for the library is provided locally by the City of Wrightsville and Johnson County. The County provides 40% of the operating budget. The state provides zero for maintenance and operation and \$4,000 for materials (books, periodicals, and supplies for book processing). This money goes to the regional library.

Johnson County has zero facilities available for major cultural events. The City of Kite has a renovated community center that seats 200 people and a museum that seats 50 people. The old city hall in Kite is also used as a gathering facility. The City of Wrightsville has a large pavilion that it uses for outdoor activities. Johnson County also has a depot that can seat 75-100 patrons.

Both of the county's cities host at least one major outdoor event. The City of Kite hosts Kite Founder's Day, which includes a month of activities. Activities include craft booths, food booths, and entertainment. The City also hosts a Founder's Day Beauty Pageant. Included in the week is Kite Day Out where the City hosts an egg hunt and a picnic. Finally, the City hosts a Founder's Day Softball Tournament. The City of Kite Volunteer Fire Department hosts a town Christmas Party that includes having a Santa and dinner for the whole town. At Valentine's Day, the City hosts a dance for teenagers. The City of Wrightsville has a Fourth of July fireworks celebration that includes a dance.

The City of Wrightsville has a historic walking tour to view various sites that are on the National Register of Historic Places. The Johnson County Courthouse and the Grice Inn, both located in Wrightsville, are on the National Register of Historic Places.

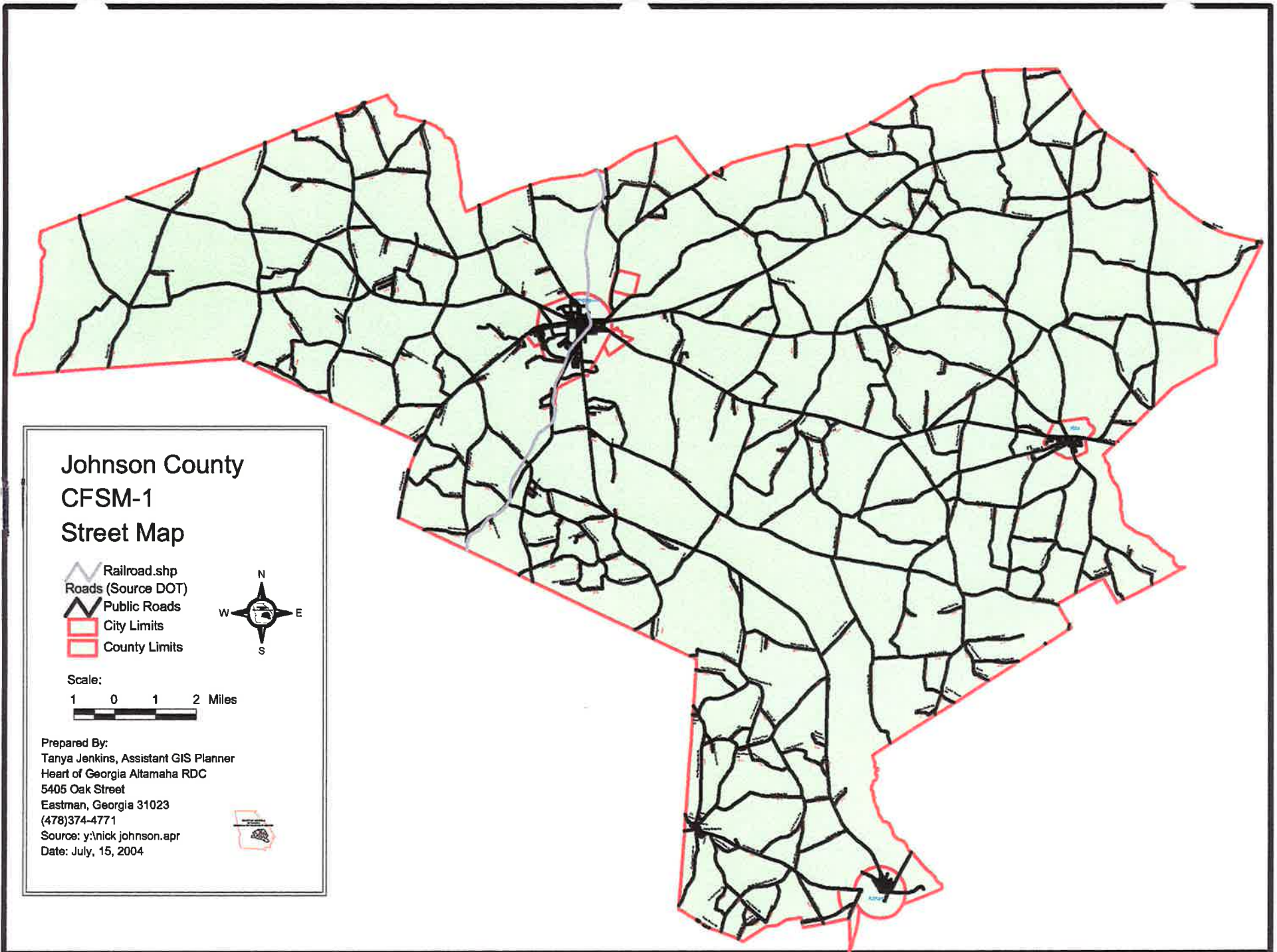
See maps CFSM-4 and CFSM-7 for the location of cultural facilities in Johnson County.

Assessment. Johnson County does not have a facility for hosting large-scale cultural events and activities. Such a facility is needed if additional festivals and community events are to be developed.






Besides a more suitable auditorium for large-scale cultural events, one of the community's most obvious cultural needs is greater promotion of programs. The City of Kite

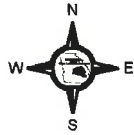
continues to provide an adequate amount of community events for its citizens. Johnson County and the City of Wrightsville need to promote current community activities and need to establish more in the future.

The Johnson County Historical Society deserves continued support in its efforts, especially in regard to the further development of community history and preserving knowledge of the historical role played by different county sites. In particular, the study of different ethnic groups as they originated and evolved in Johnson County could increase interest in local history.



# Johnson County CFM-1 Street Map

-  Railroad.shp
-  Roads (Source DOT)
-  Public Roads
-  City Limits
-  County Limits



Scale:








Prepared By:  
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Source: y:\nick johnson.apr  
Date: July, 15, 2004





# Johnson County CFSM-2 Facilities Map

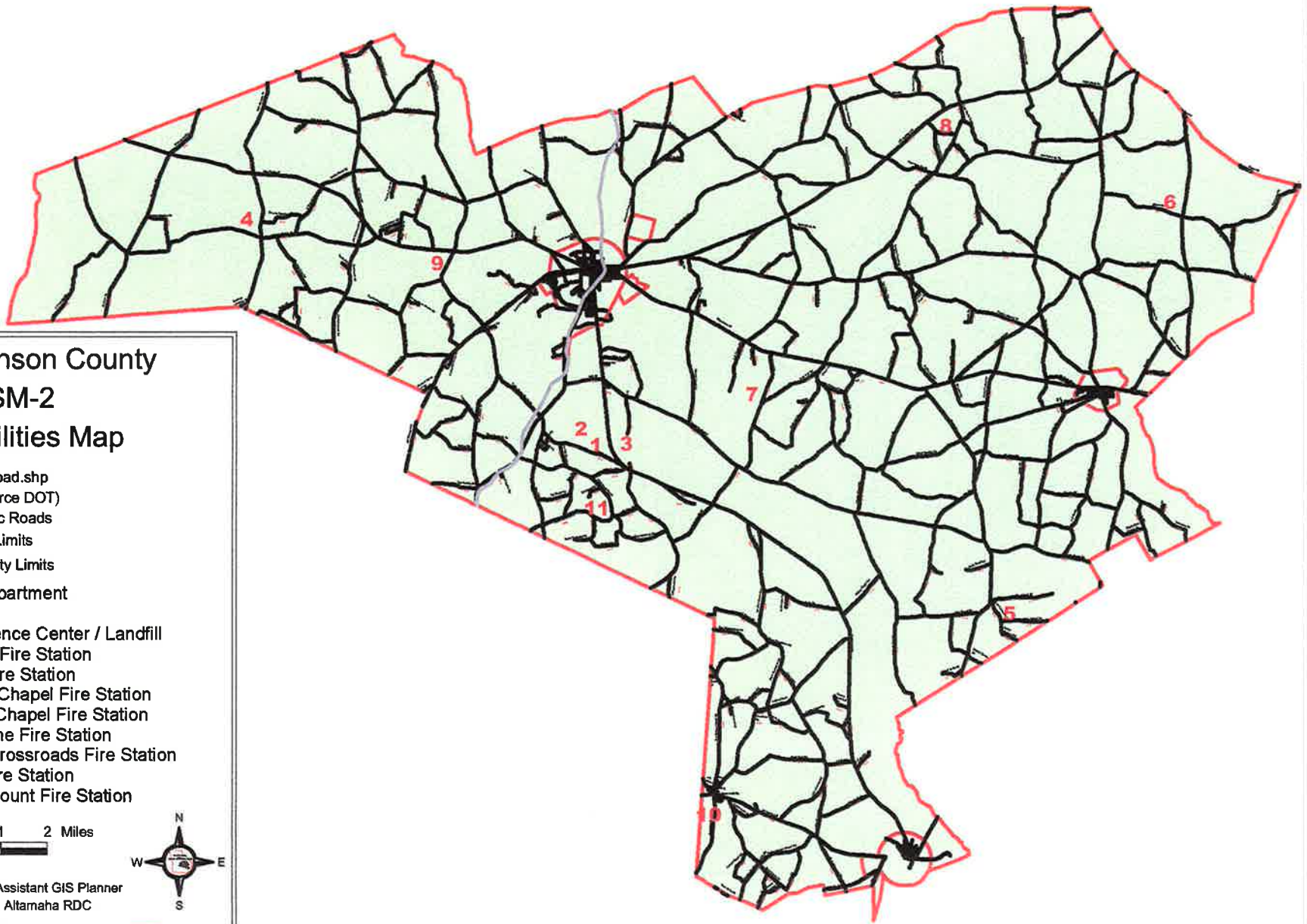
-  Railroad.shp
-  Roads (Source DOT)
-  Public Roads
-  City Limits
-  County Limits

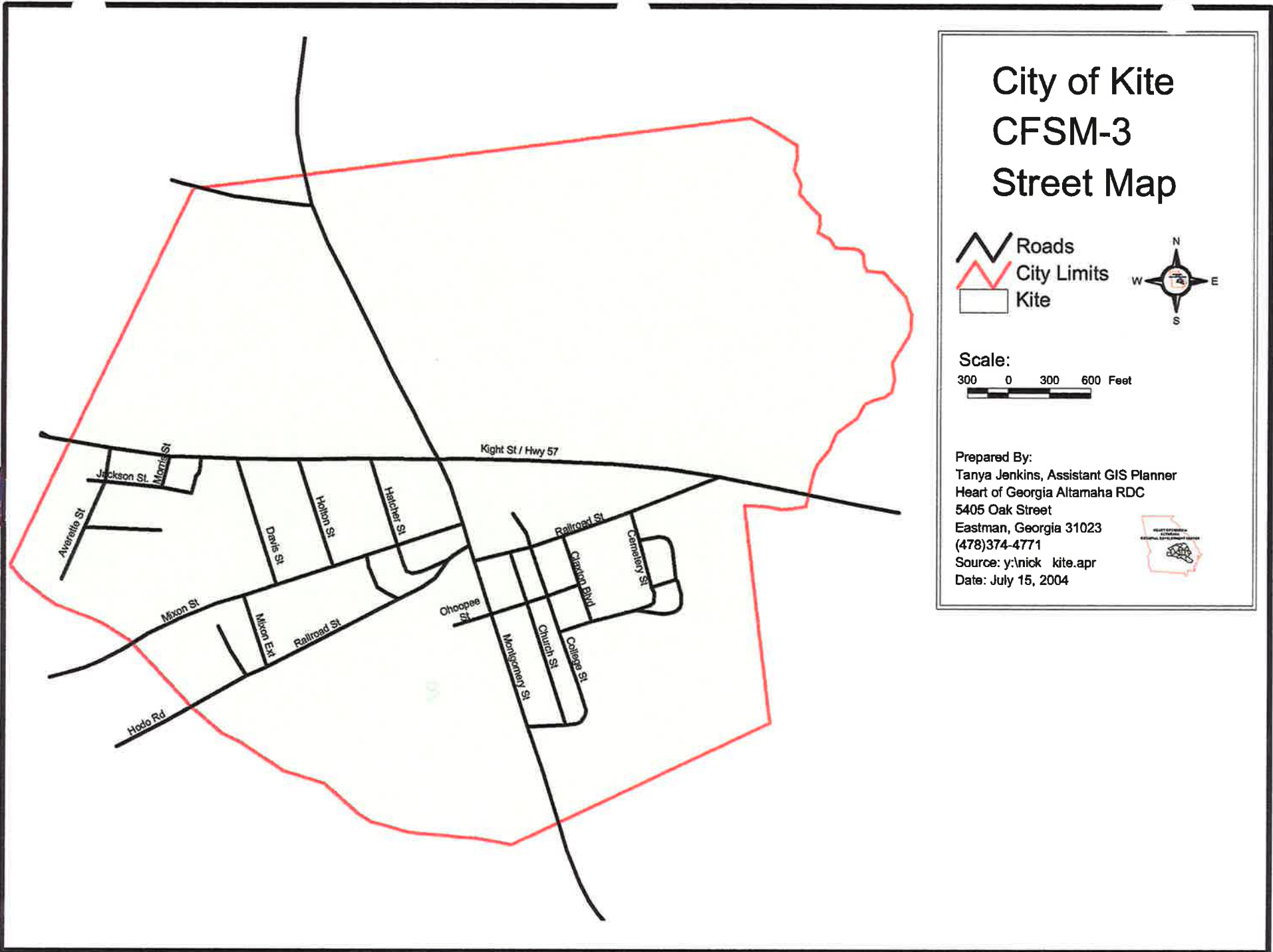
- 1- Road Department
- 2- EMS
- 3- Convenience Center / Landfill
- 4- Buckeye Fire Station
- 5- Meeks Fire Station
- 6- Minton's Chapel Fire Station
- 7- Moore's Chapel Fire Station
- 8- New Home Fire Station
- 9- Raines Crossroads Fire Station
- 10- Scott Fire Station
- 11- Piney Mount Fire Station

1 0 1 2 Miles



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# City of Kite CFM-3 Street Map

-  Roads
-  City Limits
-  Kite



Scale:  
300 0 300 600 Feet

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Date: July 15, 2004



# City of Kite CFSM-4 Facilities

-  Roads
-  City Limits
-  Kite



- 1- City Hall
- 2- Fire Station
- 3- Community Center
- 4- City Park
- 5- City of Kite Recreation Complex
- 6- City of Kite Walking Track

Scale:

300 0 300 600 Feet

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Source: y:\nick kite.apr  
Date: July 15, 2004





# City of Kite CFSM-5 Water Lines

-  Water Lines
-  Service Area
-  Roads
-  City Limits
-  Kite

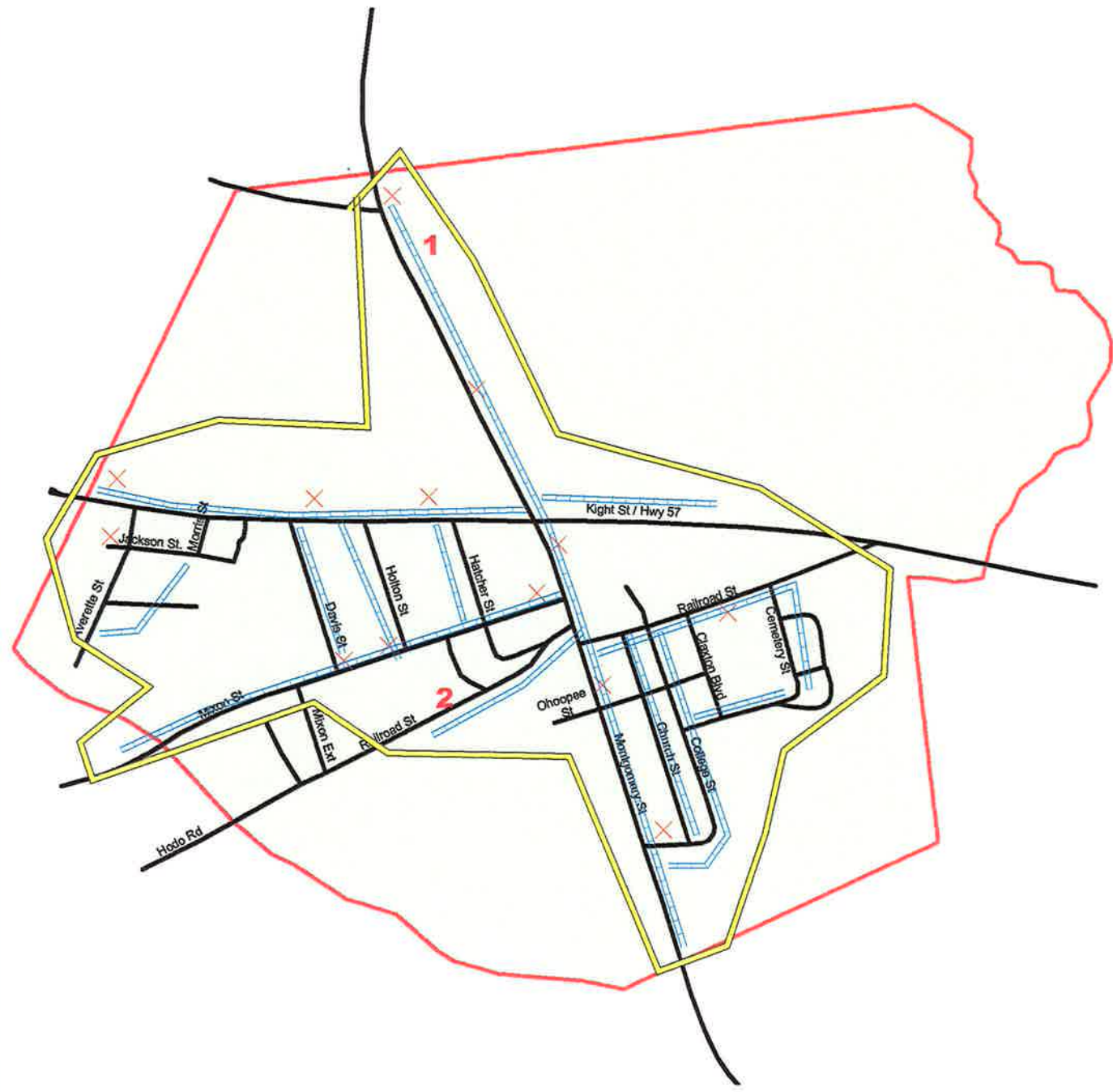


- 1- City of Kite Well & Water Storage Tank
- 2- City of Kite Backup Well
- X- Fire Hydrants

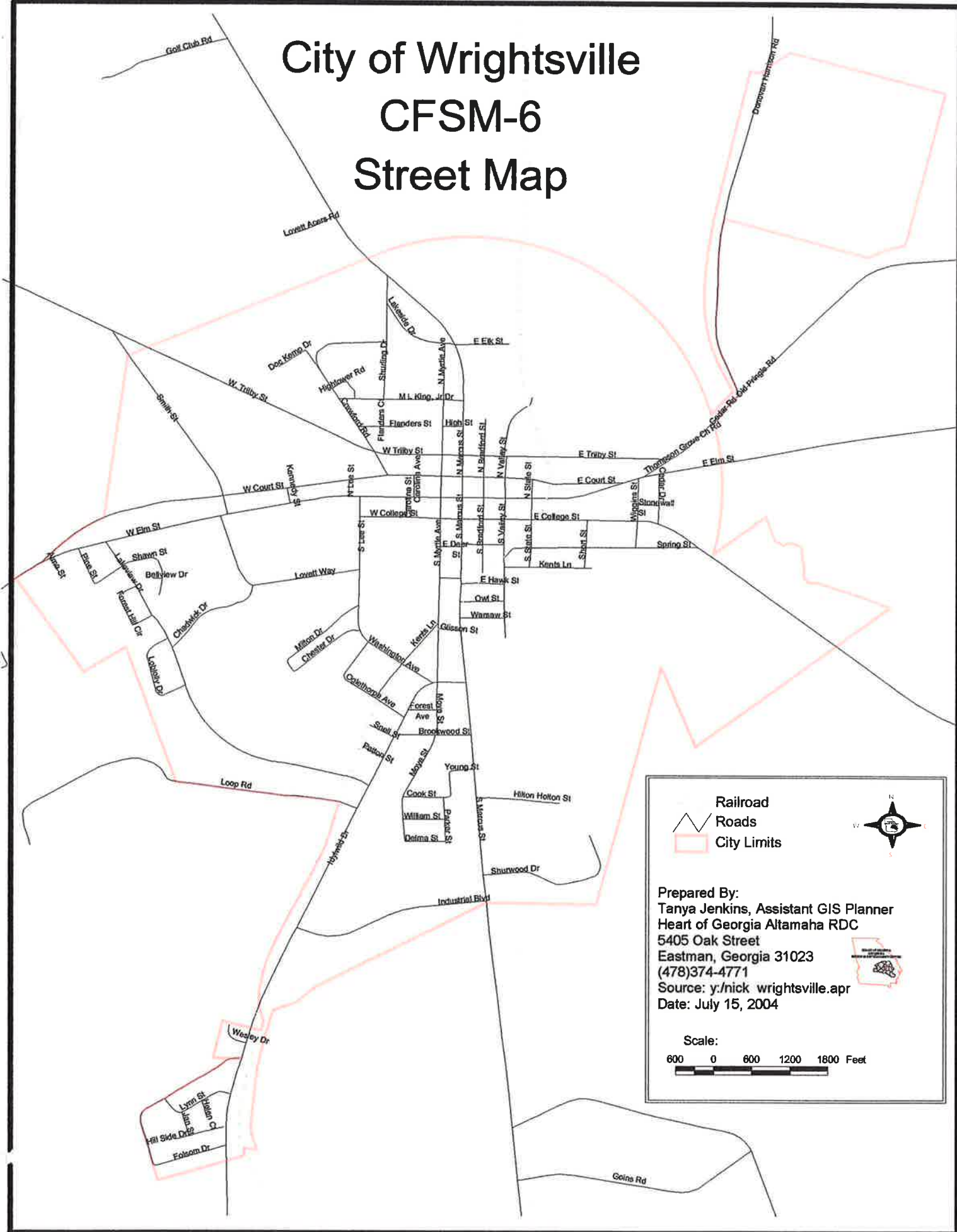
Scale:  
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Source: y:\nick kite.apr  
Date: April 21, 2004



# City of Wrightsville CFSM-6 Street Map

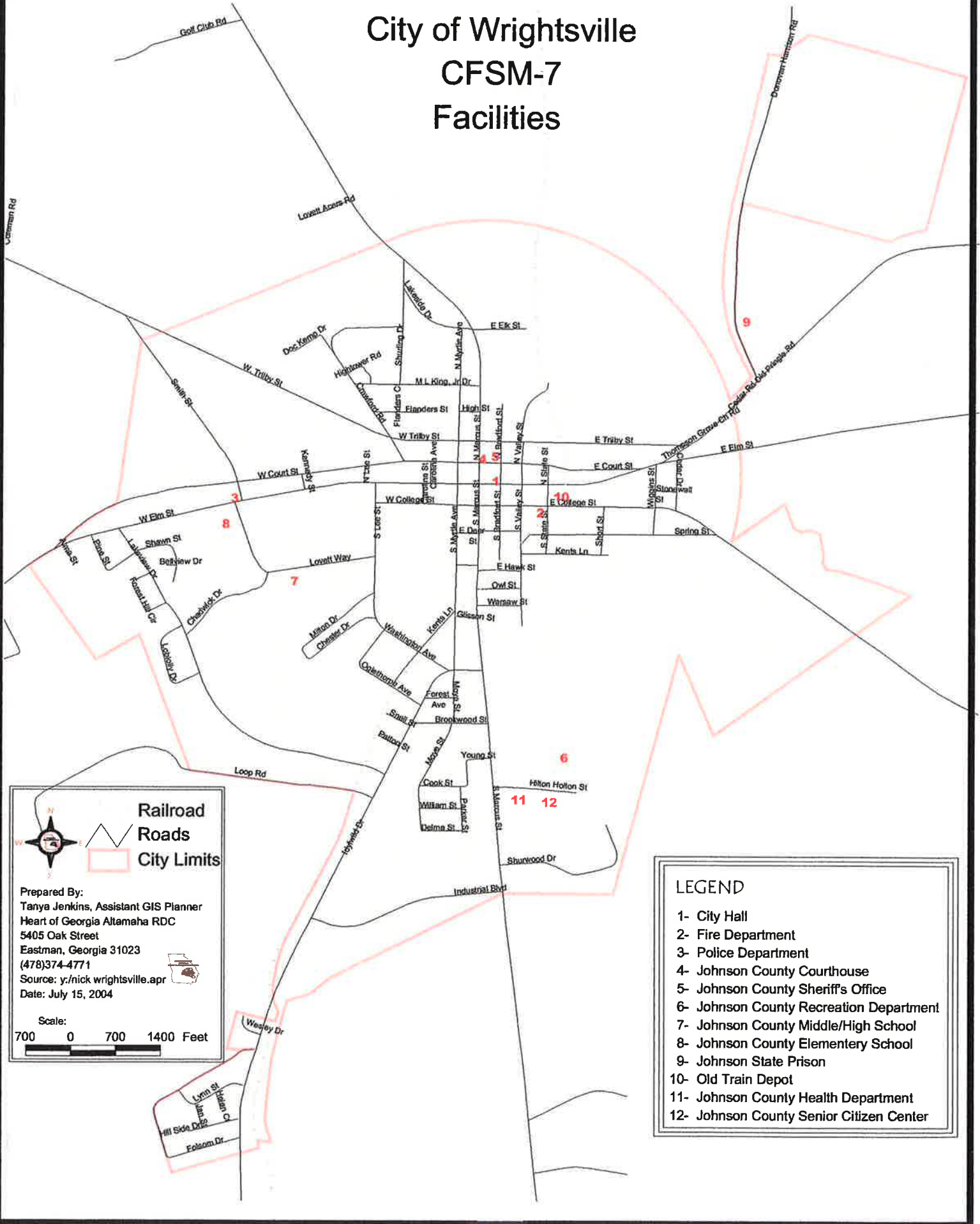


 Railroad  
 Roads  
 City Limits

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 5405 Oak Street  
 Eastman, Georgia 31023  
 (478)374-4771  
 Source: y:\nick\_wrightsville.apr  
 Date: July 15, 2004

Scale:  
 600 0 600 1200 1800 Feet

# City of Wrightsville CFSM-7 Facilities



**Railroad Roads**  
**City Limits**

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Eastman, Georgia 31023  
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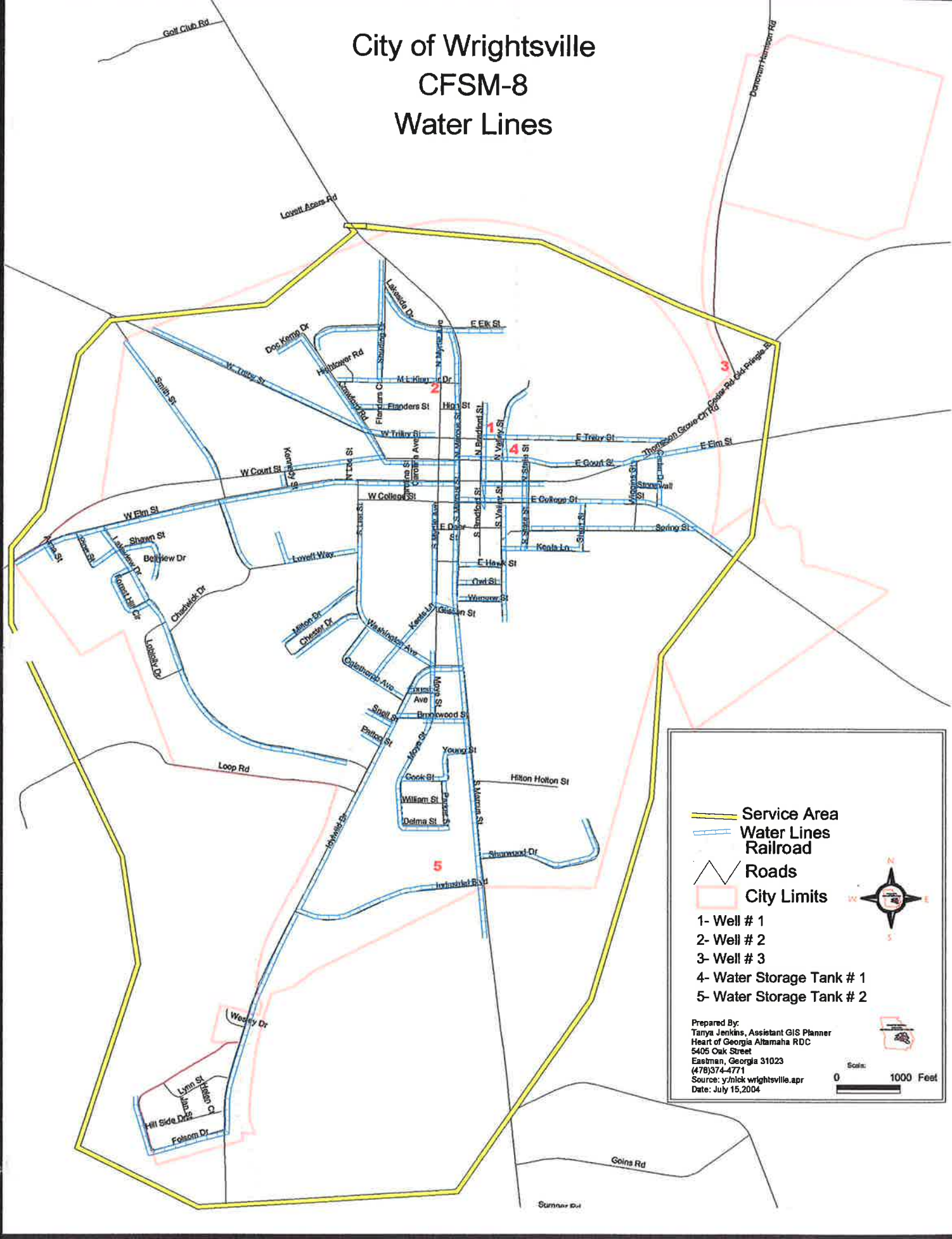
Source: y:\nick wrightsville.apr  
Date: July 15, 2004

Scale:  
700 0 700 1400 Feet

- LEGEND**
- 1- City Hall
  - 2- Fire Department
  - 3- Police Department
  - 4- Johnson County Courthouse
  - 5- Johnson County Sheriff's Office
  - 6- Johnson County Recreation Department
  - 7- Johnson County Middle/High School
  - 8- Johnson County Elementary School
  - 9- Johnson State Prison
  - 10- Old Train Depot
  - 11- Johnson County Health Department
  - 12- Johnson County Senior Citizen Center



# City of Wrightsville CFSM-8 Water Lines

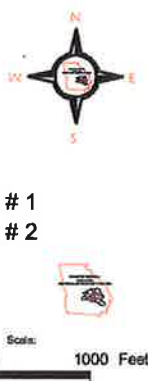


— Service Area  
— Water Lines  
 Roads  
 City Limits

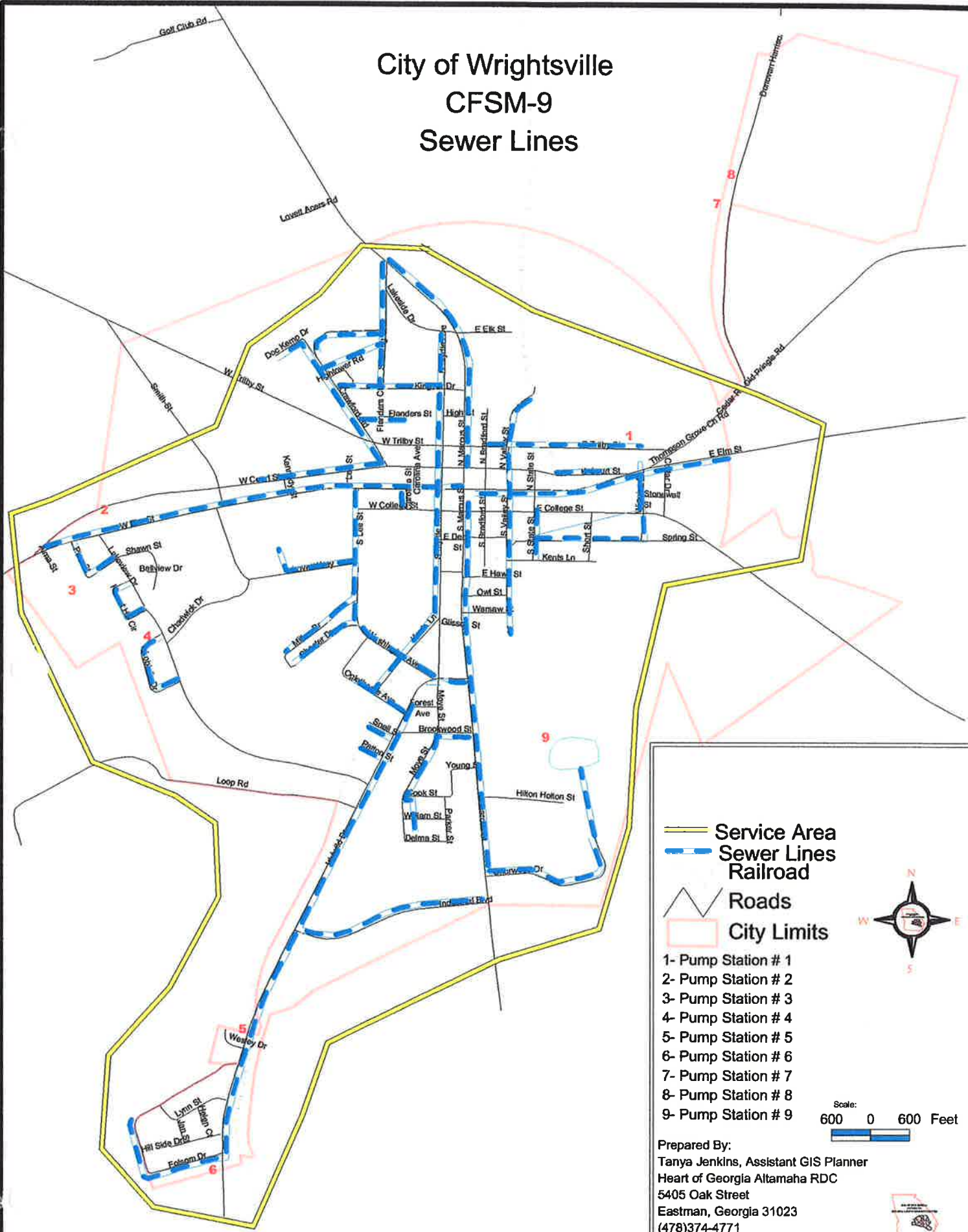
1- Well # 1  
 2- Well # 2  
 3- Well # 3  
 4- Water Storage Tank # 1  
 5- Water Storage Tank # 2






Prepared By:  
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 Heart of Georgia Altamaha RDC  
 5405 Oak Street  
 Eastman, Georgia 31023  
 (478)374-4771  
 Source: yzhick wrightsville.apr  
 Date: July 15, 2004

Scale:  
 0 1000 Feet




# City of Wrightsville CFSM-9 Sewer Lines





 Service Area  
 Sewer Lines  
 Railroad  
 Roads  
 City Limits

1- Pump Station # 1  
 2- Pump Station # 2  
 3- Pump Station # 3  
 4- Pump Station # 4  
 5- Pump Station # 5  
 6- Pump Station # 6  
 7- Pump Station # 7  
 8- Pump Station # 8  
 9- Pump Station # 9

Scale: 600 0 600 Feet  


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 Tanya Jenkins, Assistant GIS Planner  
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 Date: July 15, 2004

## 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 Johnson County. To accommodate anticipated population and economic growth, community leaders must provide all citizens with desired community facilities to the best extent possible.

The general priority needs as determined by the subcommittee and local governments for all community facilities and services are as follows:

1. The transportation system in the county is an asset, however there is a need for four-laning of SR 15 and SR 57, resurfacing and paving of the roads within the county, and promotion of SR 15.
2. There is a need to maintain and upgrade the water systems, particularly in Kite, but also in Wrightsville to adequately serve these cities as well as accommodate any future city limit expansion, develop and enforce subdivision regulations detailing water system development standards, and enforce health department guidelines for well development.
3. There is a need to continue providing adequate sewerage and wastewater treatment facilities in Wrightsville by upgrading the treatment facility and to ensure that septic tank development standards are strictly enforced in Kite and throughout the county.
4. There is a need to ensure the efficient and effective collection of solid waste and recyclable and compostable materials within the county.
5. There is a need to update equipment and manpower in law enforcement, 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, establishing both wet and dry fire hydrant locations throughout the county, updating of county-wide facilities and services, and continuing extensive training programs and coordination efforts for all county fire departments.

7. There is a need to upgrade equipment at the health department, relocate and construct a new 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 recreational area along the Oconee River at the Johnson/Laurens county line to protect its unique and important natural resources, and to attract tourists.
10. There is a need to renovate Wrightsville's old city hall and maintenance barn, the county's courthouse annex, construct a new county jail, expansion of the library and senior citizen center, 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 Johnson County by implementing and carrying out the five-year plan, by supporting community schools, and by supporting the continued development of Swainsboro Technical College.
12. There is a need to enhance the materials and equipment at the public library, to establish community festival(s) and heritage development projects designed to educate the public and promote tourism.

The chosen goals, objectives, and implementation actions by Johnson County, Wrightsville, and Kite to address identified needs are delineated on the following pages.

**COMMUNITY FACILITIES AND SERVICES  
GOALS, OBJECTIVES, AND IMPLEMENTATION  
POLICIES/ACTIONS**

**GOAL:** To provide all citizens of Johnson County with adequate public facilities which are not only convenient for their use, but also will meet the existing and future needs of the community while providing a quality environment in which to live and work.

**OBJECTIVE 1:** To provide for the proper maintenance of existing transportation facilities, and to plan for future growth and improvements.

**POLICIES/ACTIONS:**

**Action 1.1:** Advocate the long-term four laning of SR 15 through the county, but not to bypass Wrightsville, and promote it as a Interstate connector.

**Action 1.2:** Advocate the long-term four-laning or SR 57 through the county.

**Action 1.3:** Upgrade railroad crossings throughout the county with adequate markings, cross arms, and lights where necessary.

**Action 1.4:** Utilize the special purpose local option sales tax for funding of capital transportation improvements.

**Action 1.5:** Improve the water drainage problem in Kite and Wrightsville, and implement necessary measures to eliminate any identified problems.



- Action 1.7:** Work with the Georgia Department of Transportation and Johnson County in improving and paving the county's streets and roads on an annual basis.
- Action 1.8:** 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 1.9:** 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 1.10:** Improve and expand curbs, gutters, and sidewalks in Wrightsville and Kite.
- Action 1.11:** Work with GA DOT to identify bridges in need of repair and schedule such maintenance.
- Action 1.12:** Upgrade existing roads and streets equipment.
- Action 1.13:** Construct a new railroad spur to the industrial park.
- Action 1.14:** Establish two bike paths, one near Kite along SR 57 between the Confederate historic site and Ball's Ferry State Park, and another near the Oconee River.
- Action 1.15:** Seek TE funding for streetscape and other transportation improvements in Wrightsville and Kite.

**OBJECTIVE 2:** To insure that the county's municipal water supplies provide adequate and safe amounts for drinking water, fire protection, and economic development and to seek safe and sanitary water supplies within the unincorporated area of Johnson County.

**POLICIES/ACTIONS:**

- Action 2.1:** Maintain and upgrade the water systems in both municipalities, especially Kite, 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:** Strictly enforce and upgrade county subdivision regulations to include standards and requirements for water supply provision.
- Action 2.4:** Enforce all health department and other guidelines for private wells.
- Action 2.5:** Investigate the restructuring of the City of Wrightsville's water rates.
- Action 2.6:** Develop detailed maps, utilizing GPS, of the water systems and its components (valves, etc.) in each municipality.
- Action 2.7:** Construct wet and dry hydrants throughout the county.

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

**POLICIES/ACTIONS:**

- Action 3.1:** Provide sewerage services to all unserved residents of Wrightsville.
- Action 3.2:** Upgrade or replace the wastewater system treatment facility in Wrightsville.

**Action 3.3:** Strictly enforce county subdivision regulations to include standards and requirements for sewerage facilities and septic systems.

**Action 3.4:** Enforce all health department and other guidelines for septic systems including county restrictions on any impaired streams in Johnson County.

**Action 3.5:** Construct facilities in Wrightsville to handle stormwater to meet GA EPD standards.

**OBJECTIVE 4:** **To provide all citizens of Johnson County with a convenient means of solid waste disposal which is safe and environmentally sound, and in compliance with all local, state, and federal regulations, including a feasible means of collecting and marketing of recyclables.**

**POLICIES/ACTIONS:**

**Action 4.1:** Encourage the expansion of recycling activities county-wide, and continue to upgrade the county's recycling facilities.

**Action 4.2:** Staff the two convenience center(s) in the county.

**Action 4.3:** Replace the green box locations in the county with the six new staffed convenience centers in the county.

**Action 4.4:** Develop a program through code enforcement to regulate out-of-county dumping into the convenience centers in Johnson County.

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

**POLICIES/ACTIONS:**

- Action 5.1:** Establish local E-911 service in Johnson County as funding becomes available by contracting with a neighboring county or developing an independent system.
- Action 5.2:** Provide regular training for all law enforcement personnel.
- Action 5.3:** Improve the piping systems, tank capacity, and establish both wet and dry fire hydrant locations to a level that will satisfy the fire protection needs of Johnson County.
- Action 5.4:** Provide addressing and numbering for all structures in the county in preparation for E-911.
- Action 5.5:** Seek funding for the necessary firefighting equipment to maintain, and possibly lower ISO ratings in both the incorporated and unincorporated areas.
- Action 5.6:** Provide extensive and regular training programs for all firefighters.
- Action 5.7:** Develop and fund capital improvements program to upgrade emergency equipment as needed.
- Action 5.8:** 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 Johnson County Emergency Operations Plan of the EMA, and develop more detailed plans as necessary.

**Action 5.12:** Construct a new joint law enforcement facility, preferably in conjunction with the construction of a new county jail.

**Action 5.13:** Investigate the possibility of establishing municipal police in the City of Kite.

**Action 5.14:** Acquire equipment and establish the community center in Kite as a disaster relief shelter.

**OBJECTIVE 6:** To assure that services are available to meet the health and emergency needs of all Johnson County citizens in a timely manner, and to further improve health facilities and services.

**POLICIES/ACTIONS:**

**Action 6.1:** Provide regular formal training for all EMS personnel.

**Action 6.2:** Construct a new EMS facility and upgrade EMS equipment and vehicles.

**Action 6.3:** Expand the Johnson County Health Department for additional space 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:** Acquire land at the Oconee River landing/boat ramp and develop new passive recreation facilities.

**Action 7.3:** Expand the Johnson County Senior Citizen's Center and its programs and services to the elderly.

**Action 7.4:** Acquire additional land and develop new facilities for recreation.

**Action 7.5:** Work with regional partner counties to enhance the growth of Balls Ferry State Park and promote as a tourism venue.

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

**POLICIES/ACTIONS:**

**Action 8.1:** As new city and county buildings are constructed, adaptively reuse old facilities for other offices.

**Action 8.2:** Maintain and utilize the Kite Community Center and the City of Wrightsville's pavilion as area-wide community facilities.

**Action 8.3:** Renovate Wrightsville's old city hall and maintenance barn.

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

**Action 8.5:** Rehabilitate the City of Kite's Community Center for public use.

**Action 8.6:** Upgrade the courthouse annex.

**Action 8.7:** Upgrade or relocate the county extension offices.

**Action 8.8:** Revitalize downtown Kite, including beautification, landscaping, and streetscape improvements.

**OBJECTIVE 9: To provide diverse, quality educational opportunities for Johnson County citizens of all ages.**

**POLICIES/ACTIONS:**

**Action 9.1:** Maintain full accreditation for all public schools.

**Action 9.2:** Implement and carry out the five-year plan for quality education as previously approved by the Johnson County Board of Education and the State Department of Education.

**Action 9.3:** Assist Swainsboro Technical College in providing adequate facilities and expansion of services at its Adult Learning Center.

**Action 9.4:** Promote construction of a new satellite campus of Swainsboro Technical College at the new industrial park.

**Action 9.5:** Establish programs to increase the literacy rate of Johnson County citizens.

**Action 9.6:** Promote utilization and expansion of One-Stop Center and other WIA programs.

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

**POLICIES/ACTIONS:**

- Action 10.1:** Establish community festivals and other heritage development (including Ball's Ferry Park development) projects designed to educate the public and increase tourism.
- Action 10.2:** Construct a facility to host large-scale events.
- Action 10.3:** Promote increased utilization of the Wrightsville Depot by the community and ensure its continued maintenance.
- Action 10.4:** Utilize Kite's old city hall for community use.
- Action 10.5:** Promote use of SPLOST-funded FFA/4-H livestock facility.
- Action 10.6:** Upgrade and renovate the Harlie Fulford Public Library.
- Action 10.7:** Seek to develop a satellite children's library in Kite.



# 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.

While Johnson 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 Johnson County. Johnson County and its municipalities of Kite and Wrightsville 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 Johnson County, Kite, and Wrightsville 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, Johnson County's total housing units increased from 3,325 to 3,634, a less than 10 percent increase, and more than six times less than Georgia's increase of more than 60 percent. This is

**TABLE H-1  
JOHNSON 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
<b>Johnson County</b>	2,758	2,346	2,276	204	158	200	322	885 <sup>1/</sup>	1,142	41	N/A	16	3,325	3,389	3,634
<b>Kite</b>	145	122	112	5	1	3	13	24 <sup>1/</sup>	25	4	N/A	0	167	147	140
<b>Wrightsville</b>	790	668	619	120	119	160	61	182 <sup>1/</sup>	206	6	N/A	0	977	969	985

<sup>1/</sup> Includes Other

260

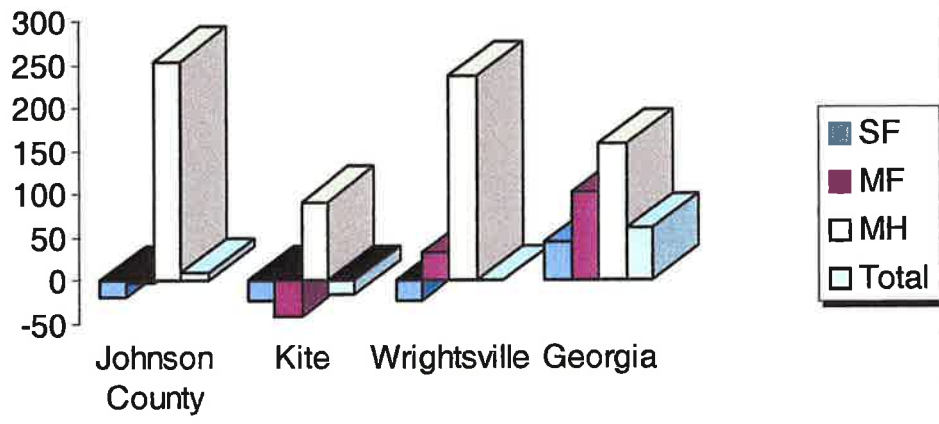
Source: U.S. Census Bureau (1980, 1990, 2000), [www.census.gov](http://www.census.gov)

**TABLE H-2  
JOHNSON 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
<b>Johnson County</b>	82.9	69.2	62.6	6.1	4.7	5.5	9.7	26.1	31.4	1.2	N/A	0.4
<b>Kite</b>	86.8	83.0	80.0	3.0	0.7	2.1	7.8	16.3	17.9	2.4	N/A	0
<b>Wrightsville</b>	80.9	68.9	62.8	12.3	12.3	16.2	6.2	18.8	20.9	0.6	N/A	0
<b>Region</b>	78.2	67.6	61.5	N/A	N/A	7.6	14.7	23.3	30.6	N/A	N/A	0.3
<b>Georgia</b>	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](http://www.census.gov); Heart of Georgia Altamaha RDC staff, 2004.

**Figure H-1  
Percent Change in Housing  
Types 1980-2000**



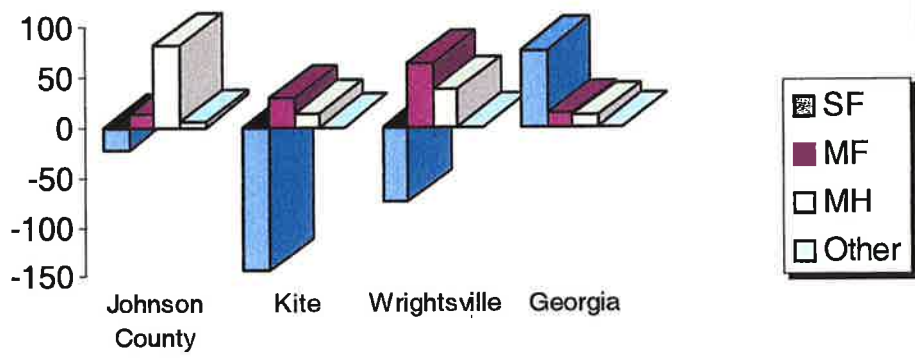
Source: Table H-1.

indicative of the county's slow growth rate. Most of Johnson County's growth in total housing units took place in the 1990s (7.2 percent), whereas only 2 percent occurred in the previous decade. This minimal growth was likely the result of the opening of Johnson State Prison. During the same 20 year period, Johnson County lost nearly one in five of its single-family homes as compared to a 44 percent gain in the state. Multi-family housing units within the county also lost units from 1980 to 2000, except in Wrightsville where they increased by one-third. Georgia more than doubled such units during the period. The growth in manufactured housing units in Johnson County more than tripled overall and within Wrightsville from 1980 to 2000, which was even more than the state's two and one-half times increase. Kite's manufactured housing units grew the least, but still nearly doubled. Overall, the total housing increase for the county during the 20 year period was only 309 units, while the total manufactured home increase was about 820 units. The single-family unit loss was 482 units, while multi-family lost four 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, Johnson County gained 245 total housing units, while losing 70 single-family units. See Figure H-2 for Percent of Net Change in Housing Units by Type, 1990-2000. Nearly 82 out of 100 net new housing units were manufactured homes, as compared to 10 of 100 in Georgia. Wrightsville and Kite's new housing units were predominantly multi-family units (almost 2 to 1), but Wrightsville only gained 16 new total units, and Kite actually lost 7 total units. The county is also losing its site-built houses. Wrightsville lost 49 single-family units, and Kite lost 10 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 Johnson 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 1 in 3 housing units in Johnson County is manufactured housing, which is slightly more than the region as a whole. Only about 6 percent of the county's housing stock is multi-family housing, almost a third less than the region's 7.6 percent, but still less than Georgia's 20.7 percent. The state has almost 4 times the percentage of multi-family housing as the county.

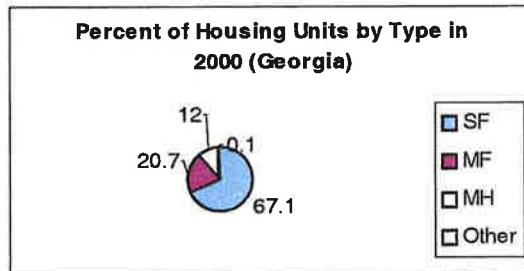
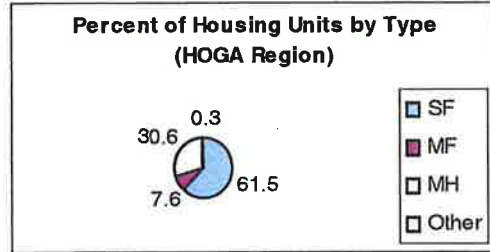
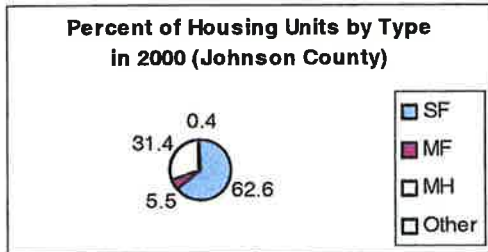
Table H-3 contains the current and projected number of occupied housing units by type from 2000 to 2025 for Johnson County, Kite, and Wrightsville. Unexpected population increases would require additional housing. Based on these projections, Johnson County is expected to gain a total of about 299 occupied housing units by 2025 for an increase of nearly 9.6 percent. Kite is projected to experience the most growth at 23 percent (25 unit increase), with Wrightsville at 14 percent (122 unit increase).

**Figure H-2**  
**Percent of Net Change in Housing Units by Type**  
**1990-2000 (JC-315, K-(-7), W-65, GA-643,319)**



Source: Table H-1.

**Figure H-3**  
**Percent of Housing Units by Type,**  
**Johnson County, Region, and Georgia, 2000**



Source: Table H-2.

**TABLE H-3**  
**Current and Projected Occupied Housing Units By Type**  
**2000-2025**  
**Johnson County, Kite, and Wrightsville**

	2000	2005	2010	2015	2020	2025
<b>Johnson County</b>						
<b>SF</b>	1,918	1,926	1,934	1,940	1,946	1,951
<b>MF</b>	181	188	193	196	200	202
<b>MH</b>	1,021	1,112	1,160	1,194	1,233	1,266
<b>O</b>	10	10	10	10	10	10
<b>Totals</b>	3,130	3,236	3,297	3,340	3,389	3,429
<b>Kite</b>						
<b>SF</b>	84	85	87	88	88	89
<b>MF</b>	4	4	4	4	4	4
<b>MH</b>	20	24	28	32	36	40
<b>O</b>	0	0	0	0	0	0
<b>Totals</b>	108	113	119	124	128	133
<b>Wrightsville</b>						
<b>SF</b>	536	538	541	546	546	548
<b>MF</b>	148	155	160	163	167	169
<b>MH</b>	183	196	220	236	254	272
<b>O</b>	0	0	0	0	0	0
<b>Totals</b>	867	889	921	942	967	989

Source: U.S. Bureau of Census, [www.census.gov](http://www.census.gov); Projections made by Heart of Georgia Altamaha RDC Staff, 2004.



Occupied single-family housing units are predicted to increase modestly during the period. Kite is projected to have the greatest gain at about 6 percent, compared to Wrightsville's 2 percent and the county's 1.7 percent growth. The most occupied multi-family unit growth is, not surprisingly, expected to occur in Johnson County's largest city, Wrightsville, at 14.2 percent because of its sewer system. The county is also projected to have double digit growth in multi-family units at 11.6 percent, while Kite's number will remain constant at the current 4 units.

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 299 housing units projected as needed, 245 or 82 percent, are expected to be manufactured homes. The number of such units in Kite is projected to double from the present 20 to 40 by 2025, an increase of 100 percent. Wrightsville is expected to follow with 32.7 percent growth and the county with 24 percent. However, the majority of these manufactured housing units will locate in unincorporated Johnson County.

## **Age and Condition of Housing**

Table H-4 provides information on the age of Johnson County, Kite, and Wrightsville'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 Johnson County's housing, a little less than 40 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 35 percent of Wrightsville's and less than 13 percent of Kite's housing stock was added during the last 25 years.

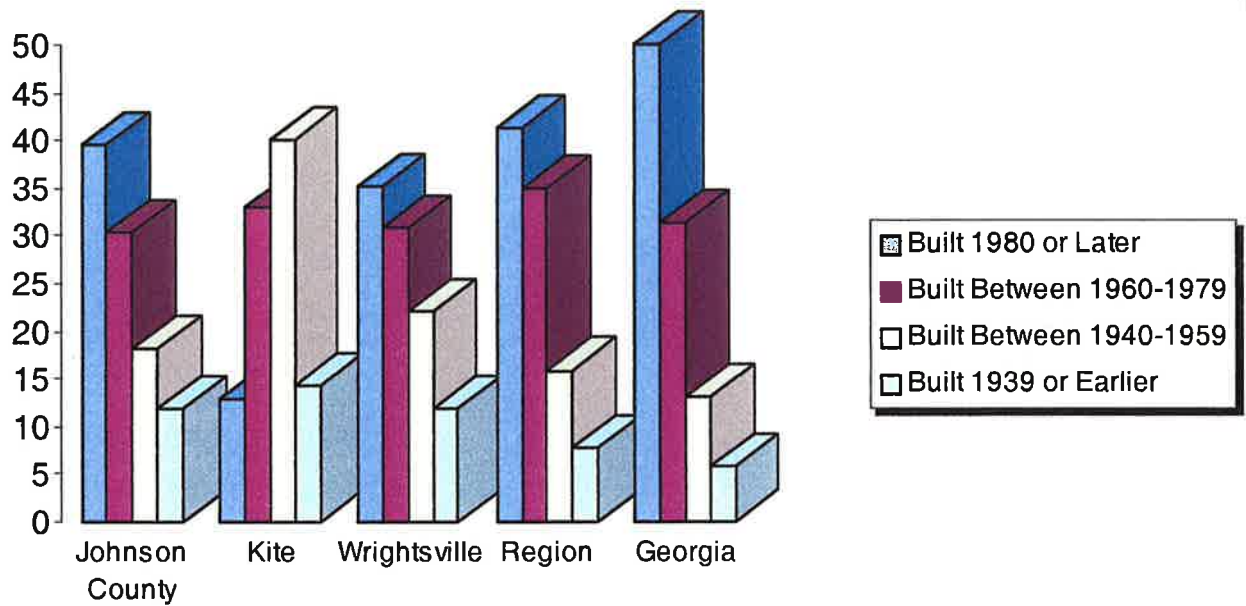
Generally, the housing stock is older in Johnson County and its cities than the region or state. Within Johnson County, the housing stock is older in the cities than in the county as a whole, with Kite having much older housing stock. More than 50 percent of Kite's housing stock exceeds 40 years in age, as compared to one-third for Wrightsville, 31 percent for the county, 24 percent for the region, and 19 percent for the state. Johnson and Wilcox counties have the greatest percentage of housing stock more than 40 years old in the region (both more than 30 percent). One in 7 of Kite's housing units is 60 years old or older compared to 1 in 8 of Wrightsville's and Johnson County's and 1 in 17 of Georgia's. This is likely the reason the county is losing its

**TABLE H-4  
JOHNSON 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
<b>Johnson County</b>	N/A	N/A	21.5	N/A	28.0	18.1	44.7	37.1	30.4	22.1	17.4	18.3	33.1	17.5	11.8
<b>Kite</b>	N/A	N/A	5.0	N/A	7.1	7.9	N/A	33.5	32.9	N/A	25.2	40.0	31.1	34.2	14.3
<b>Wrightsville</b>	N/A	N/A	18.2	N/A	23.2	17.0	42.0	44.7	30.8	24.7	15.3	22.2	33.3	16.8	11.9
<b>Region</b>	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
<b>Georgia</b>	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](http://www.census.gov), Heart of Georgia Altamaha RDC staff, 2004.

**Figure H-4  
Age of Housing by Percentage in 2000**



Source: Table H-4.

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 Johnson 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, although Kite and Johnson County show an increase since 1990. Complete plumbing is defined according to the U.S. Census Bureau as having hot and cold piped water, a flush toilet, and tub or shower within the dwelling. There is still a much greater percentage in Johnson County and the two cities, ranging from 3.8 (county) to 2.4 (Wrightsville) percent, than Georgia is 0.90 percent. The percentage of occupied units lacking complete plumbing is significantly higher in Kite at 1.9 percent. This is again a function of the age of the housing stock.

In terms of lacking complete kitchen facilities, defined as having a sink with piped water, stove, and refrigerator inside the housing unit by the U.S. Census Bureau, units within Johnson County, and especially in Kite, are much more likely to lack such facilities as those in the region or state. In 2000, 3.7 percent of the county's and 3.6 percent of Kite's housing units lacked complete kitchen facilities, as compared to Wrightsville's 2 percent. This is significantly higher than the state's rate of 1 percent in 2000. The percentage of total housing units in the region with incomplete kitchens is not available; however, the rate for occupied units was 0.7 percent. This compares to 0.8 percent of occupied units in Johnson County, 1.9 percent in Kite, and 0.5 percent in Wrightsville and Georgia. This again confirms housing within Johnson County to be in poorer condition than in the region and state.

As to be expected, vacant units within the county are very much more likely to lack complete plumbing or kitchen facilities than the state as a whole. See Figure H-5. About 1 in 5 units lack such facilities in Johnson County as compared to 1 in 6 in Wrightsville, 1 in 12 in Kite, and 1 in 20 for the state.

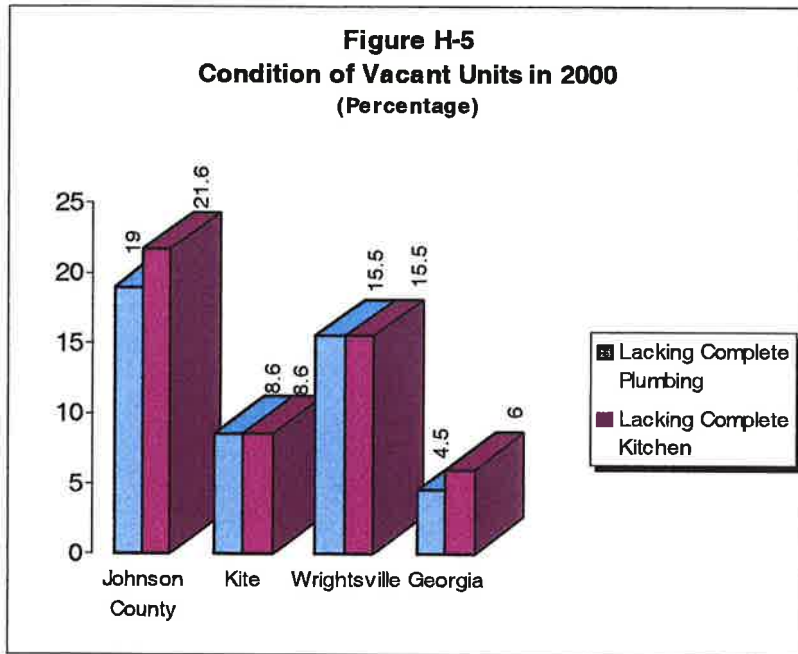
The U.S. Census Bureau defines overcrowding as more than one person per room. Overcrowding is generally not a problem in Johnson County, except in Wrightsville where the rate of 7 percent is larger than the state's percentage of 4.8 percent and that of the region (4.7 percent). The county's 4.4 percent and Kite's 1.9 percent are less than the region or state.

The most concentrated area of known deteriorated residential housing is in southwest Wrightsville. There are no known concentrated areas of dilapidated housing in Kite or unincorporated Johnson County. There

**TABLE H-5  
JOHNSON 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.	%
<b>Johnson County</b>																		
Total Units	447	13.6	124	3.7	138	3.8	404	12.3	107	3.2	134	3.7						
Occupied Units	333	11.3			42	1.3					25	0.8	239	8.1	196	5.8	139	4.4
Vacant Units	114	34.7			96	19.0					109	21.6						
<b>Kite</b>																		
Total Units	N/A	N/A	0	0	5	3.6	N/A		5	3.2	5	3.6						
Occupied Units					2	1.9					2	1.9	N/A		4	2.7	2	1.9
Vacant Units					3	8.6					3	8.6						
<b>Wrightsville</b>																		
Total Units	75	7.7	37	3.8	24	2.4	57	5.9	26	2.7	20	2.0						
Occupied Units	63	7.1			8	0.9					4	0.5	75	8.5	62	6.4	62	7.0
Vacant Units	12	14.1			16	15.5					16	15.5						
<b>Region</b>																		
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																		
<b>Georgia</b>																		
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](http://www.census.gov); Heart of Georgia Altamaha RDC staff, 2004.



Source: Table H-7.

is only scattered blight. 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), other than in southwest Wrightsville.

## **Ownership and Vacancy Patterns**

Table H-6 provides information on ownership and vacancy patterns for Johnson County, Kite, Wrightsville, 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 Johnson County from 2,148 to 2,498, an increase of 16.3 percent. This compares to a decline in renter occupied units during the same period from a high of 807 in 1980 to 632 in 2000, a loss of 21.7 percent. In 2000, owner occupied units comprised 79.8 percent of the county's occupied housing units, while renters occupied the remaining 20.2 percent. This compared to 72.7% owner occupied and 27.3% renter occupied in 1980.

The actual number of owner occupied housing units in Kite was down to 82 in 2000 from 84 in 1980 and 93 in 1990; however, the percentage increased to 75.9 percent in 2000 from 1980's 59.2 percent. Renter occupied units in Kite declined accordingly, as in the county, to 24.1 percent of the city's occupied housing units. The availability of more rental housing units in Wrightsville is reflected in the overall increase in renter occupied units from 1980 to 2000 (314 to 324), despite a small decline in the 1980s. In 2000, renter occupied units in Wrightsville made up 37.4 percent of the city's occupied housing units as compared to 62.6 percent for owner occupied units. This compared to 34.5 percent renter occupied and 64.6 percent owner occupied in 1980.

The percentage of owner occupied units in Johnson County and Kite 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). Wrightsville's percentage of renter occupied units was 11 percentage points greater than the region and 4.9 percentage points higher than the state. Conversely, Wrightsville's percentage of owner

**TABLE H-6  
JOHNSON COUNTY  
OCCUPANCY STATUS OF HOUSING UNITS, 1980-2000**

	Johnson County						Kite						Wrightsville						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.	%	%	%	%		
Total Housing Units	3,325	100	3,389	100	3,634	100	167	100	147	100	140	100	977	100	969	100	978	100	86,488	100	98,346	100	115,484	100	100	100	100
Occupied Housing Units	2,955	88.9	3,010	88.8	3,130	86.1	142	85.0	130	88.4	108	77.1	886	90.7	881	90.9	867	88.7	N/A		N/A		98,923	85.7	92.3	89.7	91.6
Vacant Housing Units	370	11.1	379	11.2	504	13.9	25	15.0	17	11.6	32	22.9	91	9.3	88	9.1	111	11.3	N/A		N/A		16,561	14.3	7.7	10.3	8.4
Owner Occupied Units	2,148	72.7	2,348	78.0	2,498	79.8	84	59.2	93	71.5	82	75.9	572	64.6	589	66.9	543	62.6	N/A		N/A		72,840	73.6	65.0	64.9	67.5
Renter Occupied Units	807	27.3	662	22.0	632	20.2	58	40.8	37	28.5	26	24.1	314	35.4	292	33.1	324	37.4	N/A		N/A		26,083	26.4	35.0	35.1	32.5
Owner Vacancy Rate		1.2		1.0		1.4	N/A	N/A		0.0		2.4		1.4		1.3		2.0	N/A		N/A		2.1	1.7	2.5	1.9	
Renter Vacancy Rate		11.6		7.8		10.0	N/A	N/A		11.9		13.3		9.2		7.3		9.7	N/A		N/A		14.1	7.9	12.2	8.2	
Owner to Renter Ratio of Vacancy	1.08		.41		.51		N/A	N/A	0		.50		.25		0.35		.31		N/A		N/A		0.36		0.37	0.34	.44
White Householder	2,193	74.2	2,164	71.9	2,148	68.6	N/A	N/A	125	96.2	104	96.3	631	71.2	555	63.0	457	52.7	N/A		N/A		73.0	75.8	74.2	68.9	
Black Householder	760	25.7	840	27.9	967	30.9	N/A	N/A	5	3.8	4	3.7	254	28.7	323	36.7	405	46.7	N/A		N/A		24.6	23.5	24.3	26.7	
Other Race Householder	2	0.1	6	0.2	15	0.5	N/A	N/A	0	0	0	0	1	0.1	3	0.3	5	0.6	N/A		N/A		2.4	0.7	1.5	4.4	
Hispanic Householder	30	1.0	14	0.5	19	0.6	N/A	N/A	1	0.8	2	1.9	6	0.7	5	0.6	5	0.6	N/A		N/A		4.8	1.0	1.3	3.4	
Householder Age 65 or Over	844	28.6	858	28.5	837	26.7	N/A	N/A	54	41.5	45	41.7	279	31.5	298	33.8	254	29.3	N/A		N/A		22.9	18.6	17.9	16.5	

282

Source: U.S. Census Bureau (1980, 1990, 2000), [www.census.gov](http://www.census.gov); Georgia State of the State's Housing: Service Delivery Region 9, UGA, 2003.



occupied units lagged behind both the region and state. These statistics suggest that home ownership of site-built or manufactured housing is an option available to a majority of residents county-wide.

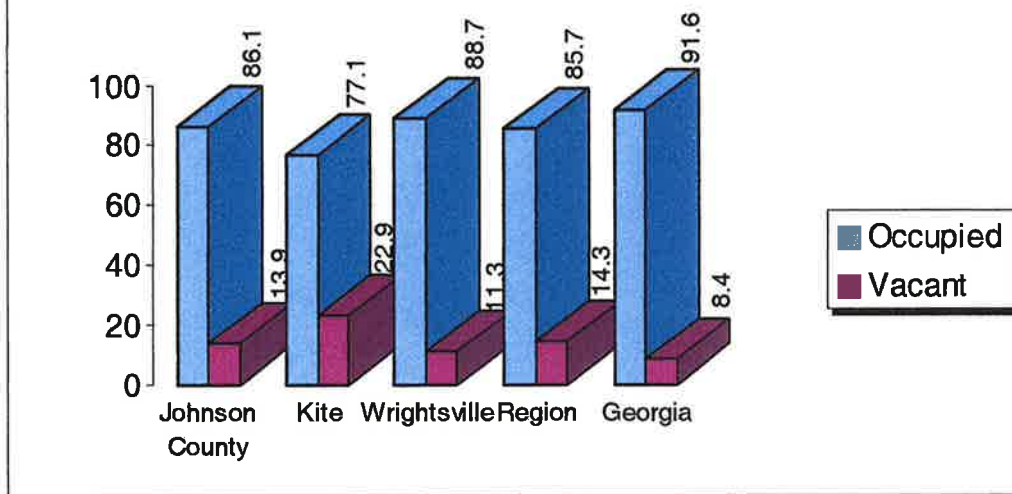
### **Vacancy Rates by Owner/Renter**

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 Johnson County (13.9 percent) at slightly less than those in the region (14.3 percent), but at a rate almost two-thirds greater than Georgia (8.4 percent). At 11.3 percent, Wrightsville has fewer vacant units than the county and the region, but still considerably more than the state. Kite's high vacancy rate of 22.9 percent is double that of Wrightsville, almost triple that of the state, and more than one-and-one-half times that of the county and region. Nearly 1 in 4 of Kite's housing units were reported as vacant in 2000. Johnson 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.

Johnson County had an owner vacancy rate of 1.4 percent in 2000, lower than that of either Wrightsville (2 percent) or Kite (2.4 percent) and lower than both the region's 2.1 percent and the state's rate of 1.9 percent. Only 36 vacant units were listed as available for sale in 2000. See Table H-7. In comparison, Kite had the highest renter vacancy rate county-wide with 13.3 percent, although this was less than the region at 14.1 percent. Johnson County's renter vacancy rate was 10, while Wrightsville's was 9.7. All county municipalities and the region had a renter vacancy rate higher than Georgia's 8.2 percent. About 70 vacant units were available for rent county-wide in 2000. This included only four (4) units in Kite, and 35 units in Wrightsville. Together this means there were almost twice as many housing units available to rent as for sale in the county in 2000. Wrightsville had about one-third of units available for sale and half of the units for rent. Kite had only two units for sale in addition to the four for rent. The limited availability of properties for sale suggests a rather tight housing market for those wishing to purchase, but this is somewhat offset by the limited population growth and resulting light demand. The rental vacancy rate suggests an accommodating market for renters, but this could be affected by condition of housing.

In terms of owner to renter ratios of vacancies for 2000, Wrightsville had the lowest local ratio (.31). Kite and the county were essentially the same at .50 and .51, respectively. Only Wrightsville was lower than the region's .36 and .44 for the state. The owner to renter ratio is a measure of the properties available for sale as a

**Figure H-6  
Occupancy Status of Housing Units in 2000  
(Percentage)**



Source: Table H-6.

percentage of those available for rent. Thus the county and Kite had about half as many units for sale as for rent, while Wrightsville had less than a third as many for sale (11 units) as those for rent (35 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. Johnson County and Kite had about one-third of their total units which were for sale or rent available for purchase in 2000, while Wrightsville had less than one-quarter. As noted earlier, there are more properties for rent than for sale in the county with half of those available for rent located in Wrightsville.

Table H-7 contains data describing the vacancy status of various housing units for Johnson County, Kite, Wrightsville, the region, and Georgia. Vacant units for sale or rent as a percentage of the total vacant housing units in 2000 are compared in Figure H-7. Vacant housing units in Johnson County and Kite are much less likely to be for sale or rent than those in the region or the state. At the same time, vacant units within the county are much more likely to be for sale or rent in Wrightsville, especially for rent. Wrightsville's percentage of vacant housing units available for rent in 2000 was 31.5 percent, essentially the same as that of Georgia (31.6 percent) and more than 5 percentage points higher than the region (25.9 percent). This reflects the fact that Wrightsville has more rental housing units than either Kite or the unincorporated county.

Only a little over one-fifth (21 percent) of Johnson County's vacant housing units were on the market in 2000. This compared to Kite's 19 percent and Wrightsville's 41 percent. In comparison, across the region more than 35 percent of vacant properties were on the market. Almost 46 of Georgia's vacant units were on the market available for sale or rent. This is likely due to the age and condition of the housing stock and to families retaining control over an old homeplace, even if vacant. While this ordinarily would make for a rather tight housing market, it is ameliorated by the lack of strong population growth.

## **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 Johnson County due to their relatively small numbers and percentages. See Table H-7. In 2000, the county's 37 seasonal housing units were 7.3 percent of its total vacant housing units. Kite had no such units in 1990 or 2000, while Wrightsville had 4 seasonal units in 2000 (3.6 percent). These figures are low compared to 15.1 percent for the region and 18.2 percent for the state.

**TABLE H-7  
JOHNSON COUNTY  
VACANCY STATUS OF HOUSING UNITS, 1980-2000**

	Johnson County						Kite						Wrightsville					
	1980		1990		2000		1980		1990		2000		1980		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Total Vacant Housing Units	370	100	379	100	504	100	25	100	17	100	32	100	91	100	88	100	111	100
For Sale Only	26	7.0	23	6.1	36	7.1	N/A	N/A	0	0	2	6.3	8	8.8	8	9.1	11	9.9
For Rent	24	6.5	56	14.8	70	13.9	N/A	N/A	5	29.4	4	12.5	32	35.2	23	26.1	35	31.5
Rented or Sold, Not Occupied	23	6.2	34	9.0	34	6.7	N/A	N/A	2	11.8	1	3.1	N/A	N/A	11	12.5	3	2.7
For Seasonal, Rec., or Occasional Use	97 <sup>1/</sup>	26.2 <sup>1/</sup>	32	8.4	37	7.3	N/A	N/A	0	0	0	0	6 <sup>2/</sup>	6.7 <sup>2/</sup>	3	3.4	4	3.6
For Migratory Workers			0	0	0	0	N/A	N/A	0	0	0	0			0	0	0	0
Other Vacant	118	31.9	234	61.7	327	64.9	N/A	N/A	10	58.8	25	78.1	45	49.5	43	48.9	58	52.3
Vacant Units for Sale Only as % of Units for Rent or Sale	N/A	52.0		29.1		34.0	N/A	N/A		0		33.3	N/A	20.0		25.8		23.9
Vacant, built 1950-59	N/A	N/A	N/A	N/A	92	18.3	N/A	N/A	N/A	N/A	14	40.0	N/A	N/A	N/A	N/A	13	12.6
Vacant, built 1940-49	N/A	N/A	N/A	N/A	49	9.7	N/A	N/A	N/A	N/A	0	0	N/A	N/A	N/A	N/A	16	15.5
Vacant, built 1939 or Earlier	N/A	N/A	N/A	N/A	84	16.7	N/A	N/A	N/A	N/A	3	8.6	N/A	N/A	N/A	N/A	16	15.5
Vacant Lacking Compl. Plumbing	114	34.7	N/A	N/A	96	19.0	N/A	N/A	N/A	N/A	3	8.6	12	14.1	N/A	N/A	16	15.5
Vacant Lacking Compl. Kitchen	N/A	N/A	N/A	N/A	109	21.6	N/A	N/A	N/A	N/A	3	8.6	N/A	N/A	N/A	N/A	16	15.5

	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 <sup>1/</sup>	19.5 <sup>1/</sup>	33,637	12.4	50,064	18.2
For Migratory Workers					207	1.2			617	0.2	969	0.4
Other Vacant					6,652	40.2	32,263	20.6	63,612	23.4	78,637	28.6
Vacant Units for Sale Only as % of Units for Rent or Sale	N/A	N/A	N/A	N/A		26.5		27.2		25.2		30.7
Vacant, built 1950-59	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	26,859	9.8
Vacant, built 1940-49	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	16,238	5.9
Vacant, built 1939 or Earlier	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	20,958	7.6
Vacant Lacking Compl. Plumbing	N/A	N/A	N/A	N/A	N/A	N/A	3,762 <sup>2/</sup>	4.9	N/A	N/A	12,423	4.5
Vacant Lacking Compl. Kitchen	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	16,556	6.0

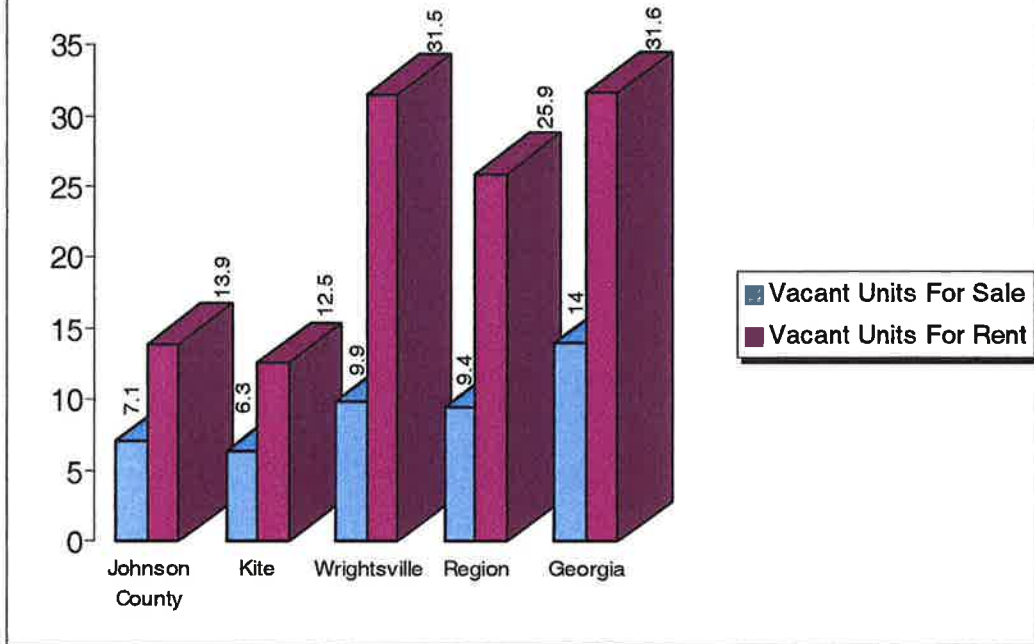
<sup>1/</sup> Includes migratory.

<sup>2/</sup> Includes only vacant for sale or rent, lacking complete plumbing.

<sup>3/</sup> Includes seasonal and migratory only.

Source: U.S. Census Bureau (1980, 1990, 2000), [www.census.gov](http://www.census.gov); *Georgia State of the State's Housing: Service Delivery Region 9*, UGA, 2003.

**Figure H-7**  
**Vacant Units For Sale or Rent as Percent of Total Vacant**  
**in 2000**



Source: Table H-7.

## 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 Johnson County, Kite, and Wrightsville by percentage in 2000 as compared to the region and Georgia. At 68.6 percent, the percentage of white householders in the county is only slightly less than that of the state (68.9 percent), but is about 4.5 percentage points less than the region's 73 percent. The percentage of black householders within Johnson County (30.9 percent) is more than 4 percentage points higher than Georgia's 26.7 percent and 6.3 percentage points higher than the region (24.6 percent). Other race householders are significantly less in the county than the region, and especially than the state. Kite's householders are predominantly white at over 96 percent, while Wrightsville's householders are approaching a 50-50 ratio of white to black (52.7 percent versus 46.7 percent). Although there are more Hispanic householders in the region (4.8 percent) than the state (3.4 percent), there are far fewer in Johnson County and Wrightsville (each at 0.6 percent). Kite has the highest percentage county-wide with 1.9 percent.

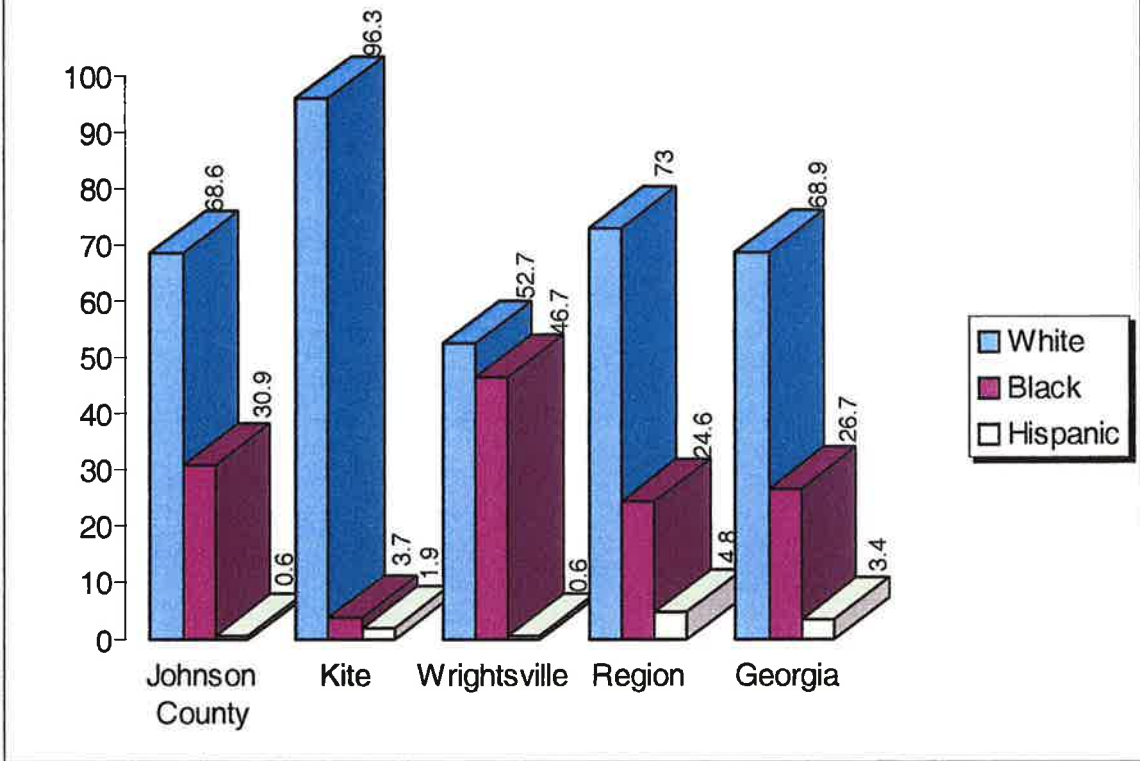
The percentage of householders age 65 and older in Johnson County, its two cities, the region, and Georgia in 2000 is depicted in Figure H-9. While the overall population is aging, householders within the county (26.7 percent) are much more likely to be 65 or over than those in the region (22.9 percent), which itself has many more such householders than the state (16.5 percent). The percentage of elderly householders is lower in the county than its cities, with Kite having the largest proportion at more than 4 in 10. 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 Johnson County, and an opportunity to utilize them in marketing for potential new residents and is consistent with bedroom community promotion.

## Cost of Housing

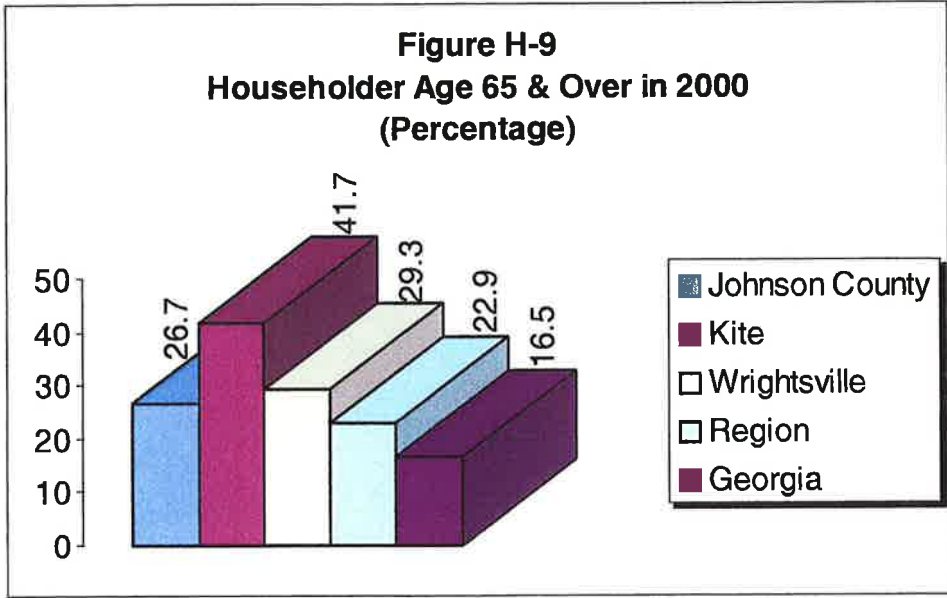
### Median Values

Table H-8 provides information on the cost of housing in Johnson 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

**Figure H-8**  
**Race/Origin of Householder in 2000**  
 (Percentage)



Source: Table H-6.



Source: Table H-6.



**TABLE H-8  
JOHNSON COUNTY  
OWNER COST OF HOUSING, 1980-2000**

	Johnson County						Kite						Wrightsville						
	1980		1990		2000		1980		1990		2000		1980		1990		2000		
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	
<b>Owner Specified Value</b>																			
Less than \$50,000	1,132	93.9	910	76.6	666	52.1	N/A		69	94.5	36	61.0	449	93.5	326	75.6	237	59.3	
\$50,000 - \$99,999	69	5.7	253	21.3	451	35.3			3	4.1	23	39.0	31	6.5	97	22.5	150	37.5	
\$100,000 or more	4	0.3	25	2.1	161	12.6			1	1.4	0	0	0	0	8	1.9	13	3.3	
Median	\$19,600		\$31,600		\$48,000				\$22,700		\$46,200		\$21,400		\$32,900		\$40,000		
<b>Median Purchase Price of Single Family Units</b>	N/A		N/A		\$53,899		N/A		N/A		N/A		N/A		N/A		N/A		
<b>Monthly Owner Costs Not Mortgaged</b>																			
Less than \$300	652	54.1	712	58.9	706	55.2			59	72.0	39	66.1	254	52.9	241	54.8	237	59.3	
\$300-\$499	416	34.5	138	11.4	33	2.6			7	8.5	0	0	169	35.2	66	15.0	4	1.0	
\$500-\$699	109	9.0	247	20.4	130	10.2			10	12.2	5	8.5	57 <sup>2/</sup>	11.9	93	21.1	40	10.0	
\$700-\$999	28 <sup>2/</sup>	2.3	74	6.1	128	10.0			6	7.3	10	16.9			19	4.3	27	6.8	
\$1,000 or More			34	2.8	165	12.9			0	0	3	5.1			17	3.9	69	17.3	
Median with Mortgage	\$236		\$369	N/A	\$693				\$345	N/A	\$600	N/A	\$225		\$344		\$753	N/A	
Median without Mortgage	\$102		\$155	N/A	\$200				\$117	N/A	\$210	N/A	\$97		\$180		\$194	N/A	
<b>Owner Housing Costs as %<sup>1/</sup></b>																			
Less than 20%	N/A		779	64.4	772	60.4			55	67.1	30	50.8	N/A	N/A	252	57.3	253	63.3	
20-29%			222	18.4	197	15.4			17	20.7	16	27.1			96	21.8	54	13.5	
30% or More			196	16.2	286	22.4			10	12.2	13	22.0			92	20.9	93	23.3	
<b>Owner Occupied Households Below Poverty Level</b>	417	19.4	451	19.2	440	17.6			N/A	N/A	19	24.4	N/A	N/A	N/A	N/A	110	19.5	
<b>Owner Occupied Householder 65 Years or Over Below Poverty Level</b>	N/A		241	33.7	215	29.2			N/A	N/A	9	25.0	N/A	N/A	N/A	N/A	45	25.7	

	Region						Georgia					
	1980		1990		2000		1980		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
<b>Owner Specified Value</b>												
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
<b>Median Purchase price of Single Family Units</b>					\$71,937						\$150,625	

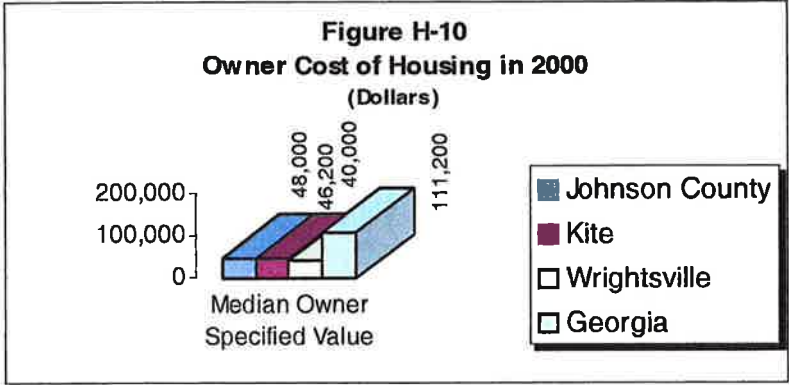
Monthly Owner Costs												
Not Mortgaged	N/A		N/A		18,722	46.2		32.0		29.7		24.7
Less than \$300					798	2.0		27.4		4.1		0.6
\$300-\$499					3,332	8.2		27.6		12.8		3.9
\$500-\$699					6,099	15.1				15.4		9.5
\$700-\$999					6,685	16.5				20.5		21.3
\$1,000 or More					4,847	12.0		3.0 <sup>2/</sup>		17.6		39.9
Median with Mortgage								\$340		\$737		\$1,039
Median without Mortgage								\$107		\$182		\$259
Owner Housing Costs as % of income <sup>1/</sup>	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

<sup>1/</sup> Does not add to 100% because does not include households "not computed."

<sup>2/</sup> Includes \$500 or more

<sup>3/</sup> Includes \$300 or more

Source: U.S. Census Bureau (1980, 1990, 2000), [www.census.gov](http://www.census.gov); *Georgia State of the State's Housing: Service Delivery Region 9*, UGA, 2003.



Source: Table H-8.

specified value of housing within the county (\$48,000) is less than half of the state's \$111,200. The median value was least in Wrightsville at \$40,000, compared to \$46,200 for Kite. Median owner specified value in Johnson County is also significantly lower than surrounding counties (a region value was not available). Johnson County's \$48,000 median specified value in 2000 was nearly \$3,000 less than the median specified value in Emanuel (\$50,800) and nearly \$7,000 less than the next lowest county, Treutlen (\$56,600). Johnson's median value was almost \$26,000, or more than a third less than that of the highest surrounding county median value, Laurens (\$73,900). Other surrounding county values were: Jefferson (\$56,900); Washington (\$66,900); and Wilkinson (\$61,500).

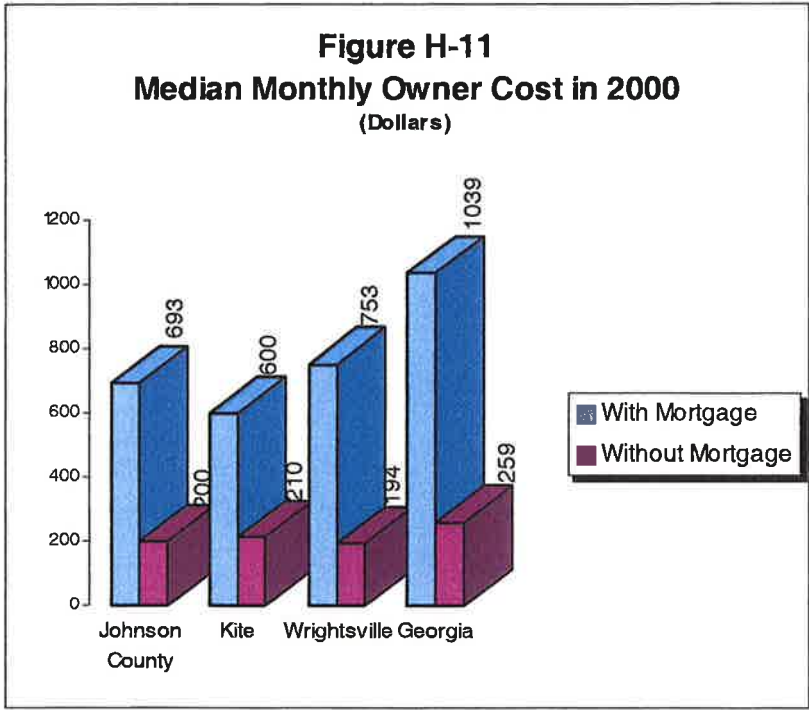
According to UGA's Regional Housing Study (2003), existing homes sold in Johnson County for the lowest average price (\$55,000) in Region 9, along with Tattnall, Treutlen, Wheeler, and Wilcox counties. The median purchase price for a single-family home in Johnson County was \$53,899 in 2000. This was substantially less than the median for the region (\$71,937) in 2000. The median purchase price for the state (\$150,625) was nearly three times that of Johnson County and more than double the region in 2000.

Figure H-11 illustrates the median monthly owner cost with and without a mortgage in 2000. The median monthly owner cost of housing is, as expected, much less within Johnson County as compared to Georgia. In the county, the median monthly cost for those with a mortgage is \$693 or approximately 60 to 70 percent of that in the state (\$1,039). It is even less in Kite at \$600, while the median in Wrightsville is \$753. For those without a mortgage, the cost difference (or cost of living) with the state (\$259) is 20 to 25 percent less within Johnson County (\$200). In Kite, the monthly owner cost without a mortgage is slightly higher at \$210 than the county, while Wrightsville is the least expensive at \$194. 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 bedroom community marketing.

## **Owner Cost Burden**

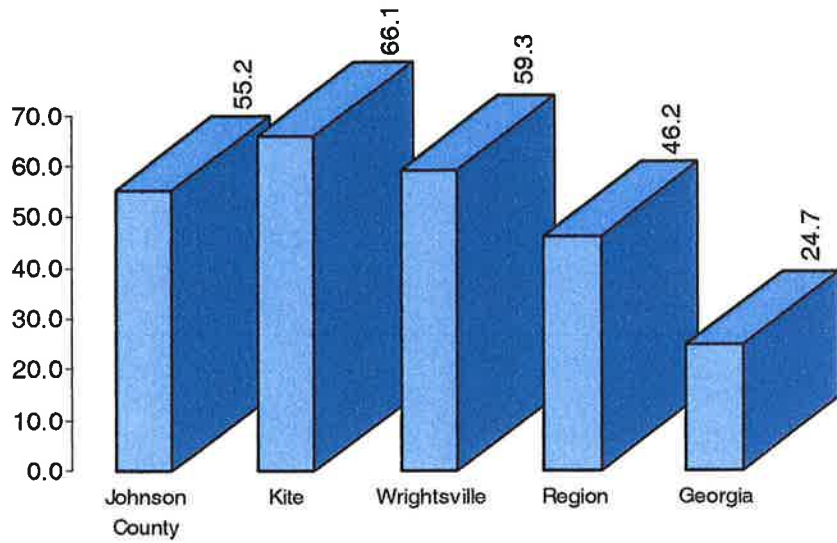
The U.S. Census Bureau defines cost burdened as paying more than 30 percent of one's gross income for housing costs. Householders in Johnson County are only slightly more likely to be cost burdened than those in Georgia, with the difference 2.3 percentage points at most.

Homeowners within the county (55.2 percent) are more than twice as likely to not have a mortgage than those in Georgia (24.7 percent). See Figure H-12. The 30 percent is even higher in the cities, with nearly 60



Source: Table H-8.

**Figure H-12**  
**Percentage of Owners Without a Mortgage, 2000**



Source: Table H-8.

percent of homeowners in Wrightsville and just under two-thirds in Kite not having a mortgage. This can be attributed to more elderly householders who have paid off their homes, as well as to the older housing stock. This is a saving grace because of low incomes in the county.

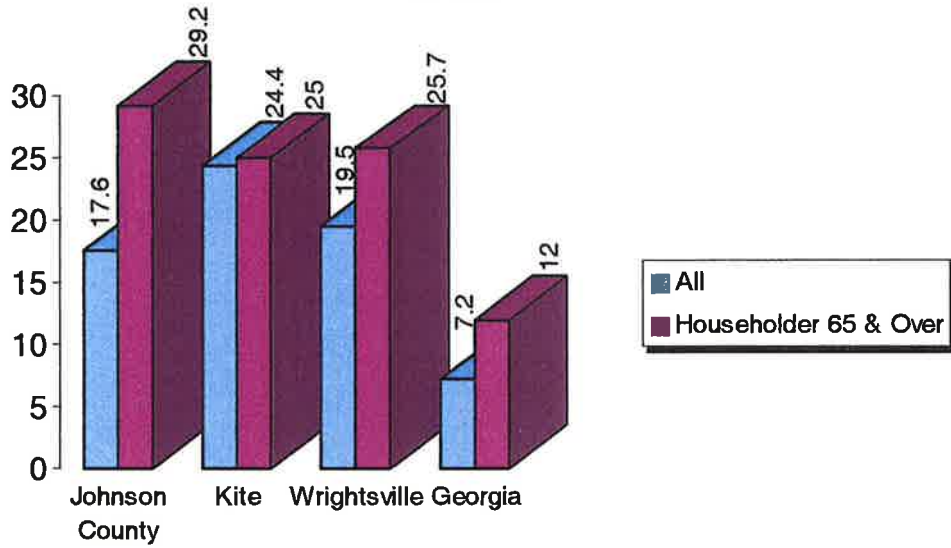
In terms of poverty, homeowners within Johnson County are two to three plus times more likely to be below the poverty level than those in Georgia as a whole (7.2 percent). See Figure H-13. The range for all homeowners is 17.6 percent for the county, 19.5 percent for Wrightsville, and 24.4 percent for Kite. The poverty statistics for elderly homeowners are even higher with 1 in 3 of Johnson County's homeowners aged 65 and older living below the poverty level. Kite and Wrightsville's elderly homeowners also have high rates of poverty (25 and 25.7 percent, respectively). These percentages are more than double that of the state (12 percent). These statistics confirm low incomes in the county, but also have implications for housing condition. Many of these homeowners will not be able to afford housing improvements without financial assistance.

### **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 Johnson County and its cities as compared to the state. As expected, rent within Johnson County is only 38 to 48 percent of the state's median of \$613. Kite's is the least expensive at \$231 followed by \$259 in the county and \$295 in Wrightsville. Although a region median gross rent figure is not available, Johnson County's median rent of \$259 was nearly \$40 cheaper than the median rent in the next closest county of its surrounding counties, and was more than \$100 cheaper than two of the surrounding counties. Surrounding counties' median gross rents in 2000 were: Emanuel (\$296); Jefferson (\$300); Laurens (\$392); Treutlen (\$309); Washington (\$342); and Wilkinson (\$366). Johnson County rents are from 12.5 to 34 percent less than surrounding counties, and 137 percent less than the state.

Figure H-15 shows that renters within the county and Kite are 4 times more likely than those in the state as a whole to not pay any cash rent. The percentages are 24.7 for Johnson County and 25.9 for Kite compared to 6.1 for Georgia. Within Wrightsville, renters are more likely to pay rent (only 11.3 percent with no cash rent) than in the county as a whole, even moreso than those renters in the region (13.9 percent with no cash rent), but are still less likely to not have to pay cash rent than others in the state.

**Figure H-13**  
**Percent Owners Below Poverty Level in**  
**2000**



Source: Table H-8.



**TABLE H-9  
JOHNSON COUNTY  
RENTER COST OF HOUSING, 1980-2000**

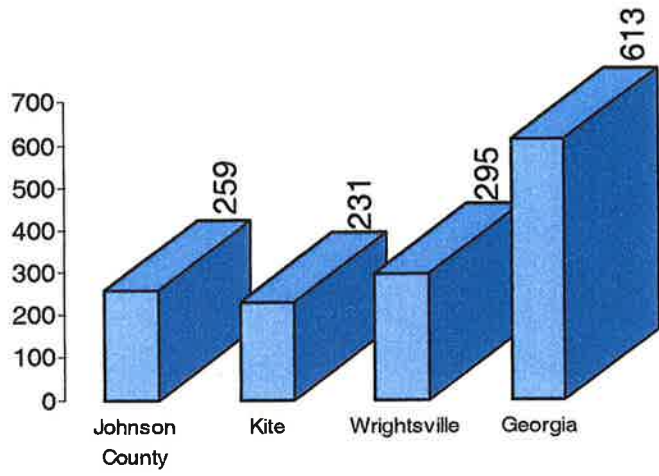
	Johnson County						Kite						Wrightsville						
	1980		1990		2000		1980		1990		2000		1980		1990		2000		
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	
<b>Monthly Gross Rent</b>																			
No Cash Rent	110	18.5	74	12.3	145	24.7			8	21.6	7	25.9	22	7.4	17	5.9	36	11.3	
Less than \$200	446	75.0	280	46.4	139	23.7			13	35.1	5	18.5	256	86.5	123	42.9	96	30.1	
\$200-\$299	39	6.6	135	22.4	105	17.9			10	27.0	12	44.4	18	6.1	69	24.0	47	14.7	
\$300-\$499	0	0	105	17.4	147	25.0			6	16.2	3	11.1	0	0	78	27.2	98	30.7	
\$500 or More	0	0	9	1.5	51	8.7			0	0	0	0	0	0	0	0	42	13.2	
Median	\$106		\$193	N/A	\$259				\$209		\$231		\$112		\$219		\$295		
<b>Gross Rent as % of Income<sup>1/</sup></b>	N/A	N/A																	
Less than 20%			222	36.8	126	21.5			22	59.5	10	37.0	N/A	N/A	69	24.0	67	21.0	
20-29%			120	19.9	86	14.7			0	0	2	7.4			79	27.5	65	20.4	
30% or More			185	30.7	213	36.3			7	18.9	8	29.6			122	42.5	138	43.3	
Renter Occupied Households Below Poverty Level	425	52.7	326	49.2	324	51.3			N/A	N/A	8	29.6			N/A	N/A	N/A	177	55.5
Renter Occupied Householder 65 Years or Over Below Poverty Level			116	67.4	65	51.2			N/A	N/A	0	0			N/A	N/A	29	44.6	

	Region						Georgia					
	1980		1990		2000		1980		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
<b>Monthly Gross Rent</b>												
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
<b>Gross Rent as % of Income<sup>1/</sup></b>	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

<sup>1/</sup> Does not add to 100% because does not include households "not computed."

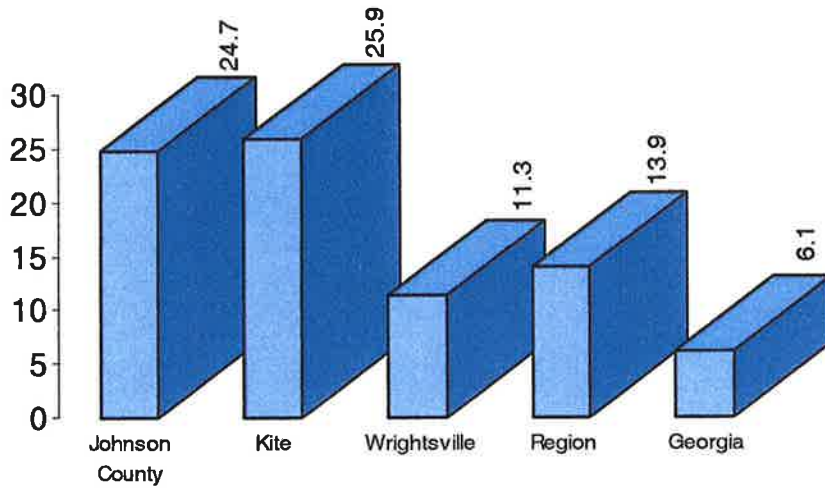
Source: U.S. Census Bureau (1980, 1990, 2000), [www.census.gov](http://www.census.gov)

**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.

## **Renter Cost Burden**

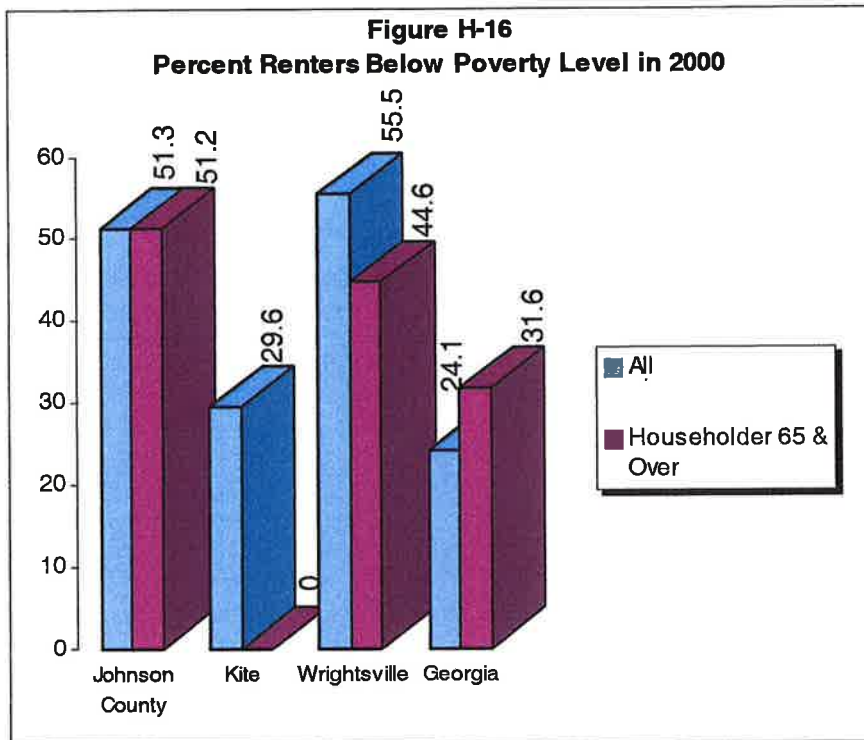
Renters who do have to pay cash rent within Johnson County are more likely to be cost burdened (36.3 percent) than the region (31.6 percent) or state (35.4 percent). Renters in Wrightsville (43.3 percent) are even more likely to spend in excess of 30 percent of their gross income on housing. Renters in Kite are less likely at 29.6 percent. According to UGA's Regional Housing Study (2003), Johnson County renters were the most likely in the region to be severely cost burdened. This is defined as paying in excess of 50 percent of one's gross income for rent and related expenses. More than one-fifth of Johnson County renters (20.3 percent) spent more than 50 percent of their income on housing costs in 1999.

Renters within Johnson County are more than twice as likely as those in the state as a whole to be below the poverty level. Figure H-16 shows that 51.3 percent of all renters within the county are below the poverty level compared to 24.1 percent for Georgia. More than 55 percent of Wrightsville's renters and about 30 percent of Kite's live below the poverty line. Just over one-half of Johnson County householders age 65 or over who rent are below the poverty level, while there are none in Kite and about 45 percent in Wrightsville as compared to slightly less than one-third in the state. These statistics help explain the heavy housing cost burden for Johnson County renters and again confirm the low incomes of the county. It also helps explain the low monthly rents in the county; the county's renters can not afford high rents. If you are elderly, in Johnson County especially, and rent, you are of very low income. Renters within the county are probably also occupying housing units in the county in poorer conditions.

Johnson County has 90 units of public housing (low rent units), all located in Wrightsville. According to the 2003 UGA Regional Housing Study, this is equivalent to 10.51 units per 1,000 population, and is less than the Region average of 11.02 such units per 1,000 population. This is also lower than any of the surrounding counties of Emanuel (261 units, 11.95/1000), Laurens (550 units, 12.26/1000), or Treutlen (120 units, 17.51/1000). 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 Johnson County and its municipalities. These statistics confirm known trends, amplify



Source: Table H-9.

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 Johnson County, even though there are concerns with condition, the lack of incomes to finance improvements, and the cost burdens for renters 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 300 net new housing units are needed in the next 20 years to accommodate expected population growth. With the existing housing supply, the ample availability of land, and the prevalent use of manufactured homes, these needs are expected to be easily met. The housing market in Johnson County can easily accommodate expected and desired economic development, future population, and planned land use goals. The housing market will even support the objectives of bedroom community growth and new resident attraction. The increasing vacancies in existing housing created by an aging population will provide an ability to market available properties for those interested in the protected rural character and quality of life. As mentioned, there are particular concerns.

A major housing concern in Johnson 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. Few new homes are being built or sold in Johnson County. None were sold in 2000, and only 21 existing houses were sold that year. Only one building permit for single-family or multi-family housing was issued in Johnson County in 2001, although permits are not required county-wide. The growing reliance on manufactured housing is also a concern. On the plus side, housing remains relatively affordable, vacant land is available for new housing construction, and there are vacant housing units available for sale or rent, particularly for rent.

Johnson 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 development regulations, including improved manufactured housing standards, and specific ordinances to upgrade/mitigate blighted properties may be needed. Public and private programs to repair or rehabilitate substandard homes owned and rented by low income and elderly residents need to be pursued. At the same

time, there is a need to promote availability of existing rehabilitation grant programs to qualified homeowners and renters. 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. Such a rehabilitation initiative is more needed than say Habitat for Humanity, which focuses on new construction.

The growing reliance on manufactured homes, while easing any concerns about affordability, does raise a newly emerging issue. Such homes have relatively limited useful lives. The low incomes of the county will likely cause many dilapidated manufactured homes to be abandoned since they are expensive and hard to properly dispose. This is not a major issue at present, but may become so in the future. Available housing also needs to be more widely marketed to potential new residents. The private sector is expected to meet most of the future housing needs of the county, but a supportive and conducive environment needs to be nurtured and fostered by the local governments.

## **Summary of Needs**

1. There is a need to promote and utilize existing public loan and grant programs to rehabilitate existing substandard housing, and to provide quality, affordable housing throughout the community.
2. There is a need to develop and enforce specific ordinances to upgrade/mitigate blighted properties as necessary to promote decent, safe, and sanitary housing and a well-maintained community.
3. There is need to establish a local program to assist with repairing homes owned by low income and elderly residents on fixed incomes.
4. There is a need to adopt specific county-wide land use and development regulations, including improved manufactured housing standards, to regulate individual manufactured homes and manufactured home parks, and possibly disposal.

5. There is a need to publicize/market available housing on a regional basis, especially that being vacated by the elderly county-wide, to potential new residents to help provide an adequate supply of various housing types.
6. There is a need to encourage land development near cities and existing infrastructure so as to provide for coordinated and planned growth.

The chosen goal, objectives, and implementation policies/actions for Johnson County, Kite, and Wrightsville to meet these identified needs are outlined below. The strategies outlined are consistent with other plan elements in an effort to make Johnson County a better place to live and work, to meet identified needs, protect important natural and cultural resources, and support planned growth.



**JOHNSON HOUSING  
GOAL/OBJECTIVES/IMPLEMENTATION  
POLICIES/ACTIONS**

**GOAL:** To ensure access to quality and affordable housing for all existing and future residents.

**OBJECTIVE 1:** Improve the quality of housing county-wide.

**POLICIES/ACTIONS:**

**Action 1.1:** Develop and enforce county-wide ordinance to upgrade/mitigate blighted properties.

**Action 1.2:** Continue pursuit of public funds, such as CDBG and CHIP grants, for rehabilitation of substandard housing.

**Action 1.3:** Establish a local Christmas in April or other similar program to assist with repairing homes owned by low income and elderly residents on fixed incomes.

**Action 1.4:** Publicize availability and promote use of USDA rehabilitation grants to low and moderate income homeowners.

**Action 1.5:** Adopt county-wide land development regulations, including improved manufactured housing standards, to regulate individual manufactured homes and manufactured home parks.

**OBJECTIVE 2:** Provide adequate supply of housing of various types to meet existing and future demand.

**POLICIES/ACTIONS:**

**Action 2.1:** Work with Chamber and realty companies to publicize/market available housing on a regional basis,

especially that being vacated by the elderly county-wide,  
to potential new residents.

**Action 2.2:** Encourage land development near cities and existing  
infrastructure.

# LAND USE

## Introduction

Land use is one of the required elements of the Georgia Planning Act for obvious reasons. The landscape and the way land is used is often visible and tangible evidence of planning or the lack thereof. It reveals the pattern of growth and development, and how we relate to the natural environment. It often defines what we view as the character of our community, and is a major component in our determination of quality of life. As science evolves, we realize with greater certainty that the way our land is used and managed has definite implications for air and water quality, and the diversity and health of our ecosystems.

The awareness of the impacts and consequences of the way land is used illustrate the need for wise use of our finite supply of land, and the necessity of sound decisions in its development or protection. The need for smart growth and development, which accommodates our development needs while maintaining balance and control, and limiting impacts on the natural and built environment, is recognized in the state goal for land use. This is stated in the Minimum Planning Standards as, “to ensure that land resources are allocated for uses that will accommodate and enhance the state’s economic development, natural and historic resources, community facilities, and housing, and to protect and improve the quality of life of Georgia’s residents.”

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 reek 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.

Johnson County and its municipalities are united in their vision and desires for growth. It is a small, rural county with abundant natural resources and great natural beauty. The county's vision for its growth and development is one that protects and utilizes its natural resources and landscape to continue growth and development conducive and compatible with such natural beauty. Land uses would continue to look similar to those existing, and the rural character would be maintained. Infrastructure and amenities would be expanded and developed to support and attract both population and business growth, primarily in or adjacent to the existing municipalities and developed areas.

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 Johnson County, Kite, and Wrightsville was examined by Heart of Georgia Altamaha RDC Geographic Information Systems staff in conjunction with the Johnson County Board of Assessors office. Digitized tax parcel information was converted into land use information through 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, and would be more accurate when agriculture/forestry are considered as a land use together. This information herein is certainly much better than that of the previous plan because of the use of the underlying digital tax parcel information. The resulting information was reviewed and verified by local government personnel.

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, farmstands, specialty farms, livestock/poultry production, etc. or other similar rural uses.
Forestry:	Land dedicated to commercial timber or pulpwood production or other woodland use.

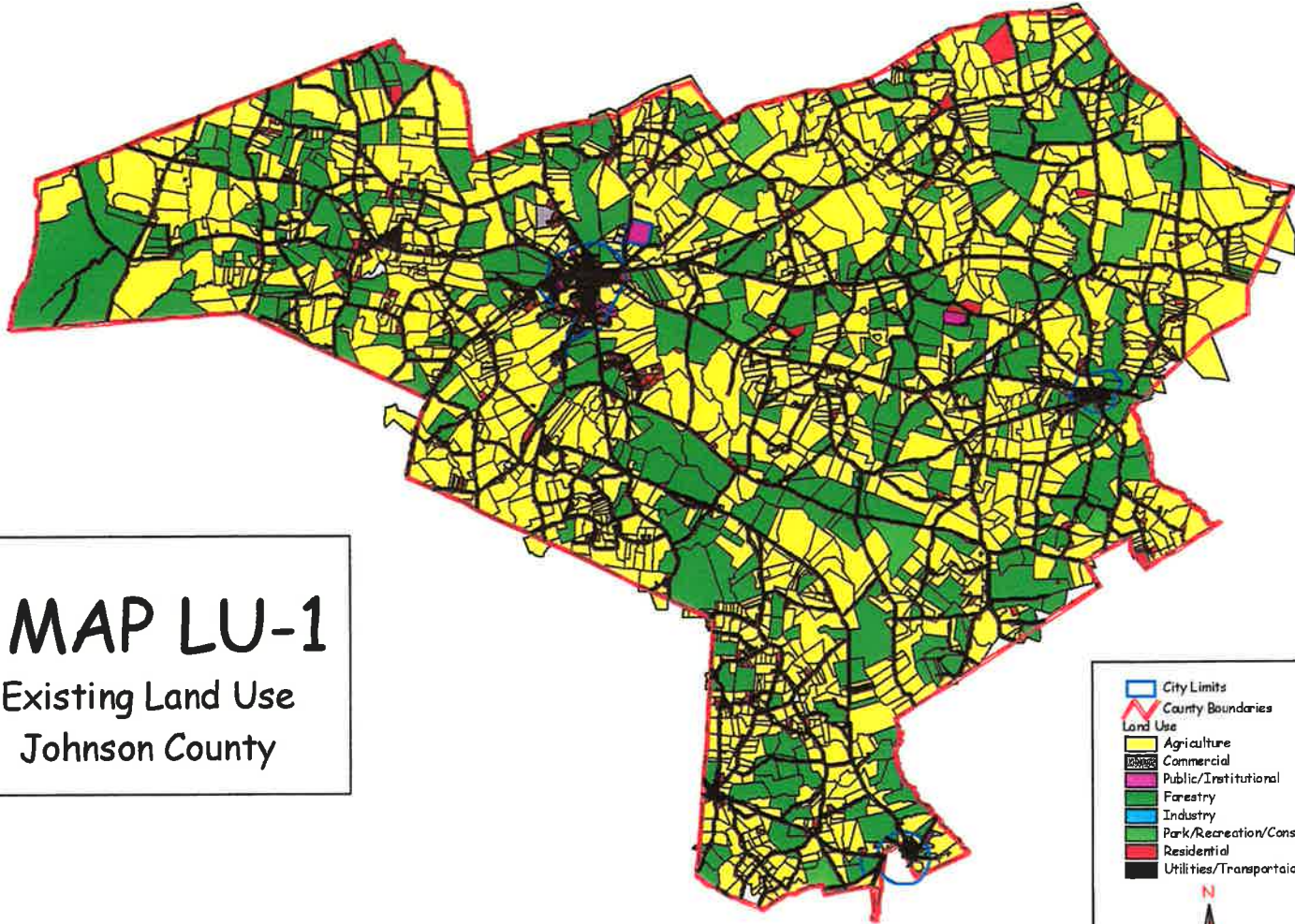
The results of the existing land use inventory are shown on maps LU-1, LU-2, and LU-3 which depict current uses of land in unincorporated Johnson County, and the cities of Kite, and Wrightsville, respectively.

Table LU-1 details the estimated acreage of existing land uses in Johnson County for each of the eight categories of land uses specified above.

Johnson County encompasses approximately 195,000 acres or about 306 square miles. Its 2000 population density was only a little over 28 persons per square mile, more than five times less than the Georgia average of 141 persons per square mile. Johnson County is a small, rural county with basically a stagnant population (other than the recent Johnson State Prison growth) over the last 20 years. Its 2000 Census population of 8,560 ranked 137 out of 159 Georgia counties, and was only a little over two-thirds the county's 1930 population of 12,681. The existing land use information in Table LU-1 notes that about 91 percent of land use acreage is now in the rural uses of agriculture or forestry. The majority of land is likely in forestry use despite Table LU-1 statistics. This is because the information in LU-1 was compiled based on predominant use by tax parcel. A 1997 USDA Forest Service study noted almost 139,000 acres of forestland in Johnson County. The U.S. Census

# MAP LU-1

Existing Land Use  
Johnson County



City Limits  
County Boundaries

Land Use

- Agriculture
- Commercial
- Public/Institutional
- Forestry
- Industry
- Park/Recreation/Conservation
- Residential
- Utilities/Transportation

N

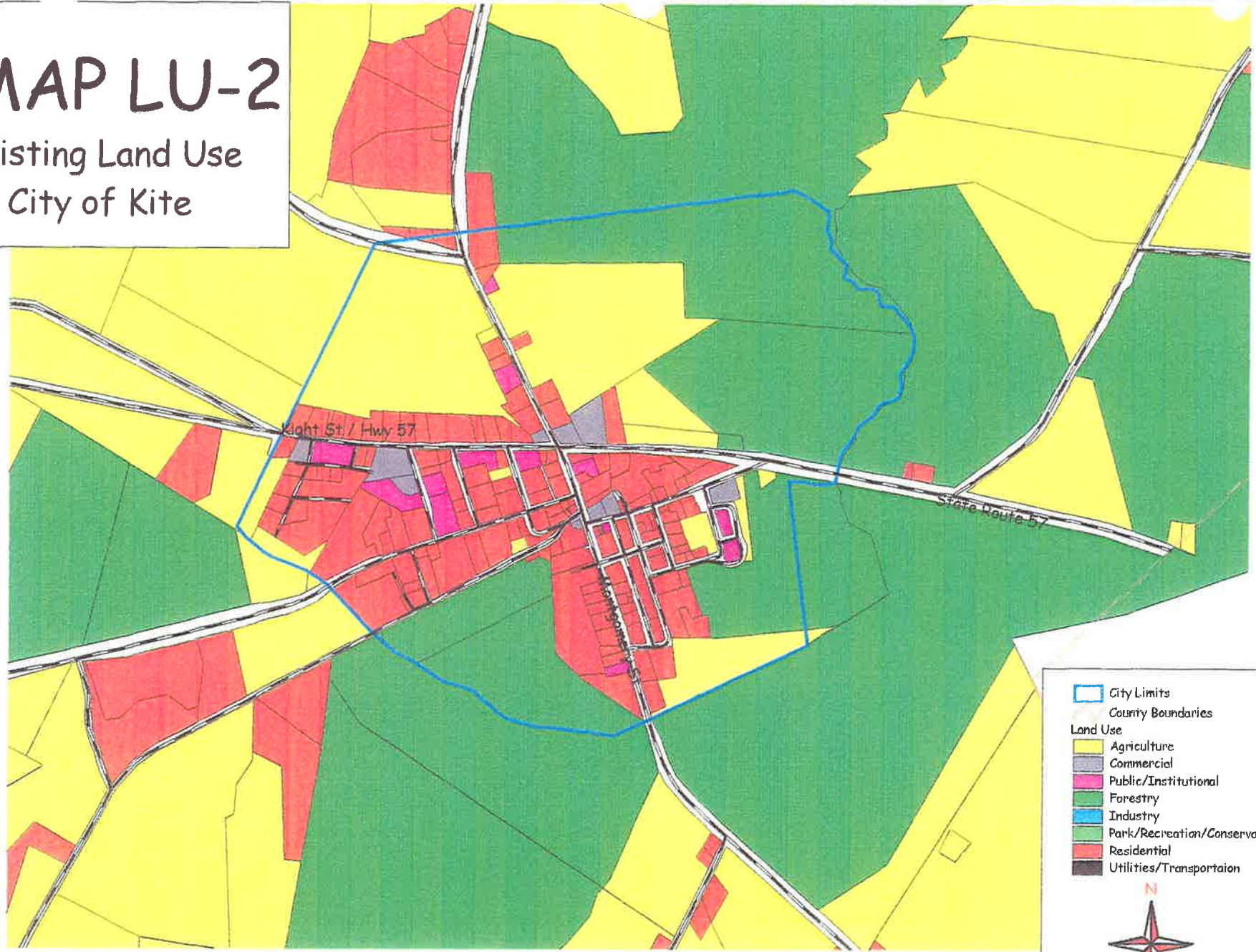


SOURCE: Heart of Georgia Altamaha RDC, 2004  
Heart of Georgia Altamaha RDC, 2004



# MAP LU-2

Existing Land Use  
City of Kite



- City Limits
- County Boundaries
- Land Use
  - Agriculture
  - Commercial
  - Public/Institutional
  - Forestry
  - Industry
  - Park/Recreation/Conservation
  - Residential
  - Utilities/Transportation



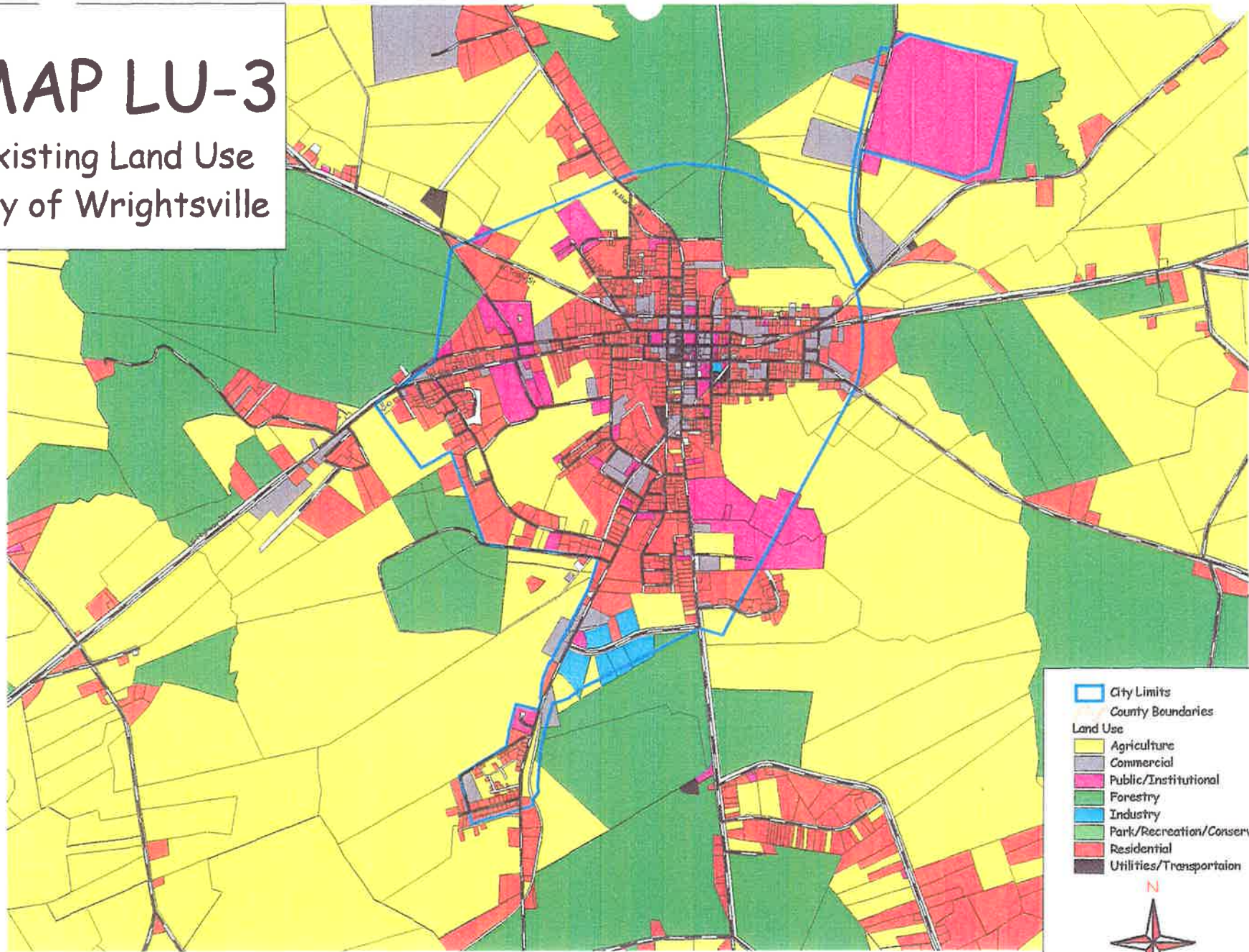
SOURCE: Heart of Georgia Altamaha RDC, 2004  
Heart of Georgia Altamaha RDC, 2004





# MAP LU-3

Existing Land Use  
City of Wrightsville



- City Limits
- County Boundaries
- Land Use
  - Agriculture
  - Commercial
  - Public/Institutional
  - Forestry
  - Industry
  - Park/Recreation/Conservation
  - Residential
  - Utilities/Transportation



SOURCE: Heart of Georgia Altamaha RDC, 2004  
Heart of Georgia Altamaha RDC, 2004

1000 0 1000 2000 3000 Feet

**TABLE LU-1**  
**Existing Land Use Distribution, 2004**  
**(Acres)**  
**Johnson County, Kite and Wrightsville**

<u>Land Use Category</u>	<u>Total County</u>	<u>% of Total County</u>	<u>Unincorporated<sup>1/</sup> County</u>	<u>% of Unincorporated County</u>	<u>Kite</u>	<u>% of Kite</u>	<u>Wrightsville</u>	<u>% of Wrightsville</u>
Agriculture	120,674	61.9%	117,276	62.9%	338	16.1%	3,060	46.9%
Forestry	56,947	29.2%	53,575	28.7%	1,555	74.2%	1,817	27.8%
Residential	6,966	3.6%	6,041	3.2%	143	6.8%	782	12.0%
Commercial	402	0.2%	233	0.1%	11	0.5%	158	2.4%
Industrial	181	0.1%	5	Less than 0.1%	0	0%	176	2.7%
Public/Institutional	706	0.4%	291	0.2%	14	0.7%	401	6.1%
Park/Recreation/ Conservation	2,708	1.4%	2,698	1.4%	0	0%	10	0.2%
Transportation/ Communications/Utilities	6,436	3.3%	6,275	3.4%	36	1.7%	125	1.9%
<b>Total</b>	<b>195,020</b>	<b>100.1%</b>	<b>186,394</b>	<b>99.9%</b>	<b>2,097</b>	<b>100%</b>	<b>6,529</b>	<b>100%</b>

<sup>1/</sup> Includes City of Adrian.

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, 2004.

of Agriculture noted almost 97,000 acres of Johnson County in farms in 1997 with almost 24,000 acres of harvested cropland. Row/forage crops, livestock, and timber were the top farm commodities. Nearly half of Johnson County's land is considered prime farmland.

Only about four percent of the county's land area lies in the incorporated municipalities of Kite and Wrightsville. Most of the development and economic activity in Johnson County has concentrated in the past, and continues to concentrate in, or near the City of Wrightsville, the county seat. A little over 25 percent of the county's 2000 population resides in Wrightsville, but this percentage is declining as recent residential growth is scattered across the unincorporated county, but particularly near Georgia 57. However, over two thirds of Wrightsville's land remains relatively undeveloped in agriculture or forestry use. Little commercial use remains in Kite, and most of its land use is actually in agriculture or forestry uses. Almost all of the county's multi-family housing is located in Wrightsville, but residential use in the county remains predominantly single-family with almost all new homes being manufactured homes.

## **Land Use Assessment**

### **Development History**

Johnson County was created by the State Legislature in 1858 out of Emanuel, Laurens and Washington counties. Its fertile soils and forests were the backbone of its economy then, and, to a large extent, remain so today. The railroad (the Wrightsville and Tennille Railroad, especially) was the early stimulus for commerce and development. The county exhibited healthy population growth until World War II and the modernization of agriculture, and has been in relatively steady decline since. The development of modern paved highways, and the emergence of the importance of the automobile has worked to confirm and sustain the county's decline, much as it has done to other small towns losing to surrounding larger regional trade centers. By the same token, Georgia highways 15 and 57, and U.S. Highway 319 are important to future growth. These highways will facilitate bedroom community growth as the abundant natural resources and quality of life attracts new residents, often working in surrounding trade centers, but choosing to reside in Johnson County. Georgia 15 has also become important for tourism as it is often used by University of Georgia football fans traveling to Athens from across middle and south Georgia. The abundant natural and cultural resources and the slower-paced quality of life of the county offer other future opportunities for growth and economic development. The most recent important development has been the location of Johnson State Prison in the late 1990s near Wrightsville. The prison currently houses about 1,000 inmates and employs 350 persons.

Wrightsville was chartered in 1858 at the time ~~388~~ county creation and was centered on the

county courthouse. The City developed around the courthouse and along the railroad. The City's original water and sewer systems were installed in the 1930's. Apparel industries established in the 1940's were the first non-agricultural manufacturing establishments for the City. By 1959, an industrial park was established. Today, the county has four industrial concerns with more than 50 employees, and three (Crowntex, Bell-View, and Electro-Mech Scoreboard) are located in Wrightsville. It is a concern that Crowntex, the largest such manufacturer employing about 250, is an apparel manufacturer. The prison is the largest employer. Wrightsville's downtown remains an active commercial district, and the City has invested in downtown revitalization streetscape improvements, and participates in the Better Hometown program.

The City of Kite was established around 1890 to serve as a commercial center along the railroad for surrounding farms. Its heyday was in the 1930s when it flourished with a bank, a turpentine still, three cotton gins, a couple of dry goods stores, at least four grocery stores, a furniture store and a millinery shop. The Wadley Southern Railroad depot was also active. The downtown commercial district was centered in brick buildings located on Railroad and Montgomery streets. Today, Kite is a small crossroads community with a couple of convenience stores, an antique store, and other limited commercial uses. The remaining mostly vacant historic downtown structures offer some opportunity for future business or other development.

## **Development Trends**

Johnson County has endured a long history of relative decline since the end of World War II brought on and accelerated by the end of the railroad, the decline of the turpentine industry, the advent of the automobile and accessible paved highways, the modernization of agriculture, and the emergence of surrounding rural growth centers, particularly Dublin. This decline has stabilized to some degree since about 1980, although growth has still been stagnant. The attraction of a few industries, the opening of Johnson State Prison, and the fact that the isolation and natural beauty of the county have become an attraction for some commuters have served to combine and stop the steady decline.

Growth remains somewhat elusive. There has been only minimal growth in the commercial and industrial sectors, and this has concentrated almost completely in Wrightsville. Residential growth has been limited as well. Multi-family housing has located almost exclusively in Wrightsville because of its sewer system. In fact, during the 1990s, Wrightsville's minimal gain in housing units was primarily the result of addition of multi-family units. Kite had less housing units in 2000 than 1990. The county as a whole added about 250 net housing units during the 1990s, with over 80 percent being manufactured homes. The county lost (net) about 70 site-built homes during the same period. The county's residential growth has been scattered across the county, with the greatest concentration northeast and northwest of Wrightsville along U.S. 319 and GA 57.

The community continues to prepare for growth by updating infrastructure as feasible in preparing for and attracting growth. Outside state and federal assistance is critical to financing such improvements because of the small tax base. The county courthouse was renovated for continued county use, primarily with special purpose sales tax proceeds. County schools have been upgraded. Downtown Wrightsville has been a focus of revitalization efforts, both public and private. A downtown streetscape project in Wrightsville has recently been completed using federal Transportation Enhancement funds. The county has an existing 140 acre industrial park along Georgia Highway 15 South where it continues to improve the facilities and its attractiveness for further development. The community is jointly working to develop a new 100 acre industrial park just west of Wrightsville along U.S. 319. The community is working to get facilities for both potential employers as well as the labor force. A new adult learning center/satellite campus for Swainsboro Technical College to improve worker skills is planned for the new park.

## **Land Use Problems, Needs, and Opportunities**

There are some infrastructure needs in the county to accommodate existing and desired growth. The City of Wrightsville is under a current consent order by the Georgia Environmental Protection Division to improve its sewer system. This reason for the consent order is not so much the quantity or capacity of the system, but the quality and level of the wastewater treatment which presently relies on an oxidation pond. Kite does not have any sewer system, and both municipalities could use improvements in their water distribution systems. There is land within or near both municipalities to accommodate growth.

Planned highway improvements to Georgia 57 and 15 and U.S. 319 could make the county even more attractive to residential growth. The ongoing establishment of a new state park, Balls Ferry State Park, just off Georgia 57 in Wilkinson County, but near the Johnson, Laurens, and Washington county lines will further highlight the natural resources of Johnson 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 events for unique economic development activities. The county is home to Woods and Waters, Inc., a nationally recognized manufacturer and guide service in the outdoor sportsmen industry. Improved access to the Oconee River landing with additional recreational facility development and better promotion will also increase day tourism, and offer more opportunities for promotion and exposure of the county's quality of life.

The downtown business districts of both Kite and Wrightsville have a number of vacant buildings in need of redevelopment and reuse. The community recognizes these opportunities for infill and recapture of past public and private investments. Both municipalities have and continue to



focus on downtown revitalization as a key piece of its future growth and development. The population declines of the past, and the aging population, establish a need for rehabilitation of deteriorated and deteriorating housing across the county. The most concentrated area of deteriorated residential housing is in southwest Wrightsville. This is also an opportunity for promotion of readily available and affordable site built housing for potential new residents in the near future. There is only scattered blight in unincorporated Johnson County, but a somewhat emerging issue is abandoned, dilapidated mobile homes which have exceeded their useful life and are expensive and hard to properly dispose. This will become a bigger issue in the future because of the ever increasing reliance on manufactured housing for new housing units.

The many natural and cultural resources of the county, including the many acres of prime farmland, extensive forests, the Oconee River and other streams 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 already established regulatory mechanisms and specific ordinances to address subdivisions, biomedical waste disposal, and manufactured homes, among others. They see the continuing need to develop land use regulation ordinances for specific issues, but realize the need to establish a formal public planning body to evaluate problems, regulation options and provide assistance in overall planning and growth guidance. There is a realization that the lack of growth, the previous dearth of regulation, and the general independent nature of its citizens preclude comprehensive zoning in at least the short term. There is a preliminary need to educate the general public on important county resources and on the needs and benefits of land use regulation. Particular needs and concerns that surface through this examination and education process can be addressed through more specialized ordinances. As the regulations and the recognition of the public evolve, a more comprehensive and unified land use regulation approach could be developed, and would be more accepted and palatable over time.

## **Future Land Use Narrative**

Johnson County is expected to receive only slight growth over the planning period. The number of new residents projected over the next 20 years is only about 700 persons. The 2025

projected population is 10,167, about 19 percent more than the 2000 Census population of 8,560, but only seven percent more than the current 2004 population estimate of 9,472. (Much of the 2000-2004 gain was a recent change by the Census Bureau to better account for the population at Johnson State Prison and not true normal population gains.) Of the expected county population gain, Wrightsville may gain about 250 persons and Kite about 50 persons. Most of the population growth will continue to reside in unincorporated Johnson County. These growth projections are based on past trends, and could be easily exceeded with successful and unexpected economic development gains. The aging of the population and the lack of existing jobs makes this an uphill battle and constant struggle. However, the development strategies outlined in this plan of developing the infrastructure to support and attract growth, and protecting and utilizing the abundant natural and cultural resources of the county as a tool and calling card for residential growth and economic development, are sound means to keep and attract future growth and development. Plans to continue to develop and evolve land use regulation to protect, manage, and guide the desired growth patterns; and to invest in the downtowns, water and sewer systems, industrial park, adult learning, and other needed facilities and infrastructure which will direct, support and attract growth; are implementation policies and actions supportive of these growth strategies.

Table LU-2 provides the projection of needed and expected acreages needed over the planning period in each of the same land use categories inventoried for existing land use to accommodate projected growth in population, employment, and housing. This estimate is primarily based on past trends and known plans, but is just that, an estimate. Projections are an inexact science, and tend to be less accurate for small areas because of economy of scale. The nature of development, particularly residential, also is a factor. Residential land is often platted in large areas and subdivisions, but is seldom, especially in rural areas, developed at one time. The net density for new residential acreage is assumed to be one acre per housing unit as this is the minimum for septic tank permitting by the health department. However, more than one acre of land is often purchased when someone locates in unincorporated areas. Commercial acreage needed was assumed to be similar to the existing commercial acreage per current population, and this was the standard utilized. The spatial requirement for future industrial needs was simply the size of the new industrial park – 100 acres. This park and other existing sites should accommodate expected growth. Similar population related densities were principally used to project other land uses. Most of net new lands needed were deducted from current agricultural and forestry uses simply because over 90 percent of the county is in these uses, and these uses include some “undeveloped” lands. These lands would be those available for purchase and development.

Wrightsville 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. Wrightsville is the center and host of current economic activity, and has the only sewer system in the county. The existing industrial park and the planned ~~one~~ <sup>342</sup> one are both in proximity to Wrightsville

**TABLE LU-2**  
**Projected Future Land Use Distribution, 2025**  
**(acres)**  
**Johnson County, Kite, and Wrightsville**

<u>Land Use Category</u>	<u>Total County</u>	<u>Net County Need</u>	<u>Unincorporated<sup>1/</sup> County</u>	<u>Net Unincorporated Need</u>	<u>Kite</u>	<u>Net Kite Need</u>	<u>Wrightsville</u>	<u>Net Wrightsville Need</u>
Agriculture	108,043	-12,631	104,973	-12,303	330	-8	2,740	-320
Forestry	68,832	+11,885	65,303	+11,728	1,529	-26	2,000	+183
Residential	7,219	+253	6,201	+160	163	+20	855	+73
Commercial	441	+39	250	+17	13	+2	178	+20
Industrial	283	+102	7	+2	0	0	276	+100
Public/Institutional	767	+61	312	+21	17	+3	438	+37
Transportation/Communication/ Utilities	6,780	+284	6,540	+265	43	+7	137	+12
Park/Recreation/Conservation	2,715	+7	2,698	0	2	+2	15	+5
<b>Total</b>	<b>195,020</b>	<b>0</b>	<b>186,284</b>	<b>-110</b>	<b>2,097</b>	<b>0</b>	<b>6,639</b>	<b>+110</b>

<sup>1/</sup> Includes City of Adrian.

Source: Heart of Georgia Altamaha Regional Development Center and Johnson County Comprehensive Plan Local Coordination Committee, 2004.



and its sewer service area. The new industrial park is just west of Wrightsville along U.S. 319 and will likely be annexed. This park would be the likely area for any new industrial growth. Most commercial growth will also be in Wrightsville, in downtown and along Georgia 15 and U.S. 319.

Residential growth will continue to be primarily single-family manufactured housing scattered across the county. The northwest part of the county between Georgia 57 and U.S. 319 is expected to see the most concentrated (a term used loosely), residential growth in the county. There may be some additional residential growth northeast of Wrightsville also along U.S. 319, and to a lesser extent east and north of Kite between U.S. 221 and Georgia 57. Kite itself will likely only see very limited single-family residential growth and maybe some light commercial and public/institutional development.

The industrial park annexation west of Wrightsville along U.S. 319 will likely be the only annexation in the county in the planning period. The needed sewer system upgrades for Wrightsville to resolve primarily the treatment quality issue of the consent order, but possibly to add additional capacity at the same time, is the major infrastructure need of the county to support desired growth patterns and accommodate planned goals and objectives. This action will require outside financial assistance to reach fruition. Planned highway improvements by the state for U.S. 319, and upgrades to Georgia highways 15 and 57 would also support desired growth patterns. Continuing downtown revitalization efforts in Wrightsville and similar efforts in Kite will also be crucial to realizing plans.

Johnson County has much prime farmland and abundant natural resources, including the Oconee River, 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.

The only areas of Johnson County expected to see significant land transition from one use to another is the northwest quadrant changing from agricultural/forestry to residential. Even here the predominant uses will remain agriculture/forestry. Agriculture uses in the south and east have been and will likely continue to convert from agriculture to forestry. The downtowns of Wrightsville and Kite would be the principal areas needing redevelopment, although the blighted residential areas of southwest Wrightsville will be a concentrated area of housing rehabilitation and redevelopment need. Factors expected to influence growth patterns ~~344~~ previously been discussed and include the

U.S. 319 Parkway and Georgia 15 and 57 improvements, bedroom residential promotion, and the new Balls Ferry State Park.

## **Future Land Use Strategy and Maps**

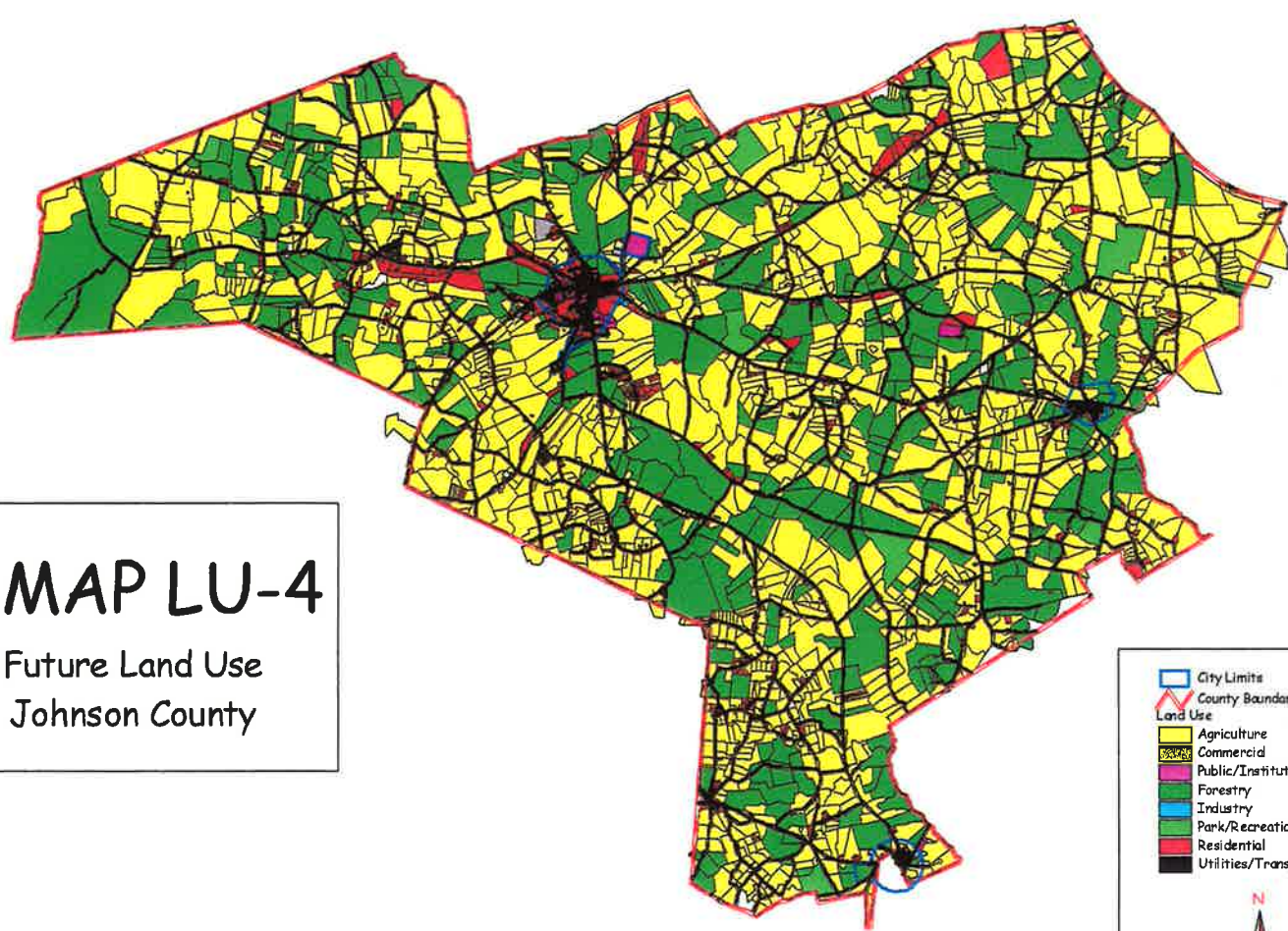
The Johnson County desired community of the future is detailed in the accompanying “goal, objectives, and implementation policies/actions” and future land use maps. These specific statements of community strategy are detailed following this text and maps. These action statements and the future land use maps coalesce the community wishes and desires into a strategy of implementation for the local governments and others. They convey community wishes to developmental interests and act as a context to guide decision-making on the location of uses, development, infrastructure, and implementation activities, including land use regulation. More particular implementation activities and proposed timing for chosen policies and actions are included in the Short Term Work Programs for each government elsewhere in the plan.

This plan and these maps promote and complement the espoused strategy of the Community Vision, essentially maintaining the rural character of the county, and protecting and utilizing the county’s agricultural, natural, and cultural resources for compatible future growth and economic development. Land uses would continue in a similar manner as exists now with protection and enhancement of the rural character and quality of life. Such growth would be encouraged and supported through education and guidance, provision of the infrastructure and an environment conducive for quality growth, and appropriate specific land use regulation which protects existing resources and promotes sound, compatible development. These plans will accommodate expected growth from projected population increases and new development resulting from community economic development, housing, or community facilities activities. They are consistent, supportive, and conducive to identified policies and strategies of all other elements in this community comprehensive plan.

The future land use maps which illustrate the desired and chosen strategies for Johnson County, Kite, and Wrightsville are shown on Maps LU-4, LU-5, and LU-6, respectively. The reality of limited growth is reflected, but the expected growth is amply provided areas for development. Small use gains are not necessarily shown because of scale, their uncertain location or development, and because of the private rights debate it could create. It should again be pointed out that this plan and these maps are a generalized guide for development of the community. It is not intended to dictate, or specifically limit, private land use decisions or activities on any one parcel, or predict the future with perfect accuracy. It serves as a reflection of community desires, a statement of community strategy, and a policy guide for development, both public and private. Using it in this context as a framework to evaluate and guide decision-making can appropriately help effectuate the desired Johnson County of the future.

# MAP LU-4

Future Land Use  
Johnson County



City Limits  
County Boundaries  
Land Use

- Agriculture
- Commercial
- Public/Institutional
- Forestry
- Industry
- Park/Recreation/Conservation
- Residential
- Utilities/Transportation

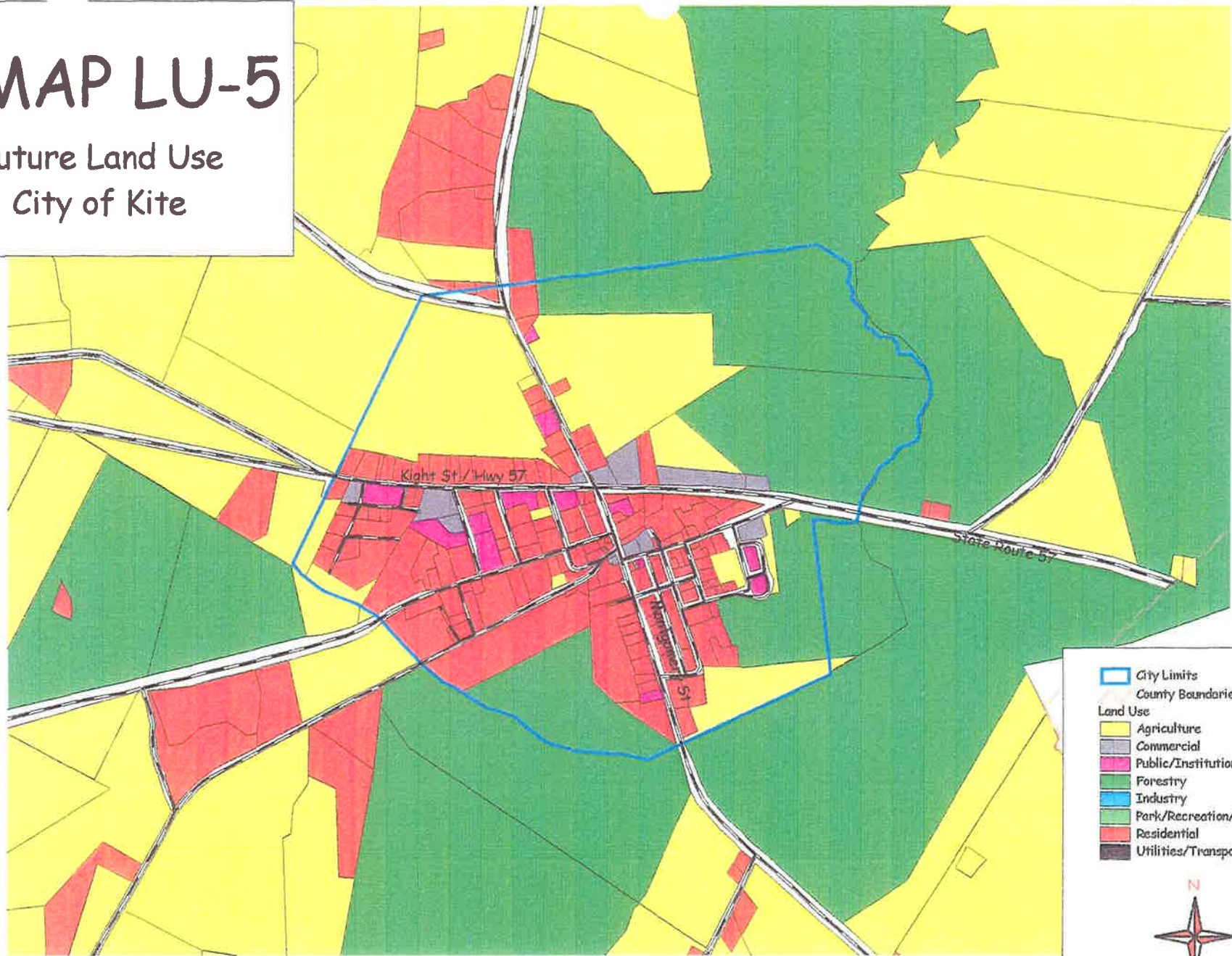
SOURCE: Heart of Georgia Altamaha RDC, 2004  
Heart of Georgia Altamaha RDC, 2004





# MAP LU-5

Future Land Use  
City of Kite



- City Limits
- County Boundaries
- Land Use
  - Agriculture
  - Commercial
  - Public/Institutional
  - Forestry
  - Industry
  - Park/Recreation/Conservation
  - Residential
  - Utilities/Transportation



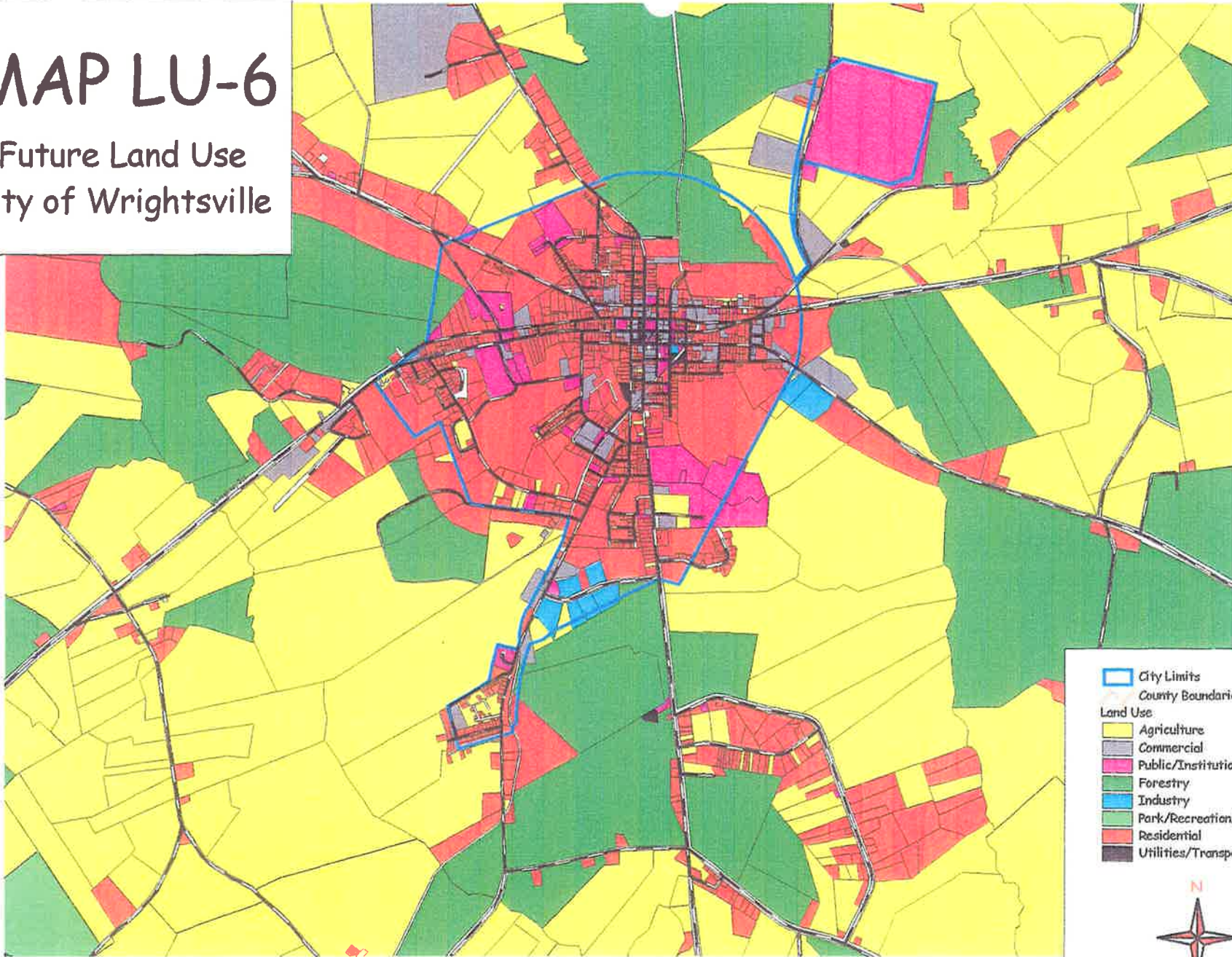
SOURCE: Heart of Georgia Altamaha RDC, 2004  
Heart of Georgia Altamaha RDC, 2004

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# MAP LU-6

Future Land Use  
City of Wrightsville

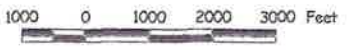


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- City Limits
- County Boundaries
- Land Use
  - Agriculture
  - Commercial
  - Public/Institutional
  - Forestry
  - Industry
  - Park/Recreation/Conservation
  - Residential
  - Utilities/Transportation



SOURCE: Heart of Georgia Altamaha RDC, 2004  
Heart of Georgia Altamaha RDC, 2004



**LAND USE  
GOAL, OBJECTIVES, AND IMPLEMENTATION  
POLICIES/ACTIONS**

**GOAL:** To protect the built and natural environments of the county and to provide for compatible and quality future growth and development, which preserves the existing rural character and maintains/enhances the current quality of life.

**OBJECTIVE 1:** Provide education and guidance for land use regulation and quality growth and development.

**POLICIES/ACTIONS:**

**Action 1.1:** Establish a county-wide planning committee or formal planning commission to assist in growth 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 historic resources and the environment, the need for resource protection, and the impact of land uses and development on these resources to help encourage conservation, planned management, and appropriate land use regulation.

**OBJECTIVE 2:** Develop the regulatory mechanisms and land use regulation appropriate and conducive to protecting the existing quality of life and resources, and promoting sound, compatible future growth and development.

## **POLICIES/ACTIONS:**

- Action 2.1:** Strictly enforce existing land use ordinances and regulations, including those for subdivision development, manufactured housing, environmental conservation, waste handling and disposal, and health department regulations.
- Action 2.2:** 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 2.3:** Work to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance.
- Action 2.4:** Develop at least an alternative permit/location land use ordinance in Kite, and work to develop it into a more comprehensive land use management ordinance.

**OBJECTIVE 3: Provide the environment and infrastructure within Johnson County to entice and direct quality residential, commercial, industrial and other economic development.**

## **POLICIES/ACTIONS:**

- Action 3.1:** Upgrade the sewer and wastewater treatment system of Wrightsville to provide for additional capacity for growth.
- Action 3.2:** Fully develop the new industrial park in Wrightsville.
- Action 3.3:** Rehabilitate and revitalize existing downtown commercial and other vacant landmark properties in Wrightsville and Kite for continued adaptive public and private uses.

- Action 3.4:** Rehabilitate the existing county housing stock through concerted public and private means, and market available housing on a regional basis to potential new residents.
- Action 3.5:** Provide facilities and programs for continued educational and skills improvement of the county's youth and work force.
- Action 3.6:** Promote and utilize the county's agricultural base and natural resources for compatible economic development and enterprises, and highlight them through theme-related festivals and other means.
- Action 3.7:** Protect the agricultural and forest uses of the county, and encourage continued agricultural production.



# **INTERGOVERNMENTAL COORDINATION**

## **Relationship of Governmental Entities and Programs to Local Government Comprehensive Plan**

### **Entities**

There are no apparent conflicts identified in Johnson County's joint comprehensive plan with the adjacent counties. The local comprehensive plan does call for working with neighboring counties where appropriate. For example, Johnson County is presently working with Wilkinson County, in addition to Laurens and Washington counties, to bring about the development of Balls Ferry State Park. The county is also involved in discussions with Laurens and Wilkinson counties concerning the possibility of establishing a multi-county E-911 system. The local governments in the county generally work well with each other. Meetings are held periodically among the chief elected officials of each government as well as the County Administrator to discuss issues as they arise. The local governments in the county also work well with Johnson 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 Wrightsville work with the school system on any needed infrastructure improvements. The local government comprehensive plan designates the Development Authority of Johnson County as the main economic development organization for the county. The Emanuel County-Johnson County Joint Development Authority is also an important coordination tool for promoting regional projects between the two counties, and there is the possibility that the JDA's president could serve as a full-time economic developer for Johnson County. There currently are no independent special districts in Johnson County, and thus they are not applicable.

### **Programs and Requirements**

The Johnson County Service Delivery Strategy was updated in conjunction with the county's joint local comprehensive plan, and the Strategy is consistent with the comprehensive plan. The local comprehensive plan is also consistent with the Total Maximum Daily Load (TMDL) implementation plans that were prepared under EPD requirements for the Ochoopee and Little Ochoopee rivers and Big Cedar Creek. The comprehensive plan's implementation policies/actions address supporting the local implementation of the TMDL plans. Other state and regional programs, such as the Governor's Greenspace Program, the Georgia Coastal Zone Management Program, the Appalachian Regional Commission, Sub-State Regional Water Quality/Water Supply Plans, and Transportation for non-attainment areas, are not in effect in Johnson County and are not applicable.

### **Existing Coordination Mechanisms**

## **Entities**

There are no formal coordination mechanisms in existence between the county and adjacent counties. As issues arise, the county administrator consults and/or meets with the appropriate administrator/chief elected official as needed. No formal coordination mechanisms exist between the local governments in the county. Meetings are held as needed among the appropriate chief elected officials and the county administrator to resolve any ongoing problems or conflicts. In matters involving the local school system, the county administrator, commission chairman, and Mayor of Wrightsville are available to meet with the school superintendent to resolve issues. Matters involving the development authority are handled in regular meetings between the authority's chairperson and the county administrator and chief elected officials. Independent special districts are not existent in the county and are not applicable.

## **Programs and Requirements**

Johnson County and the municipalities of Wrightsville, Kite, and Adrian are all included in Johnson County's Service Delivery Strategy. These governments meet on a regular basis to discuss and resolve issues that arise within the various components of the Strategy. The TMDL implementation plans that have been prepared locally are not required to be implemented at this time. Therefore, there are no current coordination mechanisms available. The County's membership in the Region 9 Workforce Investment Board provides an avenue of coordination concerning workforce development issues. A local One-Stop Center for those in the labor force needing assistance is operational in the county under the auspices of the Board. Other state and regional programs are not applicable to Johnson County at this time.

## **Joint Planning and Service Agreements**

### **Entities**

The local governments in Johnson County have an inter-agency agreement concerning responses by the various agencies in times of local emergencies. The City of Kite has an agreement to provide fire protection service to areas just across the county line from the City in Emanuel County as requested. There currently are no other joint planning or service agreements between the local governments in Johnson County and adjacent local governments, the school board, and the development authority. Independent special districts are not applicable to the county.

### **Programs and Requirements**

Under the county's Service Delivery Strategy, Johnson County and the cities of Wrightsville, Kite, and Adrian 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. Other state and regional programs are not applicable to Johnson 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 Johnson County involving other local entities or state programs. The local governments in the county do meet periodically to coordinate the countywide Service Delivery Strategy and keep it current.

## **Local Government Parties or Offices With Primary Responsibility for Coordination**

### **Entities**

The county administrator is the lead agent countywide for coordinating with administrators from the adjacent local governments, the local governments in the county, the school superintendent, and the development authority chairperson. Independent special districts are not applicable to Johnson County.

### **Programs and Requirements**

The county administrator and chief elected officials are responsible for coordinating local issues under the countywide Service Delivery Strategy. Other state and regional programs are not applicable to Johnson 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 ongoing residential growth in Laurens County does not present a conflict at this time. The county is supportive of that growth and hopes that the growth can result in spillover residential growth into Johnson County. The county's comprehensive plan does not conflict with those of its neighbors. The regional review hearing process for comprehensive plans is sufficient to obtain information about other local government plans and policies. Currently there are no service provision conflicts or overlaps or annexation issues in effect. The countywide Service Delivery Strategy is effective in addressing these issues.

## **Specific Problems and Needs Identified Within Each of the Comprehensive Plan Elements That Would Benefit From Improved or Additional Intergovernmental Coordination**

There are several areas within the Local Comprehensive Plan that could stand to benefit from strengthened coordination efforts. There is an identified need for more stable funding of economic development activities. Greater coordination and commitment between the County and the Development Authority could expand the resources available for consistent and steady

economic development activities. A need also exists to strengthen the educational and skill levels of the local labor force to ensure that citizens have the skills needed for the kinds of development the county would like to attract. A good relationship is already ongoing between the County, the Development Authority, the Emanuel County-Johnson County Joint Development Authority, the School Board, the Region 9 Workforce Investment Board, and Swainsboro Technical College. These relationships should be expanded and strengthened as appropriate. Regional efforts to promote tourism are well underway through the ongoing efforts to bring a state park to the area. The relationship between Johnson County and its neighbors should be expanded as needed. The cooperative agreement among all local governments concerning inter-agency emergency response needs to be maintained and strengthened as needed. The need for potential coordination concerning the provision of local E-911 service may be possible should the County opt to contract with a neighboring county for a multi-county system. A significant need also exists in the area of land use planning. Johnson County would stand to benefit from coordinated efforts among all jurisdictions in the coordination, establishment, and/or consolidation of countywide land use regulations to address such areas as erosion and sedimentation control, manufactured housing, and subdivision development. A countywide planning commission would be an effective tool toward developing a comprehensive and unified land development mechanism.

### **Adequacy of Existing Coordination Mechanisms With Related State Programs and Goals and Implementation Portions of the Local Comprehensive Plan**

The countywide Service Delivery Strategy was updated concurrent with the Local Comprehensive Plan. The local governments believe that the Service Delivery Strategy provides an effective and efficient delivery of local services. The Strategy addresses procedures for resolving land use and annexation issues, as well as infrastructure improvements such as water and sewer service extensions. The County's membership in the Heart of Georgia Altamaha Regional Development Center provides an avenue for improved coordination of these issues, both on a local and regional basis. Other state and regional programs are not applicable to Johnson County.

**INTERGOVERNMENTAL COORDINATION**  
**GOAL, OBJECTIVES, AND IMPLEMENTATION POLICIES/ACTIONS**

**GOAL:** To improve the overall well-being of Johnson County by maintaining and increasing the coordination mechanisms among the County, its municipalities, and others that will lead to a more effective and efficient delivery of local government services countywide, improve and upgrade existing community facilities and services, and attract the kind of growth and development that leads to a more stable and viable economic base while preserving the natural environment.

**OBJECTIVE 1:** To focus countywide attention on fostering a more viable economic base through increased support of countywide economic development activities, encouraging activities that lead to increased entrepreneurialism, increased skills development, acquiring or developing land and infrastructure sufficient to attract industry, and enhancing the local agriculture industry and agri-business.

**POLICIES/ACTIONS:**

**Action 1.1:** Pursue stable and consistent funding of economic development activities countywide, and hire a full-time economic development professional to assist in the promotion and marketing of Johnson County and its municipalities to prospective businesses and industries.

**Action 1.2:** Continue to support the Chamber of Commerce and Development Authority in their efforts and encourage a focus on expansion and new growth of local businesses.

**Action 1.3:** 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 Johnson County.

**Action 1.4:** Work with the Johnson County Board of Education and Swainsboro Technical College through its satellite facility to increase the educational levels of citizens countywide.

**Action 1.5:** Provide assistance as needed to the Johnson County Development Authority to acquire land or develop controlling options on potential industrial sites to make available for prospective businesses and industry.

**Action 1.6:** Promote and utilize the county's agricultural base and natural resources for compatible economic development and enterprises, and highlight them through theme-related festivals and other means.

**OBJECTIVE 2:** **To maintain and enhance ongoing areas of coordination of facilities and services countywide to assure greater efficiency and effectiveness.**

**POLICIES/ACTIONS:**

**Action 2.1:** Establish local E-911 service in Johnson County as funding becomes available by contracting with a neighboring county or developing an independent system.

**Action 2.2:** Maintain cooperative agreements between the municipalities and the county for inter-agency emergency response in all jurisdictions.

**Action 2.3:** Work with Wilkinson County to enhance the growth of Balls Ferry State Park and promote as a tourism site.

**Action 2.4:** Assist Swainsboro Technical College in providing adequate facilities and expansion of services at its Adult Learning Center.

**Action 2.5:** Construct a joint new law enforcement facility, possibly in conjunction with a new county jail facility.

**OBJECTIVE 3:** **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 3.1:** Establish a countywide planning committee or formal planning commission to assist in growth guidance and evaluation of regulation options
- Action 3.2:** 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 3.3:** Establish countywide land development regulations that include improved manufacturing housing standards and regulate individual manufactured homes and manufactured home parks.
- Action 3.4:** Work to consolidate the various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance.

# **Community Facilities and Services Element**

## **Appendix A**

Listing of Roads for Johnson County and  
the cities of Kite and Wrightsville



Johnson County Roads				
Road Name	Length Meters	Length Feet	Length Miles	Road Type
0181 UNK	570.44	1,871.05	0.35	County Road
0564 UNK	419.75	1,376.77	0.26	City Street
0565 UNK	1,067.15	3,500.26	0.66	City Street
0567 UNK	272.12	892.56	0.17	City Street
0568 UNK	554.06	1,817.32	0.34	City Street
0654 UNK	1,366.12	4,480.88	0.85	City Street
701	571.87	1,875.72	0.36	City Street
2nd St	23.81	78.09	0.01	State Highway
A St	1,280.44	4,199.85	0.80	City Street
Aldake St	345.58	1,133.49	0.21	City Street
Alma St	262.79	861.96	0.16	City Street
Alton Stewart Rd	37.52	123.06	0.02	County Road
Archers Pond Smith Rd	26,741.02	87,710.54	16.61	County Road
Arline Chapel Ch Rd	18,021.01	59,108.90	11.19	County Road
Averette St	1,013.96	3,325.79	0.63	City Street
B W Webb Rd	6,939.94	22,762.99	4.31	County Road
Barber Store Rd	119.32	391.35	0.07	County Road
Bay Springs Church Rd	15,107.00	49,550.95	9.38	County Road
Bay Springs Rd	25.55	83.82	0.02	County Road
Beasley St	2,717.54	8,913.52	1.69	City Street
Belcher Rd	7,603.27	24,938.71	4.72	County Road
Bertha Martin Rd	4,533.20	14,868.88	2.82	County Road
Beulah Church Rd	14,008.38	45,947.48	8.70	County Road
Big Oaks Rd	4,087.56	13,407.18	2.54	County Road
Bill Garnto Rd	3,349.62	10,986.75	2.08	County Road
Bill Oliver Rd	22,821.39	74,854.17	14.18	County Road
Billy Frost Rd	4,046.52	13,272.57	2.51	County Road
Billy Smith Rd	6,918.77	22,693.56	4.30	County Road
Blizzard Rd	8,370.32	27,454.66	5.20	County Road
Bobby Foatner Rd	18,463.08	60,558.91	11.47	County Road
Bray Rd	5,992.33	19,654.85	3.72	County Road
Brookwood St	1,185.08	3,887.07	0.74	City Street
Buckeye Christian Rd	898.15	2,945.95	0.56	County Road
Buckeye Rd	22,300.36	73,145.17	13.85	County Road
Bud Price Rd	2,005.70	6,578.69	1.25	County Road
Buford Price Rd	7,086.40	23,243.40	4.40	County Road

Note: List of Roads for Johnson County also include roads within the city limits of Kite and Wrightsville

Bullard St	704.39	2,310.39	0.44	City Street
Calvary Church Rd	33,366.48	109,442.06	20.73	County Road
Cambell Rd	1,222.71	4,010.50	0.76	County Road
Caraway Rd	4,550.39	14,925.28	2.83	County Road
Carl Jackson Rd	12,518.03	41,059.15	7.78	County Road
Carl Stanley Rd	5,745.29	18,844.54	3.57	County Road
Carl Sumner Rd	5,735.66	18,812.97	3.56	County Road
Carlos Smith Rd	9,950.17	32,636.56	6.18	County Road
Carolina Ave	344.22	1,129.03	0.21	City Street
Carolina St	308.14	1,010.69	0.19	City Street
Carrol Rd	2,284.16	7,492.05	1.42	County Road
Carter Cemetery Rd	2,054.77	6,739.64	1.28	County Road
Carter Rd	5,420.60	17,779.56	3.37	County Road
Carter St	1,453.86	4,768.65	0.90	City Street
Cedar Dr	787.14	2,581.83	0.49	City Street
Cedar Rd	1,467.70	4,814.05	0.91	County Road
Cemetery Ct	184.99	606.77	0.11	City Street
Cemetery St	1,405.29	4,609.35	0.87	City Street
Chadwick Dr	1,693.63	5,555.11	1.05	City Street
Channel Rd	1,317.07	4,319.98	0.82	County Road
Charlie Joiner Rd	4,484.19	14,708.13	2.79	County Road
Chester Dr	1,258.42	4,127.62	0.78	City Street
Church St	1,325.28	4,346.91	0.82	City Street
Claxton Blvd	654.99	2,148.36	0.41	City Street
Claxton Rd	7,336.64	24,064.19	4.56	County Road
Claxton St	163.34	535.74	0.10	County Road
Coleman Rd	721.19	2,365.50	0.45	County Road
College St	1,845.11	6,051.95	1.15	State Highway
Cook St	638.24	2,093.43	0.40	City Street
Coons Rd	1,378.21	4,520.54	0.86	County Road
Corinth Church Rd	8,466.04	27,768.60	5.26	County Road
County Line Rd	7,357.49	24,132.56	4.57	County Road
Crawford Rd	3,407.98	11,178.17	2.12	City Street
Critt Hill Rd	3,543.86	11,623.87	2.20	County Road
Cross Cedar Rd	40,202.44	131,864.02	24.97	County Road
Cullens Rd	0.47	1.55	0.00	County Road
Culls Creek Rd	1,256.41	4,121.03	0.78	County Road
Cypress Creek Rd	14,250.31	46,741.03	8.85	County Road

Note: List of Roads for Johnson County also include roads within the city limits of Kite and Wrightsville

Cypress Grove Ch Rd	2,573.33	8,440.52	1.60	County Road
Daisy Smith Rd	617.61	2,025.77	0.38	County Road
Daniel Grove Rd	69.05	226.49	0.04	County Road
Davis St	952.23	3,123.32	0.59	City Street
Dawson Price Rd	5,682.69	18,639.23	3.53	County Road
Dead End Rd	4,795.38	15,728.83	2.98	County Road
Delma St	643.45	2,110.52	0.40	City Street
Doc Kemp Dr	870.54	2,855.38	0.54	City Street
Donovan Harrison Rd	19,070.43	62,551.02	11.85	County Road
Donovan Rd	10,899.13	35,749.13	6.77	County Road
Dry Creek Rd	2,142.32	7,026.80	1.33	County Road
Dude Sumner Rd	12,700.68	41,658.22	7.89	County Road
E College St	6,215.97	20,388.38	3.86	State Highway
E Court St	2,535.81	8,317.46	1.58	City Street
E Deer St	999.58	3,278.61	0.62	City Street
E Elk St	840.31	2,756.22	0.52	City Street
E Elm St	7,349.65	24,106.85	4.57	State Highway
E Green St	1,356.88	4,450.56	0.84	City Street
E Hawk St	674.04	2,210.85	0.42	City Street
E Trilby St	3,270.51	10,727.28	2.03	City Street
Earl Knight Rd	1,485.51	4,872.48	0.92	County Road
Emery Price Rd	2,576.29	8,450.22	1.60	County Road
Ennis Rd	8,660.31	28,405.80	5.38	County Road
Eugene Ward Rd	5,463.27	17,919.52	3.39	County Road
Faith Tabernacle Rd	6,124.09	20,087.03	3.80	County Road
Fertilizer Rd	26.67	87.47	0.02	County Road
Fisher Circle Rd	2,852.18	9,355.15	1.77	County Road
Flanders Rd	1,683.86	5,523.07	1.05	County Road
Flanders St	763.48	2,504.20	0.47	City Street
Flip Jackson Rd	7,762.47	25,460.91	4.82	County Road
Folsom Dr	3,875.42	12,711.36	2.41	City Street
Forest Ave	450.61	1,477.99	0.28	City Street
Forest Hill Cir	1,156.25	3,792.50	0.72	City Street
Fortner Millpond Rd	27,101.54	88,893.06	16.84	County Road
Fortner Pond Rd	1,351.83	4,433.99	0.84	County Road
Fortner Rd	14,935.29	48,987.76	9.28	County Road
Foskey Cemetery Rd	2,603.93	8,540.89	1.62	County Road
Fountain Ave	43.61	143.05	0.03	City Street

Note: List of Roads for Johnson County also include roads within the city limits of Kite and Wrightsville

Fred Blair Rd	8,258.45	27,087.72	5.13	County Road
Frost Rd	2.88	9.45	0.00	County Road
Gene Sumner Rd	8,128.22	26,660.56	5.05	County Road
Gibson Rd	7,040.00	23,091.21	4.37	County Road
Gillis Rd	5,512.83	18,082.08	3.42	County Road
Glenn Donaldson Rd	11,022.16	36,152.69	6.85	County Road
Glisson Rd	7,292.86	23,920.58	4.53	County Road
Glisson St	348.98	1,144.65	0.22	City Street
Glover Rd	985.38	3,232.05	0.61	County Road
Goins Rd	3,910.33	12,825.87	2.43	County Road
Golf Club Rd	2,084.99	6,838.75	1.30	County Road
Gr Graham Rd	9.73	31.93	0.01	County Road
Greenway Cemetery Rd	12,364.18	40,554.50	7.68	County Road
Greenway Rd	18,758.52	61,527.95	11.65	County Road
Gumlog Rd	51,041.19	167,415.12	31.71	County Road
Gunn Rd	1,095.26	3,592.47	0.68	County Road
H B Brantley Rd	4,483.72	14,706.59	2.79	County Road
H Pope Rd	2,743.92	9,000.05	1.70	County Road
Hall Rd	1,523.35	4,996.58	0.95	County Road
Harrison Rd	6,716.12	22,028.86	4.17	County Road
Hatcher St	1,179.55	3,868.91	0.73	City Street
Hendricks Rd	6,398.56	20,987.28	3.97	County Road
Hendry Ln	1,415.63	4,643.26	0.88	County Road
Herman Dollar Rd	5,025.94	16,485.08	3.12	County Road
Hershel Brantley Rd	2,202.73	7,224.96	1.37	County Road
Hershel Walker Rd	757.95	2,486.09	0.47	County Road
High St	321.41	1,054.23	0.20	City Street
Hightower Rd	13,379.76	43,885.61	8.31	County Road
Hill Salter Rd	6,425.62	21,076.02	3.99	County Road
Hines Rd	2,006.63	6,581.76	1.25	County Road
Hobby Rd	7,659.66	25,123.70	4.76	County Road
Hodo Rd	9,669.21	31,715.00	6.01	County Road
Holton St	806.71	2,646.00	0.50	City Street
Hurst Rd	74.77	245.24	0.05	County Road
Idylwild Dr	31,798.28	104,298.36	19.75	County Road
Industrial Blvd	3,091.85	10,141.27	1.92	City Street
J C Kyzer Rd	2,349.35	7,705.85	1.46	County Road
J C Landing Rd	13,684.71	44,885.86	8.50	County Road

J D Garnto Rd	7,453.92	24,448.85	4.63	County Road
J G Foskey	3,335.48	10,940.37	2.07	County Road
J L Price Rd	8,503.63	27,891.91	5.28	County Road
J M Woods	11,777.06	38,628.76	7.32	County Road
J R Brantley Rd	19,825.20	65,026.66	12.32	County Road
J.H. Rowland Rd	6,581.55	21,587.48	4.09	County Road
J.V. Claxton Rd	3,151.21	10,335.98	1.96	County Road
Jack Frost Rd	3,380.18	11,086.98	2.10	County Road
Jack Scott Rd	7,896.27	25,899.77	4.91	County Road
Jackson Lake Rd	1,741.43	5,711.89	1.08	County Road
Jackson Rd	3,389.15	11,116.42	2.11	County Road
Jackson St	760.45	2,494.27	0.47	City Street
James Church Rd	10,004.25	32,813.95	6.21	County Road
James St	566.31	1,857.48	0.35	City Street
Jerry Sumner Rd	6,871.82	22,539.57	4.27	County Road
Jessie Grant Rd	3,346.30	10,975.87	2.08	County Road
Jim Underwood Rd	11,777.66	38,630.72	7.32	County Road
Joe Sumner Rd	11,944.85	39,179.10	7.42	County Road
John Powell Rd	10,277.83	33,711.27	6.38	County Road
John S Horton Rd	7,388.20	24,233.31	4.59	County Road
Johnny Colston Rd	1,328.54	4,357.60	0.83	County Road
Johnson Bridge Rd	11,043.96	36,224.18	6.86	County Road
Jonah Hall Rd	14,967.40	49,093.07	9.30	County Road
Jump An Run Rd	26,165.51	85,822.87	16.25	County Road
K B Brantley Rd	15,713.50	51,540.29	9.76	County Road
Kelly St	3,980.13	13,054.81	2.47	County Road
Kennedy St	243.38	798.28	0.15	City Street
Kents Ln	2,915.99	9,564.44	1.81	City Street
Kersey Rd	10,961.54	35,953.85	6.81	County Road
Kight St / Hwy 57	6,428.06	21,084.03	3.99	State Highway
Killingsworth Rd	2,722.71	8,930.49	1.69	County Road
Kitchen Rd	2,620.61	8,595.58	1.63	County Road
Kyzer Rd	8,672.52	28,445.87	5.39	County Road
Lakeside Dr	1,349.93	4,427.75	0.84	City Street
Lakeview Dr	6,095.66	19,993.77	3.79	City Street
Lanier Rd	766.87	2,515.34	0.48	County Road
Lawrence Rd	10,983.03	36,024.35	6.82	County Road
Lawton Smith Rd	4,675.03	15,334.10	2.90	County Road

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Leaston Powell Rd	4,094.66	13,430.47	2.54	County Road
Leo Kyzer Rd	825.28	2,706.92	0.51	County Road
Lester Carroll Rd	8,191.80	26,869.11	5.09	County Road
Liberty Church Rd	52,674.64	172,772.83	32.72	County Road
Lloyd Pond Rd	12,040.26	39,492.06	7.48	County Road
Loblolly Dr	1,547.30	5,075.15	0.96	City Street
Loop Rd	6,196.64	20,324.98	3.85	County Road
Lord Rd	4,784.79	15,694.12	2.97	County Road
Lovett Acers Rd	823.99	2,702.68	0.51	County Road
Lovett Way	2,930.40	9,611.70	1.82	City Street
Lynn St	277.39	909.85	0.17	City Street
M L King, Jr Dr	1,954.63	6,411.20	1.21	City Street
Mack Paul Rd	12,801.08	41,987.54	7.95	County Road
Main St	383.63	1,258.32	0.24	State Highway
Marcus St	501.06	1,643.48	0.31	State Highway
Martin Rd	18,300.37	60,025.20	11.37	County Road
Mason Bridge Rd	3,003.92	9,852.87	1.87	County Road
Mason Rd	6,799.41	22,302.05	4.22	County Road
Matthew Brantley Rd	6,134.70	20,121.83	3.81	County Road
May Rd	12,875.44	42,231.45	8.00	County Road
McCoy Rd	5,946.56	19,504.71	3.69	County Road
Mcafee Rd	10,246.29	33,607.84	6.37	County Road
Mccleod Br Rd	141.33	463.56	0.09	County Road
Meeks Cemetery Rd	12,093.62	39,667.06	7.51	County Road
Meeks Rd	48,501.44	159,084.72	30.13	County Road
Midas Brantley Rd	26,543.37	87,062.26	16.49	County Road
Mildred Smith Rd	2,880.54	9,448.18	1.79	County Road
Mill St	141.67	464.67	0.09	City Street
Miller Ivey Rd	3,124.47	10,248.26	1.94	County Road
Milton Dr	1,623.51	5,325.13	1.01	City Street
Mimbs Coleman Rd	378.32	1,240.90	0.24	County Road
Minton Chapel Church Rd	33,719.79	110,600.92	20.95	County Road
Mitchell Grove Ch Rd	2,558.04	8,390.38	1.59	County Road
Mixon Ext	550.12	1,804.40	0.34	City Street
Mixon Rd	10,234.13	33,567.93	6.36	County Road
Mixon St	5,127.66	16,818.72	3.19	County Road
Montgomery Rd	536.74	1,760.49	0.33	County Road
Montgomery St	6,231.96	20,440.83	3.87	State Highway

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Moore Rd	965.05	3,165.36	0.60	County Road
Moores Chapel Rd	21,433.17	70,300.78	13.31	County Road
Morris St	231.76	760.18	0.14	City Street
Mose Sheppard Rd	2,397.84	7,864.90	1.49	County Road
Moye St	2,642.29	8,666.71	1.64	City Street
Mt Olive Church Hwy	22,699.66	74,454.90	14.10	County Road
N Bradford St	1,251.91	4,106.26	0.78	City Street
N F Bray Rd	3,489.04	11,444.03	2.17	County Road
N Lee St	260.93	855.83	0.16	City Street
N Marcus St	5,242.88	17,196.66	3.26	State Highway
N Myrtle Ave	2,430.21	7,971.10	1.51	City Street
N State St	299.78	983.29	0.19	City Street
N Valley St	1,747.78	5,732.73	1.09	City Street
New Buckeye Rd	29,308.07	96,130.48	18.21	County Road
New Home Ch Rd	28,655.16	93,988.91	17.80	County Road
New Hope Rd	18.70	61.32	0.01	County Road
Nora Blvd	1,648.46	5,406.94	1.02	City Street
North Ave	3,004.21	9,853.81	1.87	City Street
O L Kight Rd	19,787.35	64,902.50	12.29	County Road
Oaky Grove Ch Rd	19,885.35	65,223.94	12.35	County Road
Odom Rd	22,310.41	73,178.16	13.86	County Road
Oglethorpe Ave	1,828.32	5,996.89	1.14	City Street
Ohoopee River Rd	18,489.16	60,644.44	11.49	County Road
Ohoopee St	957.07	3,139.20	0.59	City Street
Old Pringle Rd	307.48	1,008.52	0.19	County Road
Old Watermelon Rd	339.75	1,114.38	0.21	County Road
Outlaw Rd	1,074.14	3,523.18	0.67	County Road
Owl St	687.86	2,256.16	0.43	City Street
Page Rd	78.42	257.20	0.05	County Road
Parker St	688.46	2,258.13	0.43	City Street
Parkers Pond Rd	1,950.92	6,399.03	1.21	County Road
Paul Lord Rd	15,332.52	50,290.68	9.52	County Road
Paul Underwood Rd	7,323.43	24,020.85	4.55	County Road
Pendelton Creek Rd	10,336.10	33,902.40	6.42	County Road
Perry Horton Rd	14,089.47	46,213.45	8.75	County Road
Pilgrim Rest Church Rd	4,464.68	14,644.16	2.77	County Road
Pills Rd	6,854.87	22,483.98	4.26	County Road
Pine Ave	221.29	725.83	0.14	City Street

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Pine Hill Church Rd	2,864.64	9,396.00	1.78	County Road
Pine St	1,129.60	3,705.07	0.70	City Street
Pinetuckey Rd	12,630.28	41,427.33	7.85	County Road
Pinetucky Rd	36.12	118.47	0.02	County Road
Piney Mount Ch Rd	30,538.50	100,166.28	18.97	County Road
Pleasant Grove Ch Rd	6,958.77	22,824.76	4.32	County Road
Pleasant Way Rd	43.66	143.20	0.03	County Road
Pollett Rd	150.89	494.93	0.09	County Road
Pool Rd	5,087.04	16,685.47	3.16	County Road
Poplar Springs Church Rd	13,129.86	43,065.93	8.16	County Road
Poplar St	4,952.11	16,242.92	3.08	State Highway
Power Line Rd	18,466.34	60,569.58	11.47	County Road
Price New Hope Rd	42.14	138.23	0.03	County Road
Price Rd	11,394.19	37,372.94	7.08	County Road
Price Williams Rd	14,198.75	46,571.89	8.82	County Road
Pringle Harrison Hwy	11,935.65	39,148.92	7.41	County Road
Pringle Rd	14,725.69	48,300.25	9.15	County Road
Pullens Bridge Rd	6,866.04	22,520.60	4.27	County Road
Pwa Rd	8,698.43	28,530.84	5.40	County Road
Rail Road St	938.55	3,078.46	0.58	City Street
Railroad St	9,494.54	31,142.08	5.90	County Road
Raley Rd	6,124.15	20,087.21	3.80	County Road
Ralph Young Rd	5,664.94	18,581.01	3.52	County Road
Ranger Grove Church Rd	1,619.79	5,312.91	1.01	County Road
Red Hill Cemetery Rd	6,320.11	20,729.97	3.93	County Road
Red Norris Rd	10,734.05	35,207.67	6.67	County Road
Rex Jackson Rd	15,055.34	49,381.52	9.35	County Road
River Rd	6,466.89	21,211.41	4.02	County Road
Robert Powell Rd	5,603.34	18,378.96	3.48	County Road
Rock Springs Rd	7,905.82	25,931.09	4.91	County Road
Rogers Rd	2,272.91	7,455.16	1.41	County Road
Ronnie Woods Loop	107.71	353.28	0.07	County Road
Ronnie Woods Rd	44.29	145.27	0.03	County Road
Rufus Youmans Rd	7,447.54	24,427.92	4.63	County Road
S Bradford St	1,179.83	3,869.85	0.73	City Street
S Lee St	2,115.32	6,938.26	1.31	City Street
S Marcus St	5,846.25	19,175.71	3.63	State Highway
S Myrtle Ave	2,906.26	9,532.53	1.81	City Street



S Railroad Ave	71.29	233.83	0.04	City Street
S State St	1,090.91	3,578.18	0.68	City Street
S Valley St	2,205.04	7,232.54	1.37	City Street
SA Attaway Rd	28,135.58	92,284.71	17.48	County Road
Sand Hill Ch Rd	9,296.94	30,493.95	5.78	County Road
Sardis Church Rd	3,244.59	10,642.26	2.02	County Road
Scott St	791.82	2,597.17	0.49	City Street
Shawn St	1,163.38	3,815.88	0.72	City Street
Shepard Rd	18,513.32	60,723.68	11.50	County Road
Short St	759.92	2,492.53	0.47	City Street
Shurling Dr	1,950.61	6,398.01	1.21	City Street
Shurwood Dr	2,521.54	8,270.64	1.57	County Road
Smith Chapel Rd	18,484.96	60,630.66	11.48	County Road
Smith Creek Rd	19,240.24	63,107.99	11.95	County Road
Smith Rd	3,160.84	10,367.55	1.96	County Road
Smith St	5,519.16	18,102.84	3.43	County Road
Snell St	429.22	1,407.84	0.27	City Street
Snellbridge Rd	19,412.65	63,673.49	12.06	County Road
Spring St	3,114.28	10,214.85	1.93	City Street
State Route 0026	52.51	172.25	0.03	State Highway
State Route 15	94,836.58	311,063.97	58.91	State Highway
State Route 171	28.23	92.59	0.02	State Highway
State Route 57	119,665.35	392,502.35	74.34	State Highway
State Route 86	1,040.94	3,414.29	0.65	State Highway
Stephens Rd	1,361.61	4,466.07	0.85	County Road
Stone Church Rd	26.00	85.28	0.02	County Road
Stonewall St	333.25	1,093.07	0.21	City Street
Sumner Rd	902.46	2,960.08	0.56	County Road
Swain Creek Rd	7,615.48	24,978.78	4.73	County Road
T L Bray Rd	9,174.18	30,091.30	5.70	County Road
Tal Meeks Rd	4,269.58	14,004.22	2.65	County Road
Taylor's Trail	2,734.33	8,968.59	1.70	County Road
Thompson Grove Ch Rd	758.98	2,489.45	0.47	County Road
Thompson Grove Church Rd	6,095.43	19,992.99	3.79	County Road
Tobie Veal Rd	4,595.67	15,073.79	2.85	County Road
Tom Pullan Rd	7,587.04	24,885.49	4.71	County Road
Tom Rd	13,462.95	44,158.48	8.36	County Road
Tonya Rd	1,994.19	6,540.93	1.24	County Road

Note: List of Roads for Johnson County also include roads within the city limits of Kite and Wrightsville

Tookes Rd	428.59	1,405.78	0.27	County Road
Townsend Rd	10,640.45	34,900.66	6.61	County Road
Trinity Church Rd	5,838.62	19,150.69	3.63	County Road
Truitt Pool Rd	8,269.40	27,123.63	5.14	County Road
Tucker Grove Church Rd	47,895.66	157,097.76	29.75	County Road
Tucker School Rd	3,708.01	12,162.27	2.30	County Road
US Highway 221	60,003.89	196,812.76	37.28	State Highway
US Highway 319	89,090.19	292,215.82	55.34	State Highway
US Highway 319 N	3,373.36	11,064.63	2.10	State Highway
US Highway 80	31,219.61	102,400.31	19.39	State Highway
US Highway 80 E	73.42	240.80	0.05	State Highway
Underwood Rd	3,173.70	10,409.72	1.97	County Road
Union Grove Ch Rd	11,491.57	37,692.36	7.14	County Road
Union Hill Ch Rd	23,732.97	77,844.14	14.74	County Road
Venson Oliver Rd	3,313.23	10,867.40	2.06	County Road
Vickers Hill Rd	12,814.30	42,030.91	7.96	County Road
Vickers Rd	47.82	156.85	0.03	County Road
W College St	2,292.96	7,520.92	1.42	City Street
W Court St	6,903.38	22,643.08	4.29	City Street
W Elm St	6,727.81	22,067.22	4.18	State Highway
W Green St	798.29	2,618.38	0.50	City Street
W Hawk St	330.82	1,085.08	0.21	City Street
W Trilby St	1,966.00	6,448.47	1.22	State Highway
W. Trilby St	3,361.77	11,026.62	2.09	State Highway
Wade Lord Rd	6,683.29	21,921.20	4.15	County Road
Warsaw St	692.19	2,270.37	0.43	City Street
Washington Ave	1,422.17	4,664.73	0.88	City Street
Waterbury St	738.37	2,421.85	0.46	City Street
Watermelon Rd	20,110.79	65,963.38	12.49	County Road
Watson St	305.59	1,002.33	0.19	City Street
Wayne Coxwell Rd	2,766.73	9,074.87	1.72	County Road
Wesley Dr	472.10	1,548.50	0.29	City Street
Westley Cir	8,754.35	28,714.28	5.44	County Road
Weston Ln	5,385.29	17,663.76	3.35	County Road
Wheeler Rd	10,265.43	33,670.59	6.38	County Road
Wiggins St	1,098.59	3,603.36	0.68	City Street
Will Tom Cir	4,357.39	14,292.22	2.71	County Road
William St	650.02	2,132.06	0.40	City Street

Note: List of Roads for Johnson County also include roads within the city limits of Kite and Wrightsville

Williams Rd	4,530.87	14,861.24	2.81	County Road
Winfrey Rd	19,804.54	64,958.89	12.30	County Road
Wood Rd	13,450.31	44,117.03	8.36	County Road
Wrightsville-riddleville Rd	23.04	75.56	0.01	County Road
Young St	876.87	2,876.14	0.54	City Street
Zeta Rd	1,052.54	3,452.34	0.65	County Road

Note: List of Roads for Johnson County also include roads within the city limits of Kite and Wrightsville

### City of Kite/List of Roads

<b>Name of Road</b>	<b>Paved/Unpaved</b>	<b>Mileage</b>	<b>Type of Road</b>
Kight Street	P	1.0	State
Montgomery St.	P	1.0	State/US
Railroad Street	P	0.7	City
Cemetery Street	P	0.3	City
Claxton Street	P	0.2	City
College Street	P	0.4	City
Church Street	P	0.3	City
Ohoopee Street	P	0.2	City
Hatcher Street	P	0.3	City
Holton Street	P	0.2	City
Davis Street	P	0.2	City
Mixon Street	P	0.5	City
Morris Street	P	0.1	City
Jackson Street	P	0.2	City
Averett Street	P	0.2	City

### City of Wrightsville/List of Roads

Name of Road	Paved/Unpaved	Mileage	Type of Road
Alabama Street	P	0.2	City
Alma Street	P	0.1	City
Bradford Street N	P	0.1	City
Bradford Street S	P	0.3	City
Brookwood Street	P	0.2	City
Carolina Street	P	0.1	City
Cedar Drive	P	0.1	City
Chadwick Drive	P	0.3	City
Chester Drive	P	0.2	City
College Street E	P	0.8	State
College Street W	P	0.3	City
Cook Street	P	0.1	City
Court Street E	P	0.5	City
Court Street W	P	1.2	City
Crawford Road	P	0.7	City
Deer Street	P	0.1	City
Delmar Street	P	0.1	City
Donovan Road	P	1.3	City
Elk Street	P	0.1	City
Elm Street E	P	0.8	State/US
Elm Street W	P	1.3	State/US
Flanders Street	UP	0.1	City
Fulghum Street	P	0.1	City
Folsom Drive	P	0.3	City
Forest Street	P	300 FT	City
Forest Hill Circle	P	0.3	City
Georgia Avenue	P	0.3	City
Glisson Street	P	0.1	City
Hawk Street	P	0.2	City
Hill Street	P	350 FT	City
Hightower Drive	UP	0.1	City
Hillcrest Street	P	0.1	City
Hilton Holton Dr.	P	0.2	City
Hillside Street	P	0.1	City
Helen Court	UP	0.1	City
Idylwild Drive	P	1.6	City
Industrial Parkway	P	1.2	City
Jan Drive	UP	0.1	City
Doc Kemp Drive	P	0.2	City
Kennedy Street	P	300 FT	City
Kents Lane	P	0.2	City

Name of Road	Paved/Unpaved	Mileage	Type of Road
Lakeside Drive	P	0.2	City
Lakeview Drive	P	1.1	City
Lee Street	P	0.6	City
Loblolly Drive	P	0.2	City
Lynn Street	UP	0.2	City
Marcus Street N	P	0.9	State
Marcus Street S	P	1.1	State
Milton Drive	P	0.2	City
Moye Street	P	0.3	City
Myrtle Street N	P	0.5	City
Myrtle Street S	P	0.7	City
MLK Drive	P	0.3	City
Oglethorpe Drive	P	0.2	City
Owl Street	P	0.1	City
Parker Street	P	0.1	City
Patton Street	P	0.1	City
Pine Street	P	0.1	City
Shawn Drive	P	0.3	City
Shurling Drive	P	0.3	City
Short Street	P	0.1	City
Shurwood Drive	P	0.5	City
Smith Street	P	0.6	City
Snell Street	P	0.1	City
Spring Street	P	0.6	City
State Street	P	0.3	City
Stonewall Street	P	0.1	City
Tribly Street E	P	0.6	City
Tribly Street W	P	1.1	State
Trojan Way	P	0.6	City
Valley Street N	P	0.3	City
Valley Street S	P	0.4	City
Warsaw Street	P	0.1	City
Washington Street	P	0.1	City
Wesley Drive	P	0.1	City
Wiggins Street	P	0.2	City
Williams Street	P	0.1	City
Young Street	P	0.2	City

Total Paved Mileage is approximately 30.1

Total Unpaved Mileage is approximately 0.6

## **APPENDIX B**

### **Implementation Strategy and Five Year Short-Term Work Programs**

### **Reports of Accomplishments**

### **Short-Term Work Programs**

# IMPLEMENTATION STRATEGY AND FIVE YEAR SHORT-TERM WORK PROGRAMS

## Introduction

As stated earlier, *The Joint Johnson County Comprehensive Plan* is a local plan developed by the citizens and leaders of Johnson 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 Johnson 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

Johnson County, the City of Kite, and the City of Wrightsville 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 “Goals, 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 Johnson 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 goals 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 Johnson 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 1994, 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 Johnson 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, 2005 through 2009. 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 accomplish. Some projects may apply to more than one planning area. Where this is the case, the applicable project will be listed once with the other applicable element(s) being included. Similarly a project, or more likely a program or activity, may be listed under every local government's work program, even if the role of the smaller governments is limited. This was often done on issues of countywide importance where the support and involvement of everyone in the county is needed.

These Short-Term Work Programs need to be incorporated into the decision-making and budgeting processes of the local governments of Johnson County. These guides to action should be used by the local governments and by other interested parties, such as the Wrightsville-Johnson County Chamber of Commerce and the Development Authority of Johnson County, as benchmarks for progress in improving Johnson 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**

**Johnson County  
City of Kite  
City of Wrightsville**

**JOHNSON 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	1999	Promote local and regional economic development	N		Y	Ongoing					Johnson County continues to participate in regional economic development activities such as the Regional Economic Development Academy and a five-county regional study to develop regional recruitment activities. This activity will continue on an ongoing basis, but will be reworded in the New STWP to state specific actions to promote economic development rather than a policy statement.
ED	1999	Support activities of the Development Authority	N		Y	Ongoing					Johnson County provides funding to the Development Authority on an annual basis and provides them with office space, utilities, and insurance. The County also serves as the fiscal agent for many of the grants that are applied for through the Development Authority, and also leverages additional funding for their projects. These activities will be continued on an ongoing basis, but will be reworded in the New STWP to state more specific actions as opposed to a single policy statement.
ED	1999	Support re-activation of the Clean and Beautiful Program	N		N			Y	2009		The reactivation of the Clean and Beautiful Program has been postponed due to a current lack of interest. It is hoped that a sufficient level of interest could be established by 2009.

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**JOHNSON COUNTY  
Comprehensive Plan Short Term Work Program  
Report of Accomplishments**

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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	1999	Support the Better Hometown Program in Wrightsville	N		N			N		Y	Johnson County supports the activities of the Better Hometown Program of Wrightsville by virtue of board participation. The County also provided \$37,500 in county funds to match the Better Hometown's downtown TE project. County services have also been provided previously to support the Better Hometown Program's activities. This activity will continue on an ongoing basis, but will be dropped because it is a policy statement rather than a specific action.
NR	1999	Continue enforcement of the Sedimentation and Erosion Control Ordinance	Y	2004							The County passed an amended ordinance in 2004 and continues to issue permits for erosion and sedimentation activities. While enforcement will continue on an ongoing basis, this item as presently worded is a policy statement. It will not be restated in the New STWP, but will be addressed in the Comprehensive Plan under the plan's Goals and Objectives.
NR	1999	Maintain Historic Depot and continue to make improvements	N		Y	Ongoing					The County continues to maintain the Depot for use by local groups and agencies. Internal improvements over the last five years include the installation of new furniture and equipment. This activity will be continued on an ongoing basis, but will be reworded in the New STWP to reflect a specific action rather than a general policy statement.

**JOHNSON 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		
CF	1999	Expedite paving of county roads	N		N			N		Y	The County has adopted a second five-year SPLOST to fund road and street development activities. Several roads have been paved over the last five years including Union Hill, Smith Chapel, and Dude Sumner. The County is actively pursuing the acquisition of rights-of-way to pave additional roads. Several miles of roads have been paved in recent years with LARP funds. The County continues to pursue additional miles per year on a priority basis, in addition to the pursuit of alternatives to paving. This activity will continue on an ongoing basis, but will be dropped because it is a policy statement and not a specific activity.
CF	1999	Implement an E-911 system	N		N			Y	2005		Johnson County is actively pursuing the acquisition of One Georgia funding, along with Laurens and Wilkinson counties, to establish a multi-county E-911 system. The County has a small-scale prototype that could be utilized if regional efforts do not succeed. Due to the lack of available funding, this project was postponed, however it is hoped that this project could be initiated in 2005 should One Georgia funds be obtained.

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**JOHNSON COUNTY**  
**Comprehensive Plan Short Term Work Program**  
**Report of Accomplishments**

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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	2000	Apply for CDBG to enlarge Senior Center and Adult Education Center	N		N			Y	2005		This activity was postponed due to a lack of adequate funding. The County is currently pursuing CDBG funds to construct a new Adult Ed building at the site of the new industrial park. The current configuration of the Senior Center is sufficient to meet the County's needs. Therefore, there are no current plans to enlarge the building. It is hoped that construction of the Adult Education building could begin in 2005 if adequate funds can be obtained.
CF	2001	Apply, through Oconee Regional Library, for funding for a new library	N		N			N		Y	This activity has been dropped due to a lack of interest and political support.
CF	1999	Construction of new jail	N		N			Y	2005		The construction of a new jail was postponed due to the lack of adequate funding. The County has adopted a second SPLOST that will provide, in conjunction with the first SPLOST, \$1.2 million in funding for a new jail. The requisite land has been acquired for the jail. Preliminary plans have begun towards the facility's construction. It is anticipated that construction could begin in 2005.

**JOHNSON 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		
CF	1999	Improve recreation	N		Y	Ongoing					Recreational improvements that have occurred during the last five years include lighting of the walking trails, development of a new recreation building, lighting of ball fields, and the construction of tennis and volleyball courts. Improvements will continue to be made on an ongoing basis as the need arises. However, this activity will be reworded in the New STWP to include more specific projects/activities as opposed to a general policy statement.
CF	1999	Update fire equipment	N		Y	Ongoing					In the last five years, the County has been able to acquire funds to purchase turnout gear, wells, and new fire houses. The County has partnered with the City of Wrightsville and the Georgia Forestry Commission to acquire a new quick response truck with a pumper. The County is currently pursuing to make additional equipment upgrades. This activity will continue on an ongoing basis as the need arises. However, it will be reworded in the New STWP to state a more specific activity rather than a general policy statement.

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**JOHNSON COUNTY**  
**Comprehensive Plan Short Term Work Program**  
**Report of Accomplishments**

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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	1999	Encourage the development of low and moderate income housing in the county	N		N					Y	This activity has been dropped due to its wording as a policy statement rather than a specific action. This item will be covered elsewhere in the Comprehensive Plan under the plan's Goals and Objectives
HO	1999	Continue proper septic tank permitting	Y	1999							The County requires a permit before any locater permit is issued for new or relocating mobile homes. A more stringent ordinance was recently adopted that addresses permitting and mobile home parks and subdivisions in the unincorporated areas. While permitting will continue, this item will not be restated in the New STWP due to its present wording as a policy statement rather than a specific activity. Instead, it will be addressed as part of the Comprehensive Plan's Goals and Objectives.
LU	1999	Assist the Development Authority in developing Industrial Park and other sites for industry	Y	2003							Johnson County assisted the Development Authority in the acquisition of One Georgia funds to purchase and develop 96 acres in the Cedar Creek Industrial Park. DOT funding was also obtained for Accel/Decel lanes and street paving in the industrial park. The County contributed \$15,000 in county funds towards the project.

**CITY OF KITE  
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	1999	Continue structural and other improvements to the Welcome Center	Y	2000							In 2000 the City utilized LDF funds to convert the former City Hall into a Welcome Center.
NR	1999	Develop a Wellhead Protection Plan	N		N			N		Y	Dropped due to a current lack of interest and support.
CF	1999	Purchase a double pumper fire truck	N		Y	2005					The City has applied for FEMA funds to be used towards the purchase of a new pumper. This project will be accomplished by 2005 pending the awarding of grant funds to the City.

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**CITY OF KITE  
Comprehensive Plan Short Term Work Program  
Report of Accomplishments**

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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	1999	Continue repairs and renovations to the Community Center	Y	2001							In 2001 the City renovated the restrooms to the Community Center, in addition to renovating the concession stands and installing new flooring.
CF	1999	Rehabilitate building as a community library	N		N			N		Y	This activity was dropped due to the building's purchase by an individual for use as a business.
CF	1999	Continue local road improvements	N		Y	Ongoing					Over the last five years, the City has utilized LARP funds to pave approximately one road per year. This activity will continue on an ongoing basis as adequate LARP funds are available. However, this activity will be reworded in the New STWP to make a more specific action rather than a policy statement.
CF	1999	Acquire property for cemetery expansions	Y	2004							Additional property was purchased in 2004, and the land is now being surveyed for lots.

**CITY OF KITE**  
**Comprehensive Plan Short Term Work Program**  
**Report of Accomplishments**

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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	1999	Continue enforcement of the City's building codes	N		N			N		Y	This activity will be continued on an ongoing basis through the enforcement of unkempt properties, but will be addressed in the future through the Goals and Objectives portion of the Comprehensive Plan rather than in the STWP.
LU	1999	Acquire land in the City to develop a park	Y	2000							The City acquired the land and developed a park in 2000 that includes a playground area, restrooms, and 2 picnic shelters.

**CITY OF WRIGHTSVILLE**  
**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	1999	Continue funding the Chamber of Commerce	N		N			N		Y	Although the City supports the Chamber and its efforts, it does not provide the Chamber with financial support and does not have future plans to do so. However, this will be addressed in the Comprehensive Plan's Goals and Objectives.
ED	1999	Continue funding the Industrial Development Authority	Y	1999							The City provides approximately \$2,000/yr. to the Industrial Development Authority, and plans to continue doing so on an ongoing basis. However, this item will not be restated in the New STWP since it is more reflective of a policy statement. Instead, it will be addressed as part of the Comprehensive Plan's Goals and Objectives.
ED	2000	Revitalization of Downtown underground wiring for street lighting sidewalks	Y	2004							The City received TE funding to move wiring and power lines underground for the new street lighting in the downtown area.

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**CITY OF WRIGHTSVILLE  
Comprehensive Plan Short Term Work Program  
Report of Accomplishments**

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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	1999	Target new industries	N		Y	Ongoing					A site has been established for a new industrial park, and the Development Authority is currently working to develop the site. The targeting of new industries will continue on an ongoing basis, but will be reworded in the New STWP to include more specific activities rather than simply be a policy statement.
NR	1999	Better Hometown Program	N		Y	Ongoing					The City provides funding on an annual basis to the Better Hometown Program. This item will be reworded in the New STWP to include specific activities rather than be a policy statement.

**CITY OF WRIGHTSVILLE**  
**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	1999	Purchase a new sewage machine	Y	1999							A new sewage machine was purchased in 1999.
CF	1999	Upgrade water and sewage systems	Y	2003, 2004							The City obtained One Georgia funding to upgrade its water and sewage systems during the years of 2003 and 2004.
CF	2000	Paving of the cemetery	Y	2002							Paving of the cemetery was accomplished in 2002.
CF	2000	Purchase police vehicles	Y	2002-2004							Between 2002 and 2004, the City purchased three surplus vehicles and one new police vehicle.
CF	2002	Remodel the City Hall & Police office	Y	2002							In 2002, the City painted the City Hall and installed new carpeting. Rather than remodel the Police Department office, the City is working with the local Housing Authority to house the police office near that location.

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**CITY OF WRIGHTSVILLE  
Comprehensive Plan Short Term Work Program  
Report of Accomplishments**

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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	2003	Purchase new equipment for street department	N		N			Y	2008		This activity has been postponed due to a lack of adequate funding at the present time, in addition to other funding priorities. It is hoped that sufficient to initiate the project will be in place by 2008.
CF	1999	Build a new firehouse behind the City Hall	Y	2003							A new firehouse was constructed in 2003.
CF	1999	Support the Senior Citizens Center	N		N			N		Y	While the City supports the Senior Citizens Center, this item is more of a policy statement rather than a specific activity. This item will be addressed in the future as part of the Comprehensive Plan's Goals and Objectives.
CF	1999	Work with the County to expand the Senior Citizens Center	N		N			N		Y	This activity was dropped due to the County's decision not to expand the Senior Citizens Center at this time.



**CITY OF WRIGHTSVILLE**  
**Comprehensive Plan Short Term Work Program**  
**Report of Accomplishments**

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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	Consider applications for renovation of low income housing	N		N			Y	2009		This activity has been postponed due to a current lack of interest. It is hoped that sufficient public interest could be in place by 2009 to initiate this activity. This activity will be reworded in the New STWP.
LU	1999	Review zoning ordinances and amend as necessary	Y	1999							The City reviews and makes amendments to its zoning ordinance as needed. In the future, this activity will be covered in the Comprehensive Plan as part of the Goals and Objectives.
LU	1999	Additional Christmas decorations	Y	2004							New Christmas decorations were purchased in 2004 in conjunction with the renovation of the downtown area.

**Comprehensive Plan Short Term Work  
Programs**

**Johnson County  
City of Kite  
City of Wrightsville**

**JOHNSON COUNTY COMPREHENSIVE PLAN  
SHORT TERM WORK PROGRAM  
2005-2009**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source			
		2005	2006	2007	2008	2009	Each Year	Beyond 2009	County	City	Other		Local	State	Federal	Private
ED, IC	Hire a full-time economic development professional to assist in the promotion and marketing of Johnson County and its municipalities to prospective businesses and industries		X						X		Chamber, Dev. Auth., Local Banks	\$35,000 (60% Local, 40% Private)	X			X
ED	Initiate entrepreneurial activities through the establishment of a mentoring group of local entrepreneurs through the Chamber of Commerce and Development Authority, or by other programs, that will help to provide the support structure necessary to encourage the increased development of entrepreneurs			X					X		Chamber, Dev. Auth., Ga. Dept. of Econ. Dev.	\$5,000	X	X		X
ED, IC	Seek funding from the Georgia Rural Economic Development Center and other entities as appropriate to provide the infrastructure to support entrepreneurial establishments in Johnson County			X					X		Chamber, Dev. Auth., GREDC, Ga. Dept. of Econ. Dev.	\$25,000	X	X		
ED	Complete, as soon as possible, the construction of a new spec building in the Industrial Park	X	X						X		DCA (One Georgia)	\$150,000 (total)	X	X		X
ED	Seek the expansion of and fully develop infrastructure, including water and sewer extension to the Industrial Park				X	X			X	W'ville	Dev. Auth., DCA (CDBG)	\$1 million (total)	X	X	X	

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**JOHNSON COUNTY COMPREHENSIVE PLAN  
SHORT TERM WORK PROGRAM  
2005-2009**

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Element	Activity	Years							Responsibility			Estimated Cost	Funding Source			
		2005	2006	2007	2008	2009	Each Year	Beyond 2009	County	City	Other		Local	State	Federal	Private
ED, CFS, IC	Develop a new adult learning center and satellite facility for Swainsboro Technical College in the new Industrial Park	X							X		Dev. Auth., DTAE, STC	\$300,000 (total)		X		
ED, LU	Fully complete the new Industrial Park in Wrightsville	X	X	X	X	X			X	W'ville	Dev. Auth., DCA (CDBG, One Georgia)	\$1 million (total)	X	X	X	
ED, IC	Provide assistance as needed to the Johnson County Development Authority to acquire land or develop controlling options on potential industrial sites to make available for prospective businesses and industries						X	X	X		Dev. Auth., Ga. Dept. of Econ. Dev.	\$500,000 (total)	X	X		
ED	Expand infrastructure and expand lift stations and treatment capacity to enable Wrightsville to serve new businesses/industries					X		X	X	W'ville	DCA (CDBG)	\$500,000 (total)	X	X	X	
NCR, CFS	Acquire land at the Oconee River landing/boat ramp and develop passive recreation facilities	X	X	X	X				X		DNR (LWCF)	\$125,000 (passive facilities)	X	X	X	
NCR	Seek state and federal assistance in investigating dam safety and improvement roads	X							X		GEMA	\$15,000		X		

**JOHNSON COUNTY COMPREHENSIVE PLAN  
SHORT TERM WORK PROGRAM  
2005-2009**

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Element	Activity	Years						Responsibility			Estimated Cost	Funding Source				
		2005	2006	2007	2008	2009	Each Year	Beyond 2009	County	City		Other	Local	State	Federal	Private
NCR	Upgrade and enforce a countywide flood plain management ordinance in accordance with Federal Emergency Management Agency (FEMA) requirements and seek to have maps prepared for all governments	X							X			\$5,000 (enforcement)	X			
NCR	Investigate development of a recreational lake in Johnson County							X	X			\$20,000	X			
NCR	Seek funding to upgrade the public boat landing and public access road to improve the usage of the Oconee River	X	X	X	X				X		DNR (LWCF)	\$60,000 (road) \$125,000 (boat landing)	X	X	X	
NCR	Develop a local history driving tour with brochure/map and interpretive markers		X						X		Hist. Soc., HPD	\$10,000	X	X		
NCR, CFS	Seek funding to establish a bike path along SR 57 between the Confederate historic site and Ball's Ferry State Park	X	X	X	X				X		DOT	\$160,000 (total)	X	X		
NCR	Reactivate the Clean and Beautiful Commission					X			X			NA				
NCR	Seek funding to make improvements to the Historic Depot as needed						X	X	X	X	HPD	\$25,000 (total)	X	X		

**JOHNSON COUNTY COMPREHENSIVE PLAN  
SHORT TERM WORK PROGRAM  
2005-2009**

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Element	Activity	Years							Responsibility			Estimated	Funding Source			
		2005	2006	2007	2008	2009	Each Year	Beyond 2009	County	City	Other	Cost	Local	State	Federal	Private
CFS	Upgrade railroad crossings throughout the county with adequate markings, cross arms, and lights where necessary	X	X	X	X	X					Railroad companies	\$250,000 (total)				X
CFS	Upgrade existing roads and streets equipment						X		X			\$180,000/yr.	X			
CFS	Construct a new railroad spur to the industrial park	X	X	X					X		Dev. Auth.	\$170,000 (total)	X			
CFS	Upgrade county subdivision regulations to include standards and requirements for water supply provision							X	X			NA				
CFS	Construct dry hydrants throughout the county						X		X			\$15,000/yr.	X	X		
CFS	Seek funding to upgrade the county's recycling activities through the addition of six satellite convenience centers	X	X	X					X		GEFA	\$42,000 (total)	X	X		
CFS	Staff remaining convenience centers in the county	X	X	X					X			\$40,000/yr.	X			
CFS, IC	Establish local E-911 service in Johnson County as funding becomes available by contracting with a neighboring county or developing an independent system	X	X	X					X		DCA (One Georgia)	\$130,000 (startup cost) \$60,000 (maintenance)	X	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	Kite, W'ville	FEMA	\$140,000/yr. (vehicles), \$20,000/yr. (equipment)	X		X	

**JOHNSON COUNTY COMPREHENSIVE PLAN  
SHORT TERM WORK PROGRAM  
2005-2009**

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Element	Activity	Years							Responsibility			Estimated Cost	Funding Source			
		2005	2006	2007	2008	2009	Each Year	Beyond 2009	County	City	Other		Local	State	Federal	Private
CFS	Construct a new county jail facility as funds become available	X	X						X			\$3 million (total)	X			
CFS, IC	Construct a new joint law enforcement facility, preferably in conjunction with the construction of a new county jail		X						X	W'ville		\$100,000	X			
CFS	Construct a new EMS facility and upgrade EMS equipment and vehicles		X						X			\$110,000 (total)	X			
CFS	Expand the Johnson County Health Department for additional space as necessary				X				X		DHR	\$200,000		X	X	
CFS	Seek funding to improve Johnson Recreation Department park in order to provide for expansion of youth activities	X	X	X	X	X			X		DNR (LWCF)	\$600,000/yr.	X	X	X	
CFS	Expand the Johnson County Senior Citizen's Center and its programs and services to the elderly	X	X	X					X		DCA (CDBG)	\$200,000 (total)	X	X	X	
CFS	Seek funding to upgrade the courthouse annex and old jail	X	X	X					X			\$60,000 (total)	X			
CFS	Upgrade or relocate the county extension offices once available							X	X			NA	X			
CFS	Construct a facility to host large-scale events							X	X			\$250,000	X			
CFS	Seek funding to upgrade and renovate the Harlie Fulford Memorial Library			X					X			\$20,000	X			

**JOHNSON COUNTY COMPREHENSIVE PLAN  
SHORT TERM WORK PROGRAM  
2005-2009**

Element	Activity	Years					Responsibility			Estimated Cost	Funding Source					
		2005	2006	2007	2008	2009	Each Year	Beyond 2009	County		City	Other	Local	State	Federal	Private
HO	Develop and enforce a countywide ordinance to upgrade and mitigate blighted properties	X							X	Both		\$1,000 (enforcement)	X			
HO	Continue pursuit of public funds as needed, such as CDBG and CHIP grants, for rehabilitation of substandard housing						X	X	X	Both	DCA (CDBG, CHIP)	\$1,500/yr. (grant writing)	X	X	X	
HO	Establish a local Christmas in April or other similar program to assist with repairing homes owned by low income and elderly residents on fixed incomes						X				Churches, Private Citizens	\$1,000/yr.				X
HO, IC	Adopt countywide land development regulations, including improved manufactured housing standards, to regulate individual manufactured homes and manufactured home parks	X							X	Both		\$1,000 (legal research)	X			
LU, IC	Establish a countywide planning committee or formal planning commission to assist in growth guidance and evaluation of regulation options	X							X	Both		NA				
LU	Conduct a public education and information gathering campaign to discuss the need and benefits of land use regulation and to flesh out public concerns and identify specific needs	X							X	Both		\$1,000/yr.	X			

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**JOHNSON COUNTY COMPREHENSIVE PLAN  
SHORT TERM WORK PROGRAM  
2005-2009**

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Element	Activity	Years							Responsibility			Estimated Cost	Funding Source			
		2005	2006	2007	2008	2009	Each Year	Beyond 2009	County	City	Other		Local	State	Federal	Private
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	Both		\$1,200 (legal research)	X			
LU, IC	Seek the consolidation of various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance		X						X	Both		NA				
LU	Rehabilitate the existing county housing stock through concerted public and private means, and market available housing on a regional basis to potential new residents						X	X	X	Both	Chamber, DCA (CDBG)	\$500,000/yr.	X	X	X	

**CITY OF KITE COMPREHENSIVE PLAN  
SHORT TERM WORK PROGRAM  
2005-2009**

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Element	Activity	Years							Responsibility			Estimated Cost	Funding Source			
		2005	2006	2007	2008	2009	Each Year	Beyond 2009	County	City	Other		Local	State	Federal	Private
ED	Pursue "Main Street" type improvements in Kite, such as building/façade rehabilitation, streetscape projects, and other improvements to revitalize downtown Kite					X		X		X	Dev. Auth., DCA (ED-CDBG), DOT (TE)	\$1 million (total)	X	X	X	
ED	Initiate entrepreneurial activities through the establishment of a mentoring group of local entrepreneurs through the Chamber of Commerce and Development Authority, or by other programs, that will help to provide the support structure necessary to encourage the increased development of entrepreneurs			X					X		Chamber, Dev. Auth., Ga. Dept. of Econ. Dev.	\$5,000	X	X		X
ED, IC	Seek funding from the Georgia Rural Economic Development Center and other entities as appropriate to provide the infrastructure to support entrepreneurial establishments in Johnson County			X					X		Chamber, Dev. Auth., GREDC, Ga. Dept. of Econ. Dev.	\$25,000	X	X		

**CITY OF KITE COMPREHENSIVE PLAN  
SHORT TERM WORK PROGRAM  
2005-2009**

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Element	Activity	Years							Responsibility			Estimated Cost	Funding Source			
		2005	2006	2007	2008	2009	Each Year	Beyond 2009	County	City	Other		Local	State	Federal	Private
NCR	Upgrade and enforce a countywide flood plain management ordinance in accordance with Federal Emergency Management Agency (FEMA) requirements and seek to have maps prepared for all governments	X							X			\$5,000 (enforcement)	X			
NCR	Develop a local history driving tour with brochure/map and interpretive markers		X						X		Hist. Soc., HPD	\$10,000	X	X		
CFS	Upgrade existing roads and streets equipment					X				X		\$20,000	X			
CFS	Seek funding for drainage improvements in identified areas of need			X						X	DCA (CDBG)	\$500,000	X	X	X	
CFS	Improve and expand curbs, gutters, and sidewalks in Wrightsville and Kite					X		X		X	DOT	\$100,000/mile	X	X		
CFS	Seek TE funding for streetscape and other transportation improvements in Wrightsville and Kite					X		X		X	DOT (TE)	\$1 million	X	X	X	
CFS	Seek CDBG or other funding to upgrade the water systems as needed in both municipalities, especially Kite, to accommodate existing and future residents	X								X	DCA (CDBG)	\$500,000	X	X	X	

**CITY OF KITE COMPREHENSIVE PLAN  
SHORT TERM WORK PROGRAM  
2005-2009**

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Element	Activity	Years							Responsibility			Estimated Cost	Funding Source			
		2005	2006	2007	2008	2009	Each Year	Beyond 2009	County	City	Other		Local	State	Federal	Private
CFS	Develop detailed maps, utilizing GPS, of the water systems and its components (valves, etc.) in each municipality		X							X	RDC	\$2,000	X			
CFS	Investigate the possibility of establishing municipal police in the City of Kite				X					X	COPS	\$50,000	X		X	
CFS	Acquire equipment and establish the community center in Kite as a disaster relief shelter			X						X	GEMA	\$10,000	X	X		
CFS	Resurface one street per year						X			X	DOT (LARP)	\$25,000 (total)		X		
CFS	Seek funding for the a double pumper fire truck and any other necessary firefighting equipment to maintain, and possibly lower ISO ratings in both the incorporated and unincorporated areas	X							X	X	FEMA, GEMA	\$475,000	X	X	X	
CFS	Seek funding to improve and upgrade existing parks throughout the county in order to provide for expansion of youth activities		X						X	X		\$25,000	X	X		
CFS	Rehabilitate the City of Kite's Community Center for public use			X						X		\$50,000	X			
CFS	Utilize Kite's old city hall for community use						X	X		X		\$25,000 (total)	X			
CFS	Seek to develop a satellite children's library in Kite				X					X	Reg. Library Board	\$10,000		X		
CFS	Continue to support and enhance Kite Founder's Day and the Fall Festival						X			X		\$8-10,000 (total)	X			

**CITY OF KITE COMPREHENSIVE PLAN  
SHORT TERM WORK PROGRAM  
2005-2009**

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Element	Activity	Years							Responsibility			Estimated Cost	Funding Source			
		2005	2006	2007	2008	2009	Each Year	Beyond 2009	County	City	Other		Local	State	Federal	Private
HO	Develop and enforce a countywide ordinance to upgrade and mitigate blighted properties	X							X	Both		\$1,000 (enforcement)	X			
HO	Continue pursuit of public funds, such as CDBG and CHIP grants, for rehabilitation of substandard housing					X		X		X	DCA (CDBG, CHIP)	\$500,000	X	X	X	X
HO	Establish a local Christmas in April or other similar program to assist with repairing homes owned by low income and elderly residents on fixed incomes						X				Churches, Private Citizens	\$1,000/yr.				X
LU, IC	Establish a countywide planning committee or formal planning commission to assist in growth guidance and evaluation of regulation options	X							X	Both		NA				
LU	Conduct a public education and information gathering campaign to discuss the need and benefits of land use regulation and to flesh out public concerns and identify specific needs	X							X	Both		\$1,000/yr.	X			

**CITY OF KITE COMPREHENSIVE PLAN  
SHORT TERM WORK PROGRAM  
2005-2009**

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Element	Activity	Years							Responsibility			Estimated Cost	Funding Source			
		2005	2006	2007	2008	2009	Each Year	Beyond 2009	County	City	Other		Local	State	Federal	Private
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	Both		\$1,200 (legal research)	X			
LU, IC	Seek the consolidation of various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance		X						X	Both		NA				
LU	Rehabilitate the existing county housing stock through concerted public and private means, and market available housing on a regional basis to potential new residents						X	X	X	Both	Chamber, DCA (CDBG)	\$500,000/yr.	X	X	X	
LU	Develop at least an alternative permit/location land use ordinance in Kite, and seek to develop it into a more comprehensive land use management ordinance			X						X		NA				

**CITY OF WRIGHTSVILLE COMPREHENSIVE PLAN  
SHORT TERM WORK PROGRAM  
2005-2009**

Element	Activity	Years						Responsibility			Estimated Cost	Funding Source					
		2005	2006	2007	2008	2009	Each Year	Beyond 2009	County	City		Other	Local	State	Federal	Private	
ED	Establish a Downtown Development Authority in Wrightsville to support present merchants and foster the increase of additional businesses to the downtown area			X							X		NA				
ED	Initiate entrepreneurial activities through the establishment of a mentoring group of local entrepreneurs through the Chamber of Commerce and Development Authority, or by other programs, that will help to provide the support structure necessary to encourage the increased development of entrepreneurs			X					X		Chamber, Dev. Auth., Ga. Dept. of Econ. Dev.	\$5,000	X	X			X
ED, IC	Seek funding from the Georgia Rural Economic Development Center and other entities as appropriate to provide the infrastructure to support entrepreneurial establishments in Johnson County			X					X		Chamber, Dev. Auth., GREDC, Ga. Dept. of Econ. Dev.	\$25,000	X	X			
ED	Complete, as soon as possible, the construction of a new spec building in the Industrial Park	X	X						X		DCA (One Georgia)	\$150,000 (total)	X	X			X
ED	Seek the expansion of and fully develop infrastructure, including water and sewer extension to the Industrial Park				X	X			X	W'ville	Dev. Auth., DCA (CDBG)	\$1 million (total)	X	X	X		

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**CITY OF WRIGHTSVILLE COMPREHENSIVE PLAN  
SHORT TERM WORK PROGRAM  
2005-2009**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source			
		2005	2006	2007	2008	2009	Each Year	Beyond 2009	County	City	Other		Local	State	Federal	Private
ED, CFS, IC	Develop a new adult learning center and satellite facility for Swainsboro Technical College in the new Industrial Park	X							X		Dev. Auth., DTAE, STC	\$300,000 (total)		X		
ED, LU	Fully complete the new Industrial Park in Wrightsville	X	X	X	X	X			X	W'ville	Dev. Auth., DCA (CDBG, One Georgia)	\$1 million (total)	X	X	X	
ED, IC	Provide assistance as needed to the Johnson County Development Authority to acquire land or develop controlling options on potential industrial sites to make available for prospective businesses and industries						X	X	X		Dev. Auth., Ga. Dept. of Econ. Dev.	\$500,000 (total)	X	X		
ED	Expand infrastructure to the existing industrial park, and expand lift stations and treatment capacity to enable Wrightsville to serve new businesses/industries					X		X	X	W'ville	DCA (CDBG)	\$500,000 (total)	X	X	X	
NCR	Upgrade and enforce a countywide flood plain management ordinance in accordance with Federal Emergency Management Agency (FEMA) requirements and seek to have maps prepared for all governments	X							X			\$5,000 (enforcement)	X			

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**CITY OF WRIGHTSVILLE COMPREHENSIVE PLAN  
SHORT TERM WORK PROGRAM  
2005-2009**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source			
		2005	2006	2007	2008	2009	Each Year	Beyond 2009	County	City	Other		Local	State	Federal	Private
NCR	Develop a local history driving tour with brochure/map and interpretive markers		X						X		Hist. Soc., HPD	\$10,000	X	X		
NCR	Seek funding to make improvements to the Historic Depot as needed						X	X	X	X	HPD	\$25,000 (total)	X	X		
NCR	Complete Grice Inn renovations and its development as a local history museum and records repository/research center	X	X							X	Hist. Soc., HPD	\$25,000 (total)	X	X		
NCR	Carry out an active Better Hometown Program to coordinate ongoing revitalization activities in downtown Wrightsville						X	X		X	BHT	\$8,000/yr.	X			
CFS	Seek funding for drainage improvements as needed in identified areas of need to meet GA EPD standards						X			X		\$200,000 (total)	X			
CFS	Seek TE funding for streetscape and other transportation improvements, including expand curbs, gutters, and sidewalks	X	X							X	DOT (TE)	\$400,000 (total)	X	X	X	
CFS	Upgrade existing roads and streets equipment				X					X		\$60,000	X			
CFS	Construct a new railroad spur to the industrial park	X	X	X					X		Dev. Auth.	\$170,000 (total)	X			

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**CITY OF WRIGHTSVILLE COMPREHENSIVE PLAN  
SHORT TERM WORK PROGRAM  
2005-2009**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source				
		2005	2006	2007	2008	2009	Each Year	Beyond 2009	County	City	Other		Local	State	Federal	Private	
CFS	Apply for Community Development Block Grants to assist in upgrading water systems in both municipalities as needed				X						X	DCA (CDBG)	\$500,000	X	X	X	
CFS	Investigate the restructuring of the City of Wrightsville's water rates	X									X		NA				
CFS	Develop detailed maps, utilizing GPS, of the water systems and its components (valves, etc.) in each municipality		X								X	RDC	\$2,000	X			
CFS, LU	Upgrade or replace the sewer and wastewater system treatment facility in Wrightsville to provide for additional capacity for growth and extend services to all unserved residents of Wrightsville					X		X	X	W'ville		DCA (CDBG)	\$500,000 (total)	X	X	X	
CFS, IC	Establish local E-911 service in Johnson County as funding becomes available by contracting with a neighboring county or developing an independent system	X	X	X					X			DCA (One Georgia)	\$130,000 (startup cost) \$60,000 (maintenance)	X	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	\$200,000	X		X	
CFS, IC	Construct a new joint law enforcement facility, preferably in conjunction with the construction of a new county jail		X						X	W'ville			\$100,000	X			

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**CITY OF WRIGHTSVILLE COMPREHENSIVE PLAN  
SHORT TERM WORK PROGRAM  
2005-2009**

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Element	Activity	Years							Responsibility			Estimated Cost	Funding Source			
		2005	2006	2007	2008	2009	Each Year	Beyond 2009	County	City	Other		Local	State	Federal	Private
CFS	Renovate Wrightsville's old city hall and maintenance barn		X	X						X		\$50,000 (total)	X			
CFS	Construct a facility to host large-scale events							X	X			\$250,000	X			
HO	Develop and enforce a countywide ordinance to upgrade and mitigate blighted properties	X							X	Both		\$1,000 (enforcement)	X			
HO	Continue pursuit of public funds as needed, such as CDBG and CHIP grants, for rehabilitation of substandard housing					X		X	X	Both	DCA (CDBG, CHIP)	\$1,500/yr. (grant writing)	X	X	X	
HO	Establish a local Christmas in April or other similar program to assist with repairing homes owned by low income and elderly residents on fixed incomes						X				Churches, Private Citizens	\$1,000/yr.				X
HO, IC	Adopt countywide land development regulations, including improved manufactured housing standards, to regulate individual manufactured homes and manufactured home parks	X							X	Both		\$1,000 (legal research)	X			
LU, IC	Establish a countywide planning committee or formal planning commission to assist in growth guidance and evaluation of regulation options	X							X	Both		NA				

**CITY OF WRIGHTSVILLE COMPREHENSIVE PLAN  
SHORT TERM WORK PROGRAM  
2005-2009**

Element	Activity	Years							Responsibility			Estimated Cost	Funding Source			
		2005	2006	2007	2008	2009	Each Year	Beyond 2009	County	City	Other		Local	State	Federal	Private
LU	Conduct a public education and information gathering campaign to discuss the need and benefits of land use regulation and to flesh out public concerns and identify specific needs	X							X	Both		\$1,000/yr.	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	Both		\$1,200 (legal research)	X			
LU, IC	Seek the consolidation of various county land use regulations and separate ordinances into a more comprehensive and unified land development ordinance		X						X	Both		NA				
LU	Rehabilitate the existing county housing stock through concerted public and private means, and market available housing on a regional basis to potential new residents						X	X	X	Both	Chamber, DCA (CDBG)	\$500,000/yr.	X	X	X	

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## **APPENDIX C**

### **The Joint Johnson County Solid Waste Management Plan**

# **The Joint Johnson County Solid Waste Management Plan**

Prepared For:  
Johnson County  
City of Kite  
City of Wrightsville

Prepared By:  
Heart of Georgia Altamaha Regional Development Center  
July, 2004

## Johnson County Solid Waste Management Plan

### **I. Introduction**

Johnson County is located in the central region of the State of Georgia. Created by a legislative act in 1858, Johnson County is a community with a significant elderly population that is experiencing minimal growth. Located near Macon, Johnson County has good transportation routes connecting the county to several of Georgia's major cities. These transportation routes serve as major thoroughfares through Johnson County. Many motorists traveling to Athens or Augusta from the southern part of the state use State Route 15/78 as a means of reaching their destination. State Route 57 is an East/West two-lane highway that intersects with State Route 31/U.S. 319 and State Route 15/78 in Wrightsville. State Route 31/U.S. 319 also serves as a quick and efficient route to travel to U.S. Interstate 16 to reach Macon and Atlanta. With an estimated 2002 population of 9,414, the county's population increased 8.7 percent from 1980 to 2002. In 2000, the number of occupied housing units was 3,130. A vast majority of Johnson County's land area consists of agriculture and forestland. The largest employer in Johnson County is the Johnson State Prison, which employs 350 people and houses 990 prisoners. Four commercial industries are located in Johnson County that employ 50 or more people. Those employers are Adrian Home Builders, Bell-View, Inc., Crowntex, Inc., and Electro-Mech Scoreboard, Inc.

Johnson County has two incorporated cities that are participating in this solid waste plan. The City of Wrightsville is the county seat of Johnson County. Its 2000 population was 2,223. The City of Kite had a 2000 population of 241. Although part of the City of Adrian is located in Johnson County, the Georgia Department of Community Affairs has assigned it to Emanuel County for planning purposes, and that is consistent with city wishes.

### **II. Waste Disposal Stream Analysis**

#### **A. Inventory of Waste Stream Generators**

Contributing to the overall waste stream in Johnson County are households and minimal industry. These sectors contribute different items such as paper, plastic, brown goods, construction materials, building materials, agriculture

products, and white goods. Households contribute to approximately 85 percent of the waste stream and industries contribute 15 percent. It is estimated that approximately 75 percent of the materials collected go to one of the two landfills the county utilizes for waste disposal, while approximately 25 percent of the materials are recycled. In the City of Kite, households and a few commercial businesses contribute to the overall waste stream. Household goods contribute to approximately 95 percent of the waste stream, while the other five percent is commercial businesses. In the City of Wrightsville, households, institutions, and several industries contribute to the overall waste stream. These sectors contribute paper, plastics, food, glass, and iron. Household goods contribute to approximately 85 percent of the waste stream, institutions such as the Johnson State Prison and three public schools contribute ten percent, and industries contribute five percent.

#### **B. Anticipated Waste Amounts**

Several steps were required to determine the amount of municipal solid waste that is generated in Johnson County in terms of pounds per person per day through the years of 2003 to 2014. First, the total population for the county was projected from 2004 through 2014. Once the population was projected, the amount of waste that was disposed of by Johnson County and its municipalities from 2001-2003 was recorded for each year. The amount of municipal solid waste that was generated each year (2001-2003) was then divided by population estimates from 2001-2003 to get a per capita amount of municipal solid waste. It was then decided to utilize the highest per capita number (0.352 in 2002) to avoid being overly conservative. Then, the 2002 per capita number was utilized to get a constant rate of the amount of solid waste disposed for the remaining years of the per capita municipal solid 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 (2003-2014) was then multiplied by the highest per capita number (0.352 in 2002) to determine an amount disposed for each year. This number resulted in the total number of tons of municipal solid waste disposed of in Johnson County for 2003-2014.



According to the figures obtained from Johnson County, a total of 52 tons of recyclables are collected per year on average. Figures were also obtained from the Johnson County Support Services Center concerning the recycling of newspapers. The center reported that approximately 40 tons of newspapers are collected annually. The total number of recycled tons collected based upon 2003 figures were then divided by the total number of tons disposed for 2003, because there was only one year (2003) available to base the projections upon. This number (0.295) was then multiplied by the amount of tons disposed for each year and that resulted in the amount of tons recycled for each year. The total tonnage 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 composition of the municipal solid waste generated each year from 2003-2014 is also broken down in tons based upon the GA EPD state figure during the first two seasonal sorts in 2003. The figures for Johnson County are assumed to be the same as the state figures because no figures were available at the local level.

The composition of the recyclables generated each year from 2003-2014 is also broken down in tons based upon the estimated figures from Johnson County in 2003.

**Annual Projections of Johnson County  
Municipal Solid Waste 2003-2014 (in Tons)**

Year	Population with the Prison	Population without the Prison	Tons Disposed	Tons Recycled	Total Generated	Lbs./Person/Day Generated
2003	9,421	8,863	3,120	92	3,212	1.99
2004	9,472	8,734	3,074	91	3,165	1.99
2005	9,495	8,757	3,082	91	3,173	1.99
2006	9,518	8,780	3,091	91	3,182	1.98
2007	9,541	8,803	3,099	91	3,190	1.98
2008	9,564	8,826	3,107	92	3,199	1.99
2009	9,587	8,849	3,115	92	3,207	1.99
2010	9,611	8,873	3,123	92	3,215	1.98
2011	9,634	8,897	3,132	92	3,224	1.98
2012	9,658	8,920	3,140	93	3,233	2.00
2013	9,681	8,944	3,148	93	3,241	1.99
2014	9,705	8,967	3,156	93	3,249	1.99

Note: Projections based on population without the prison

Source: US Bureau of the Census, [www.census.gov](http://www.census.gov), Heart of Georgia Altamaha RDC Staff, 2004

**Annual Projections of Johnson County  
Municipal Solid Waste Separated by Type 2003-2014 (in Tons)**

Year	Inorganics	Paper	Plastic	Glass	Metal	Organic	C & D
2003	98	1,161	486	125	177	819	193
2004	98	1,168	489	126	178	824	194
2005	99	1,171	490	126	179	826	194
2006	99	1,175	491	127	179	828	195
2007	99	1,178	493	127	180	831	195
2008	99	1,181	494	127	180	833	196
2009	100	1,184	495	128	181	835	196
2010	100	1,187	497	128	181	837	197
2011	100	1,190	498	128	182	839	197
2012	100	1,193	499	129	182	842	198
2013	101	1,196	501	129	183	844	198
2014	101	1,199	502	129	183	846	199

Sources: Heart of Georgia Altamaha RDC Staff, GA EPD, 2004

**Annual Projections of Johnson County  
Recyclables Separated by Type 2003-2014 (in Tons)**

Year	Cardboard	Metal (Aluminum & Appliances)	Newspaper	Tires	Clothes & Misc. (Reuse Items)
2003	6	35	40	10	1
2004	6	34	40	10	1
2005	6	34	40	10	1
2006	6	34	40	10	1
2007	6	34	40	10	1
2008	6	35	40	10	1
2009	6	35	40	10	1
2010	6	35	40	10	1
2011	6	35	40	10	1
2012	6	35	41	10	1
2013	6	35	41	10	1
2014	6	35	41	10	1

Sources: Heart of Georgia Altamaha RDC Staff, Johnson County Recycling Center,  
Johnson County Support Services, 2004

### **III. Waste Reduction Element**

#### **A. Inventory of Current Waste Reduction and Recycling Programs**

As a part of the State of Georgia's efforts to reduce the amount of waste by 25 percent, Johnson County has two convenience centers set up so that households may bring cardboard, metals, newspapers, tires, and clothes. The convenience centers also have roll off bins to collect wood, construction materials, and items such as mattresses so that they may be properly disposed of in a c & d landfill. The cities of Kite and Wrightsville also use the convenience centers to take their items for recycle. The Johnson County recycling program targets all residents of Johnson County and encourages the recycling of items through proper disposal. This program has been somewhat effective since its inception with the County's resources being limited due to a small tax base. The County continuously needs to look for ways to expand the program.

#### **B. Source Reduction**

Johnson County and its municipalities do not have formal waste reduction programs through reuse programs, financial incentives, waste audits, waste exchanges, or industrial process changes.

#### **C. Recycling**

Johnson County has developed a somewhat successful recycling and collection program for the County and its municipalities, particularly for a small rural area. The County has established two convenience centers, but additional ones are needed and are being proposed. The program is not very large at the present time, however; it has a lot of potential to grow once additional funds become available.

### **IV. Yard Trimming Mulching/Composting**

#### **A. Inventory of Composting and Mulching Programs**

Johnson County does not currently have a composting/mulching program in use, but it does anticipate a program in the near future. The county is looking to develop a program in order to collect yard trimmings and utilize them for fertilizer and mulch. The City of Kite does not have a composting/mulching

program and does not collect yard trimmings. Individual citizens are responsible for the proper disposal of the items. The City of Wrightsville does not have a composting/mulching program, but it does have an everyday curbside pickup that collects yard trimmings. These yard trimmings are then disposed of behind McAfee Packing on North Valley Street, which the City of Wrightsville has a GA EPD permit to do.

### **B. Special Management Items**

Johnson County does have a program in order to collect tires, batteries, and white goods throughout the county. The county currently has two collection sites for citizens to properly dispose the items. One is located approximately three miles south of Wrightsville on State Route 15/78. The other convenience center is located off of State Route 57 on County Road 54 about three miles east of Kite between Kite and Wrightsville. The county recently applied for a grant from GEFA to install six additional collection sites so that citizens may take these items to be disposed of properly, but did not receive the grant. The City of Kite does not have a program in order to collect tires, batteries, and white goods. However, citizens may take their items to the collection sites throughout the county. The City of Wrightsville does not routinely collect these items. However, citizens may either take the items to the county collection sites or they may call the city to come and pick up the items up for a fee of \$3.00. Once the collection bin is filled, the City of Wrightsville will call Attaway to come and take the items to a transfer station in Milledgeville and then to the Macon City Landfill.

### **C. Waste Reduction Assessment**

The Johnson County recycling program's current waste reduction programs are not adequate to achieve the state's 25% per capita waste disposal reduction goal. While the programs are somewhat successful, more funding is needed to expand the program to achieve the State of Georgia's waste reduction goals. The waste reduction activities in Johnson County are also being impaired by recent changes in collection methods in neighboring Laurens and Washington counties. Residents living near the county line in those counties have found it easier to dump their waste illegally in Johnson County green boxes located near the county line instead of utilizing the system their respective county utilizes.

**D. Waste Reduction Needs:**

1. Expand and continue to utilize the City of \Wrightsville's yard trimming collection program.
2. Continue the current utilization method of disposing of yard waste by the City of Wrightsville.
3. Citizens of Johnson County need to utilize the collection program of tires, batteries and white goods provided by the county.
4. Encourage the expansion of recycling activities county-wide, and continue to upgrade the county's recycling facilities.

**Waste Reduction Goals:**

1. Develop a composting/mulching program county-wide.
2. Staff the two convenience center(s) in the county.
3. Replace the green box locations in the county with six new staffed convenience centers in the county.

**V. Collection Element**

**A. Inventory of Current Solid Waste and Recyclable Collection Programs**

At the present time Johnson County operates a green box collection system for rural residents of the county. Each household is responsible for taking their household garbage to one of eleven green box collection sites throughout the county. Two times per week, Attaway, a disposal services company that the county contracts with, comes and collects the garbage in order to take it to a landfill. One of two landfills is utilized to distribute the garbage. Attaway gathers the garbage and takes it to either Southern States Landfill in Taylor County, Georgia or to the Macon City Landfill. Both of these landfills accept household garbage. The Southern States Landfill in Taylor County has a capacity of 25.5 years and the Macon City Landfill has a capacity of 13.75 years/approximately 2.6 million cubic yards. The City of Kite utilizes curbside pickup to collect their household goods waste. The city contracts with Attaway for pick up of the collected trash once per week. Attaway takes the

collected garbage to one of two landfills. The City of Wrightsville also uses curbside pickup in order to collect waste. Attaway is responsible for the pickup one time per week, where it is taken to a transfer station in Milledgeville and then to the Macon City Landfill.

Johnson County does have a program in order to collect tires, batteries, and white goods throughout the county. The county currently has two collection sites for citizens to properly dispose the items. One is located approximately three miles south of Wrightsville on State Route 15/78. The other convenience center is located off of State Route 57 on County Road 54 about three miles east of Kite between Kite and Wrightsville. The City of Kite does not have a program in order to collect tires, batteries, and white goods. However, citizens may take their items to the collection sites located in the county. The City of Wrightsville does not routinely collect these items. However, citizens may either take the items to the county collection sites or they may call the city to come and pick up the items up for a fee of \$3.00. Citizens of Johnson County and its municipalities may take recyclables to one of two convenience centers located in Johnson County.

### **Inventory of Landfills and Haulers of Solid Waste Serving Johnson County**

Southern States Landfill  
County Road 33 Stewart  
Mauk, GA 31058

Macon City Landfill  
920 Eleventh Street  
Macon, GA 31201

Attaway  
131 Britt Waters Road  
Milledgeville, Georgia 31601



Johnson County Board of Commissioners  
PO Box 269  
Wrightsville, GA 31096

City of Kite  
PO Box 190  
Kite, GA 31049

City of Wrightsville  
190 East Elm Street  
Wrightsville, GA 31096

### **B. Yard Trimmings Collection**

The City of Wrightsville provides curbside pickup for yard trimmings. Citizens of Johnson County and the City of Kite are encouraged to take their yard trimmings to the City of Wrightsville GA EPD site behind McAfee Packing on North Valley Street.

### **C. Adequacy of Collection Programs**

The collection method utilized to collect solid waste by Johnson County and its municipalities is adequate to serve the citizens of Johnson County. With several regional landfills being located in close proximity to Johnson County, the accessibility of a landfill for solid waste collection purposes by the local governments is adequate. The collection method utilized by Johnson County to collect recyclables and white goods, tires, and batteries is effective to a certain extent, but needs to be expanded as funds become available. The cities of Kite and Wrightsville utilize the convenience centers for the collection of recyclables, because they do not have a formal one of their own. The City of Kite does not have a program in order to collect tires, batteries, and white goods. However, citizens may take their items to the collection sites located in the county. The City of Wrightsville does not routinely collect these items. However, citizens may either take the items to the county collection sites, or they may call the city to come and pick up the items up for a fee of \$3.00. Once the collection bin is filled, the City of Wrightsville will call Attaway to come and take the items to a transfer station in Milledgeville and then to the Macon City Landfill.

#### **D. Illegal Dumping**

There is a problem in Johnson County with the illegal dumping of items such as mattresses, appliances, and other household items by local citizens that fail to properly dispose of the items in the roll-off bins provided by the county. As mentioned previously, there is a problem with waste being dumped illegally in the County's green box collection sites, particularly those located near the county line, by citizens living in neighboring counties. The county recently received a grant to establish code enforcement to combat the problem of illegal dumping. Thus far, the program is proving to be a great asset to the county although resources are limited. While there are few instances of illegal dumping occurring in the City of Kite, if it should happen, the city utilizes the Johnson County Code Enforcement Program to combat the problem(s). Illegal dumping tends to occur in multi-housing facilities within the City of Wrightsville, and the city utilizes the Johnson County Code Enforcement Program to combat the problem(s).

#### **E. Collection Needs:**

1. Citizens of Johnson County need to utilize the collection program of tires, batteries, and white goods provided by the county and the City of Wrightsville.
2. Citizens of Wrightsville need to use the curbside pickup for tires, batteries, and white goods.
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.
4. The City of Kite needs to investigate the feasibility of establishing a curbside pickup for tires, batteries, and white goods.

#### **Collection Goals:**

1. Continue the current method of collection and voluntary drop-off of recyclables county-wide.

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

#### **F. Contingency Strategy**

In case of a natural disaster or another event that may interrupt the flow of garbage pickup, Johnson County and its municipalities may utilize another private contractor to resume collection of solid waste. The county and municipalities may also utilize nearby local governments to have access to solid waste collection equipment, if necessary. If one or both of these options are necessary to adequately serve Johnson 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 would probably require at least one week to follow all proper procedures to continue solid waste collection.

### **VI. Disposal Element**

#### **A. Disposal**

The Southern States Landfill is a private commercial municipal solid waste landfill located in Taylor County. According to GA EPD, in 2003, Southern States had a remaining capacity of 39,674,923.0 cubic yards. Its average daily tons in 2003 were 4,000.0, and it has a rate of fill of 5,333.00 cubic yards per day. Its estimated fill date is January 1<sup>st</sup>, 2029, which means that the landfill has approximately 26 years of remaining capacity. Southern States accepts items ranging from household wastes to hazardous waste.

The Macon City Landfill is a public municipal solid waste landfill located in Bibb County. According to GA EPD, in 2003, Macon City had a remaining capacity of 2,634,113.0 cubic yards. Its average daily tons in 2003 were 309.0, and it has a rate of fill of 618.00 cubic yards per day. Its estimated fill date is April 4<sup>th</sup>, 2017, which means that the landfill has approximately 14 years of remaining capacity. The City of Macon's Landfill accepts household wastes.

#### **B. Thermal Treatment Technologies**

Johnson County and its municipalities do not have any thermal treatment technologies nor are any planned in the future.

### **C. Adequacy for Planning Period**

The Southern States Landfill will be adequate to meet the needs of Johnson County and its municipalities for the ten-year planning period. The remaining capacity as of 2003 was 39,674,923.0 cubic yards, or an estimated life of 26 more years.

The Macon City Landfill will be adequate to meet the needs of Johnson County and its municipalities for the ten-year planning period. The remaining capacity as of 2003 was 2,634,113.0 cubic yards, or an estimated life of 14 more years.

### **D. Disposal Needs:**

1. Continue to utilize the regional landfill facilities.

### **Disposal Goals:**

1. Continue to utilize the convenience center to properly dispose of wood, furniture, and construction materials.
2. Continue to utilize the current method of solid waste disposal throughout the county.

### **E. Assurance of Ten-year Disposal Capacity (See Attachment A)**

Continue to utilize the current method of solid waste disposal throughout the county.

### **F. Contingency Strategy for Disposal**

In case of a natural disaster or another event that may interrupt the flow of garbage pickup, Johnson County and its municipalities have access to a number of regional landfill facilities in close proximity to Johnson County. These facilities are located in Jefferson, Toombs, Twiggs, and Washington 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.

## **VII. Land Limitation Element**

### **A. Natural Environmental Limitations**

Johnson 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 Johnson County.

According to the 1989 Hydrologic Atlas 18 of the Georgia Geologic Survey, Johnson County's significant groundwater recharge areas are contained in the Southern Coastal Plain Major Land Area and the Floridan Aquifer and are located along the sand ridges adjacent to the Oconee River west of Wrightsville, the Ochopee River west and south of Wrightsville and north of Adrian along GA 15, and the Little Ochopee River north of Kite along U.S. 221, as well as the various creeks and tributaries along these rivers. These areas have been identified by the Georgia Department of Natural Resources in a companion pollution susceptibility map as having low pollution susceptibility. However, a countywide ordinance modeled after the Georgia Department of Natural Resources' Part V Environmental Planning Criteria is in effect that protects the county's groundwater recharge areas from possible contamination due to toxic or hazardous substances. A sizable portion of Johnson County (22 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 Ochopee and Little Ochopee River Basins as well as Turkey, Buckeye, and Rocky creeks, but not all of the wetlands in the county are confined to these areas. These areas of the county are known to contain a variety of habitats of protected flora and fauna, as well as nesting and breeding grounds for a number of protected animals. The County also has one river, the Oconee River, which is identified for protection under the 1991 River Corridor Protection Act. The Oconee River flows on the western end of the county, forming the county's western boundary with Wilkinson County. A variety of hunting and fishing opportunities are located along the river, making it very popular for recreational uses. A boat landing is located along the Laurens County side of the river, with access to the landing located on the Johnson County side. Development along the river has been minimal, generally limited to weekend hunting/fishing dwellings. Two other major rivers, the Ochopee and Little Ochopee rivers, are also located in Johnson County. However, the segments

of these rivers that are located in the county do not meet the minimum flow criteria necessary to qualify as protected river corridors under present DNR standards. Nonetheless, both rivers flow near the county's two cities of Wrightsville and Kite, respectively, which provides the presence of flood plains and wetlands near these municipalities.

These resources (except for the Ohoopsee and Little Ohoopsee rivers mentioned above) are somewhat protected throughout Johnson 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 2000. 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 Johnson County and thus are not applicable.

#### **B. Criteria for Siting Solid Waste Facilities**

Johnson County has one landfill that was closed in the mid 1990s, and the County presently continues to monitor that site. The County and the cities of Kite and Wrightsville currently contract with Attaway Disposal Services for collection and disposal of solid waste countywide, and Attaway transfers the county's solid waste to landfills located in Macon and Taylor County.

Because of the County's abundant natural resources and the intent of the County's Community Vision to utilize these resources in the County's future growth and development, the 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 Wrightsville is the only local government in Johnson County that has a zoning ordinance in place, the City of Kite and the unincorporated area of Johnson County do have some land use regulations in place, such as subdivision regulations. There are several factors to be taken into consideration when determining the compatibility of solid waste handling facilities to the surrounding area. The Future Land Use Element and Future Land Use Map of the Johnson County Comprehensive 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 either of the municipalities. 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 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 flood plains. 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 groundwater recharge areas are protected by the countywide ordinance based on DNR's Part V Environmental Planning Criteria. 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. Airport safety, fault areas, seismic impact zones, and unstable areas do not apply to Johnson County.

### **C. Local Procedures for Siting Solid Waste Facilities**

As part of the site selection process, an applicant must prepare an engineering report detailing how the solid waste handling facility will comply with all applicable local, state, and federal regulations. The report must also discuss how the facility will be compatible with surrounding land uses, including detailing the impact on roads and any required improvements, the uses of land in close proximity, adjacent properties, required water system improvements, wastewater management systems, and erosion control measures. It should also articulate information pertaining to the operation of the facility, such as the hours of operation, 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 25% per capita waste disposal reduction goal can be adequately addressed along with the facility's proposed impacts on the surrounding natural environment. 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.

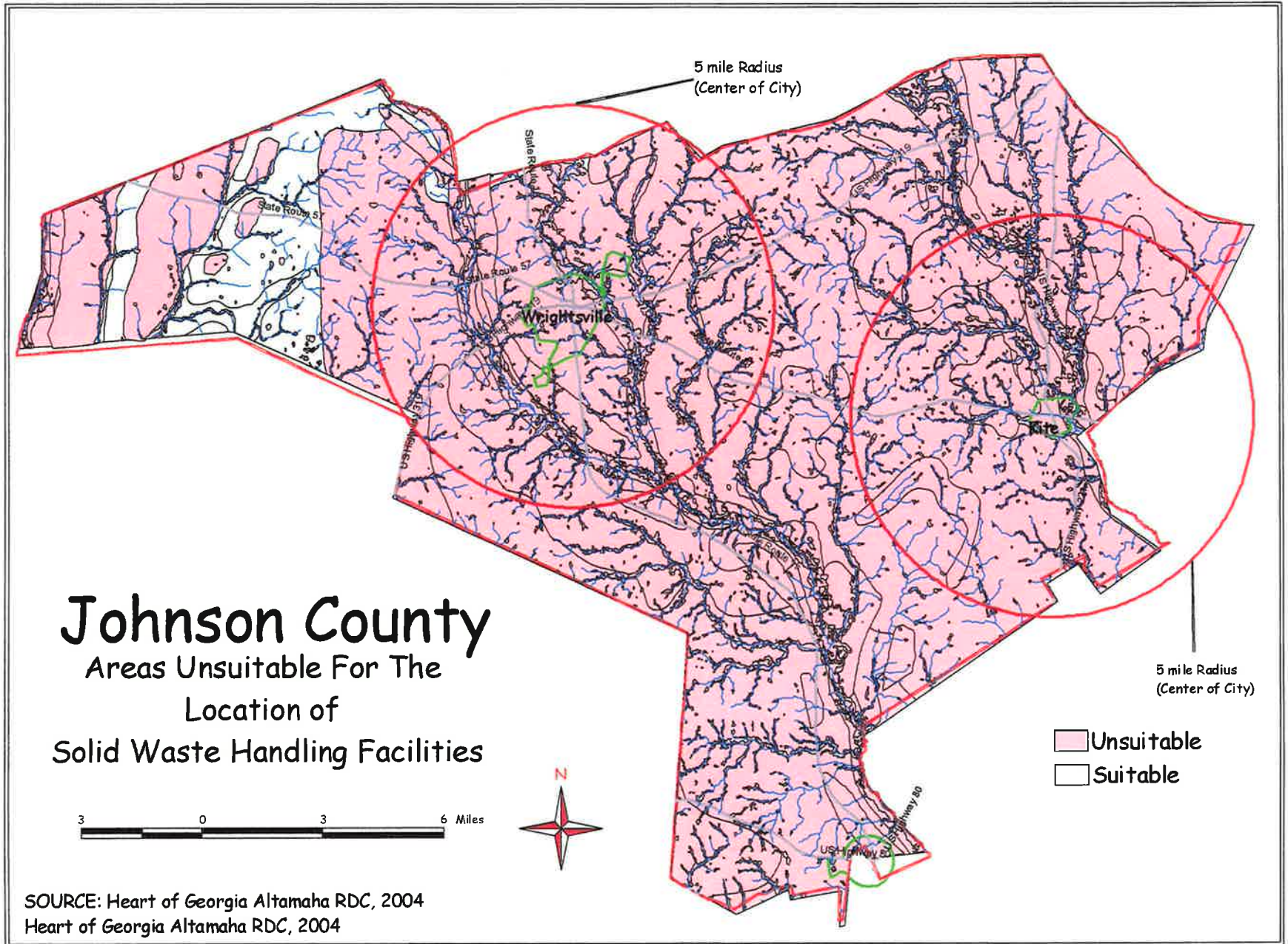
**D. Land Limitation Needs:**

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. Johnson 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.

## **VIII. Education and Public Involvement Element**

### **A. Existing Local Government Programs**

The local governments in Johnson County have several different programs to educate the public concerning solid waste management. In 2002, Johnson County received funds through the Georgia Department of Natural Resources Scrap Tire Management Program to develop a local codes enforcement program to combat the problems of littering and illegal dumping countywide. All of the county's municipalities are also covered by this program. In addition to enforcing the countywide codes ordinance, the local code enforcement officer has the responsibility of educating the general public about proper solid waste management and source reduction. Realizing that educating the youth of the county is essential to any public education effort, the code enforcement officer routinely gives presentations to the local schools and distributes literature and other materials promoting the use of recycling and the proper disposal of household waste and other materials. Informational articles are periodically submitted to the local media to help reach out to the public at large, and the code enforcement officer gives presentations and training programs to various local civic organizations from time to time. The County's code enforcement program has had limited effectiveness to date in helping to reduce the amount of illegal dumping due to the limited amount of resources. A problem still exists with people in neighboring counties, such as Laurens, Emanuel, and Washington counties, crossing the county line and disposing of their waste illegally in Johnson County's green box collection sites. Because of its effectiveness on both the enforcement front and the education side, Johnson County needs to continue its code enforcement program and expand as appropriate.

In addition to utilizing the codes enforcement program, Johnson County has a recycling program that has been in existence since the late 1990s. The County funds and operates a recycling center near Wrightsville on GA 15/78 South and a smaller facility near Kite. Citizens countywide can bring any recyclable

items they may have to the center on a voluntary basis. Items that are accepted at the recycling center include cardboard, tires, clothes, newspapers, and metals. Many of the recyclables, including tires, clothing, and metals, are then transferred over to private vendors for proper disposal. The County then attempts to find markets for the remaining items. Clothes are usually donated to the Salvation Army. Mindis Recycling takes metals collected by the County and disposes of them on an as needed basis. The County contracts as needed with certified tire carriers for recycling of tires. A local center for disabled youth collects newspapers from the recycling center on a monthly basis. The County will continue to pursue avenues to expand its recycling operations and increase its use by the local citizenry.

The local governments in Johnson County do not currently participate in many local or regional public involvement programs. The City of Kite has been active in beautification efforts through its Beautification Committee. The City sponsors Kite Cleanup Day on an annual basis to encourage citizen participation in general litter control and beautification activities. The City of Wrightsville has been involved to some extent with activities to help spur local volunteerism in general cleanup and beautification activities through its Better Hometown Program. The County does not participate in any regional or state programs at this time, but there are plans 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 Johnson County. There are no plans to establish such a committee in the near future.

#### **C. School System Programs**

There are presently no organized education programs through the Johnson County School System, other than those education presentations previously mentioned through the countywide codes enforcement program and the Johnson County Recycling Center.

#### **D. Litter Control Programs**

In addition to its codes enforcement program, Johnson County has previously utilized inmates from the Johnson State Prison in Wrightsville to conduct roadside pickups and other cleanup methods. Although this program has been

discontinued at the present time due to budget cuts at the state level, the County hopes that funding will be available in the future to restart the program. The County and the City of Wrightsville often utilize those in community service programs for litter collection as well. The County has received several grants in past years from Georgia's Environmental Protection Division to carry out spot cleanups to support the collection of scrap tires in the community. The City of Kite helps to control litter in its community through its Kite Cleanup Day activities.

#### **E. Regional RDC Programs**

There currently are no RDC programs in effect in Johnson 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 continue an active codes enforcement program countywide with an increased emphasis on litter control, promoting the use of recycling, source reduction, and reuse where appropriate. Additional funds to expand the program's scope should be pursued as necessary.
2. There is a need to increase the promotion and utilization of recycling activities throughout Johnson County.
3. There is a need to establish a recycling/waste reduction education program within the Johnson County School System, in conjunction with the education program currently offered by the Johnson County Codes Enforcement Program.
4. There is a need to create a local beautification program countywide and have increased participation in regional and state beautification activities.

#### **G. Education and Public Involvement Goals**

1. Maintain a countywide education and technical assistance program as a joint effort among Johnson County and all municipalities in source reduction, reuse, recycling, and composting.
2. Support the creation of educational programs within the Johnson County School System concerning recycling and source reduction activities.
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.

**Johnson County Solid Waste  
Management Plan**

**Reports of Accomplishments**

**Johnson County  
City of Kite  
City of Wrightsville**

**Johnson County Solid Waste Management Plan  
Report of Accomplishments**

**IX. Johnson County – Waste Stream Element**

**STWP ITEM:**           **Solid waste contractors will report the amount of Johnson County waste deposited monthly/annually in various area landfills.**

**COMPLETE:**        Yes.

**PROJECT STATUS:** Johnson County receives a monthly report of the tonnage of solid waste deposited in local landfills. This activity will be continued on an ongoing basis but will not be restated in the New STWP.

**Johnson County Solid Waste Management Plan  
Report of Accomplishments**

**X. Johnson County – Collection Element**

**STWP ITEM:**           **Close and monitor existing landfill according to EPD requirements.**

COMPLETE:           Yes.

PROJECT STATUS: The County's landfill was closed in 1995. The County continues to monitor for methane gas as well as groundwater and surface water. Severn Trent is retained as the collection agency and analyst, while Stantec Engineering remains as the project engineer. Periodic site visits are made by EPD. The monitoring of the landfill will continue on an ongoing basis and will be restated in the New STWP.

**STWP ITEM:**           **Johnson County will contract a private company to collect and dispose of solid waste in the county.**

COMPLETE:           Yes.

PROJECT STATUS: The County currently contracts with Attaway Disposal Services to collect and dispose of solid waste countywide. This item will continue on an ongoing basis and be restated in the New STWP.

**STWP ITEM:**           **Kite will use the County's disposal service (see SDS contract with County).**

COMPLETE:           No.

REASON NC:           The City of Kite had provided collection for their citizens and used the Johnson County collection points for disposal. Under revisions made to the countywide Service Delivery Strategy, the City of Kite now provides disposal through Attaway Disposal Services rather than the County.

PROJECT STATUS: This current arrangement will continue on an ongoing basis and will be restated in the City of Kite's New STWP but not the County's.

**STWP ITEM:**           **SDS will provide two roll-offs at the Johnson County Convenience Center for the disposal of wood, furniture and construction materials for the County and cities.**

COMPLETE:           Yes.

PROJECT STATUS: SDS changed to Attaway Disposal Services in 2003, but the roll-offs are provided at the convenience center. This item will continue on an ongoing basis and will be restated in the Disposal Element of the New STWP.



**Johnson County Solid Waste Management Plan  
Report of Accomplishments**

**XI. Johnson County – Waste Reduction Element**

**STWP ITEM:** Johnson County will provide the Johnson County Convenience Center to all incorporated cities for the recycling of cardboard, tires, clothes, newspapers, all metals, plastic and bottles.

**COMPLETE:** Yes.

**PROJECT STATUS:** The Convenience Center accepts all of the above listed items for recycling countywide with the exception of plastics and bottles, which are now excluded. This arrangement will continue on an ongoing basis and will be restated in the New STWP.

**STWP ITEM:** Cardboard: Use an old school bus to store and transport cardboard to T&T recycling.

**COMPLETE:** No.

**REASON NC:** This was discontinued in 2003 due to the determination that it was no longer feasible to provide this service.

**PROJECT STATUS:** This item will not be restated in the New STWP.

**STWP ITEM:** Tires: Price Enterprises of Wrightsville, Georgia disposes of our tires.

**COMPLETE:** Yes.

**PROJECT STATUS:** Price Enterprises is no longer in business, however the County continues to bid out the collection of tires countywide to certified tire carriers. This current arrangement will continue on an ongoing basis and will be restated in the New STWP.

**STWP ITEM:** Clothes: Salvation Army picks them up.

**COMPLETE:** Yes.

**PROJECT STATUS:** A collection center for clothing items is available at the County's convenience center, and the items are picked up by the Salvation Army. This arrangement will continue on an ongoing basis and will be restated in the New STWP.

**STWP ITEM:** Newspapers: They are handled by the Support Services who train disabled kids.

**COMPLETE:** Yes.

**PROJECT STATUS:** This service continues on a monthly basis and will be restated in the New STWP.

**STWP ITEM:** **Metals: Disposed of by Mindis Recycling in Dublin, Georgia.**  
**COMPLETE:** Yes.  
**PROJECT STATUS:** Mindis Recycling continues to dispose of metals collected by the County on an as needed basis, and this will be restated in the New STWP.

**STWP ITEM:** **Plastic and Bottles: Will pursue the option for all the County.**  
**COMPLETE:** No.  
**REASON NC:** Plastics and bottles are not collected and recycled at this time due to the determination that it is not currently feasible for the County to do so.  
**PROJECT STATUS:** This item will not be restated in the New STWP.

**STWP ITEM:** **Develop comprehensive recycling program, and 2 to 4 satellite recycling centers.**  
**COMPLETE:** No.  
**REASON NC:** Johnson County has a convenience center where newspapers, tires, and metals are accepted for recycling. The County has a collection point in the Scott community for accepting newspapers to be recycled. A Salvation Army collection point is available at the convenience center for clothing items. However, due to a lack of available grant funding through GEFA, the County has not been able to expand the program through the creation of additional satellite centers.  
**PROJECT STATUS:** The County will continue to pursue grant funding as it becomes available, and this item will be restated in the New STWP.

**STWP ITEM:** **Encourage home composting.**  
**COMPLETE:** Yes.  
**PROJECT STATUS:** Johnson County's current environmental ordinance supports home composting. The County engages in providing educational material to its citizens in support of the practice. This item will continue on an ongoing basis and will be restated in the New STWP.

**Johnson County Solid Waste Management Plan  
Report of Accomplishments**

**XII. Johnson County – Disposal Element**

**STWP ITEM:** Close and monitor existing landfill according to EPD requirements.

**COMPLETE:** Yes.

**PROJECT STATUS:** The County's landfill was closed in 1995. The County continues to monitor for methane gas as well as groundwater and surface water. Severn Trent is retained as the collection agency and analyst, while Stantec Engineering remains as the project engineer. Periodic site visits are made by EPD. The monitoring of the landfill will continue on an ongoing basis and will be restated in the New STWP.

**STWP ITEM:** Johnson County will contract a private company to collect and dispose of solid waste in the county.

**COMPLETE:** Yes.

**PROJECT STATUS:** The County currently contracts with Attaway Disposal Services to collect and dispose of solid waste countywide. This item will continue on an ongoing basis and be restated in the New STWP.

**STWP ITEM:** Kite will use the County's disposal service (see SDS contract with County).

**COMPLETE:** No.

**REASON NC:** The City of Kite had provided collection for their citizens and used the Johnson County collection points for disposal. Under revisions made to the countywide Service Delivery Strategy, the City of Kite now provides disposal through Attaway Disposal Services rather than the County.

**PROJECT STATUS:** This current arrangement will continue on an ongoing basis and will be restated in the City of Kite's New STWP but not the County's.

**STWP ITEM:** SDS will provide two roll-offs at the Johnson County Convenience Center for the disposal of wood, furniture and construction materials for the County and cities.

**COMPLETE:** Yes.

**PROJECT STATUS:** SDS changed to Attaway Disposal Services in 2003, but the roll-offs are provided at the convenience center. This item will continue on an ongoing basis and will be restated in the New STWP.

**Johnson County Solid Waste Management Plan  
Report of Accomplishments**

**XIII. Johnson County – Education Element**

**STWP ITEM:** Continue the Adopt-a-Highway program.  
**COMPLETE:** No.  
**REASON NC:** The Adopt-a-Highway program was discontinued due to a lack of interest.  
**PROJECT STATUS:** This item will not be restated in the New STWP.

**STWP ITEM:** Coordinate litter control efforts with the Department of Corrections.  
**COMPLETE:** Yes.  
**PROJECT STATUS:** The County utilizes a detail from the Johnson State Prison as well as those probationers in community service programs to facilitate the litter control program. This item will continue on an ongoing basis and will be restated in the New STWP.

**Johnson County Solid Waste Management Plan  
Report of Accomplishments**

**XIV. Johnson County – Financing Element**

**STWP ITEM:**            **Johnson County and incorporated cities will utilize the Full Cost Accounting System recommended by DCA to record the cost of solid waste management.**

**COMPLETE:**            Yes.

**PROJECT STATUS:** Johnson County and its municipalities have completely implemented the full cost accounting system. Copies of the Solid Waste Management Survey and Full Cost Report are submitted annually to the Department of Community Affairs and are available for examination at the local government offices. This item will continue on an ongoing basis but will not be restated in the New STWP.

**Johnson County Solid Waste Management Plan  
Report of Accomplishments**

**City of Kite – Collection Element**

**STWP ITEM:** Kite will provide curbside pickup of household waste.

**COMPLETE:** Yes.

**PROJECT STATUS:** The City currently contracts with Attaway Disposal Services for the provision of curbside collection of household waste in the City. This arrangement will continue on an ongoing basis and will be restated in the New STWP.

**Johnson County Solid Waste Management Plan  
Report of Accomplishments**

**City of Kite – Waste Reduction Element**

**STWP ITEM:**            **Develop comprehensive recycling program, and 2 to 4 satellite recycling centers.**

**COMPLETE:**            No.

**REASON NC:**            Johnson County has a convenience center where newspapers, tires, and metals are accepted for recycling. The County has a collection point in the Scott community for accepting newspapers to be recycled. A Salvation Army collection point is available at the convenience center for clothing items. However, due to a lack of available grant funding through GEFA, the County has not been able to expand the program through the creation of additional satellite centers.

**PROJECT STATUS:** The County will continue to pursue grant funding as it becomes available, but this item will be restated in the County's New STWP and not the City's.

**Johnson County Solid Waste Management Plan  
Report of Accomplishments**

**City of Kite – Disposal Element**

**STWP ITEM:** Kite will provide curbside pickup of household waste.  
**COMPLETE:** Yes.  
**PROJECT STATUS:** The City currently contracts with Attaway Disposal Services for the provision of curbside collection and disposal of household waste in the City. This arrangement will continue on an ongoing basis and will be restated in the New STWP.



**Johnson County Solid Waste Management Plan  
Report of Accomplishments**

**City of Kite – Financing Element**

**STWP ITEM:**           **Johnson County and incorporated cities will utilize the Full Cost Accounting System recommended by DCA to record the cost of solid waste management.**

**COMPLETE:**           Yes.

**PROJECT STATUS:** Johnson County and its municipalities have completely implemented the full cost accounting system. Copies of the Solid Waste Management Survey and Full Cost Report are submitted annually to the Department of Community Affairs and are available for examination at the local government offices. This item will continue on an ongoing basis but will not be restated in the New STWP.

**Johnson County Solid Waste Management Plan  
Report of Accomplishments**

**City of Wrightsville – Collection Element**

**STWP ITEM:** Wrightsville will contract a private company to collect and dispose of solid waste in the city.

**COMPLETE:** Yes.

**PROJECT STATUS:** The City currently contracts with Attaway Disposal Services for the provision of collection and disposal of solid waste in the City. This arrangement will continue on an ongoing basis and will be restated in the New STWP.

**Johnson County Solid Waste Management Plan  
Report of Accomplishments**

**City of Wrightsville – Waste Reduction Element**

- STWP ITEM:**            **Develop comprehensive recycling program, and 2 to 4 satellite recycling centers.**
- COMPLETE:**            No.
- REASON NC:**            Johnson County has a convenience center where newspapers, tires, and metals are accepted for recycling. The County has a collection point in the Scott community for accepting newspapers to be recycled. A Salvation Army collection point is available at the convenience center for clothing items. However, due to a lack of available grant funding through GEFA, the County has not been able to expand the program through the creation of additional satellite centers.
- PROJECT STATUS:** The County will continue to pursue grant funding as it becomes available, and this item will be restated in the New STWP.

**Johnson County Solid Waste Management Plan  
Report of Accomplishments**

**City of Wrightsville – Disposal Element**

**STWP ITEM:**            **Wrightsville will contract a private company to collect and dispose of solid waste in the city.**

**COMPLETE:**            Yes.

**PROJECT STATUS:** The City currently contracts with Attaway Disposal Services for the provision of collection and disposal of solid waste in the City. This arrangement will continue on an ongoing basis and will be restated in the New STWP.

**Johnson County Solid Waste Management Plan  
Report of Accomplishments**

**City of Wrightsville – Financing Element**

**STWP ITEM:**            **Johnson County and incorporated cities will utilize the Full Cost Accounting System recommended by DCA to record the cost of solid waste management.**

**COMPLETE:**            Yes.

**PROJECT STATUS:** Johnson County and its municipalities have completely implemented the full cost accounting system. Copies of the Solid Waste Management Survey and Full Cost Report are submitted annually to the Department of Community Affairs and are available for examination at the local government offices. This item will continue on an ongoing basis but will not be restated in the New STWP.

**Johnson County Solid Waste  
Management Plan**

**Short Term Work Programs**

**Johnson County  
City of Kite  
City of Wrightsville**

JOHNSON COUNTY SOLID WASTE MANAGEMENT PLAN  
SHORT TERM WORK PROGRAM  
2005-2014

COLLECTION ELEMENT				
ACTIVITY	YEARS THE PLAN IS COVERING	PARTY OR PARTIES RESPONSIBLE FOR MANAGING THE ACTIVITY	ESTIMATED COST OF PROPOSED PROGRAMS	FUNDING SOURCE
Monitor existing landfill according to EPD requirements	2005-2014	Johnson County	\$20,000/yr.	Local
Contract with a private vendor for solid waste collection in the unincorporated areas	2005-2014	Johnson County, Attaway Disposal	\$64,000/yr.	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
Maintain and operate the Convenience Center for the collection of recyclable goods countywide	2005-2014	Johnson County	\$60,000/yr.	Local, Private
Contract with a private vendor for the disposal of tires countywide	2005-2014	Johnson County	\$4,000/yr.	Local
Maintain a collection point for clothing items to be collected by the Salvation Army	2005-2014	Johnson County	Part of recycling costs (\$60,000/yr. total)	Local, Private
Continue to have newspapers collected by private entities for disposal	2005-2014	Johnson County	Part of recycling costs (\$60,000/yr. total)	Local, Private
Contract with a private vendor as needed for disposal of metals countywide	2005-2014	Johnson County	NA	NA

JOHNSON COUNTY SOLID WASTE MANAGEMENT PLAN  
SHORT TERM WORK PROGRAM  
2005-2014

WASTE REDUCTION ELEMENT				
ACTIVITY	YEARS THE PLAN IS COVERING	PARTY OR PARTIES RESPONSIBLE FOR MANAGING THE ACTIVITY	ESTIMATED COST OF PROPOSED PROGRAMS	FUNDING SOURCE
Staff the two existing recycling convenience centers	2005-2014	Johnson County	\$14,000/yr.	Local
Seek funding to add six recycling convenience centers	2005-2007	Johnson County	\$42,000 (staffing)	Local
Provide educational materials to encourage increased utilization of household composting	2005-2014	Recycling Center	\$200/yr.	Local
Develop a composting/mulching program countywide	2005-2014	Johnson County	\$10,000/yr.	Local
DISPOSAL ELEMENT				
ACTIVITY	YEARS THE PLAN IS COVERING	PARTY OR PARTIES RESPONSIBLE FOR MANAGING THE ACTIVITY	ESTIMATED COST OF PROPOSED PROGRAMS	FUNDING SOURCE
Monitor existing landfill according to EPD requirements	2005-2014	Johnson County	\$20,000/yr.	Local
Contract with a private vendor for solid waste disposal in the unincorporated areas	2005-2014	Johnson County, Attaway Disposal	\$114,000/yr.	Local
Continue to provide roll-offs at the Johnson County Convenience Center for disposal of wood, furniture, and construction materials countywide	2005-2014	Johnson County, Attaway Disposal	\$180,000/yr.	Local

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JOHNSON COUNTY SOLID WASTE MANAGEMENT PLAN  
SHORT TERM WORK PROGRAM  
2005-2014

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 Johnson County	2005-2014	Johnson County	NA	NA
EDUCATION AND PUBLIC 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 support litter control efforts with the Department of Transportation	2005-2014	Johnson County	NA	NA
Maintain a countywide education and technical assistance program as a joint effort among Johnson County and both municipalities in source reduction, reuse, recycling, and composting	2005-2014	Johnson County, Kite, and Wrightsville	\$30,000/yr. (County)	Local
Develop an educational program within the Johnson County School System concerning recycling and source reduction activities	2005-2014	Johnson County, Schools	\$200/yr.	Local

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JOHNSON COUNTY SOLID WASTE MANAGEMENT PLAN  
 SHORT TERM WORK PROGRAM  
 2005-2014

EDUCATION AND PUBLIC INVOLVEMENT ELEMENT				
ACTIVITY	YEARS THE PLAN IS COVERING	PARTY OR PARTIES RESPONSIBLE FOR MANAGING THE ACTIVITY	ESTIMATED COST OF PROPOSED PROGRAMS	FUNDING SOURCE
Increase the voluntary recycling and reduction opportunities for businesses and industries	2005-2014	Johnson County	NA	NA
Participate in local, regional, and state beautification efforts, both in the incorporated and unincorporated areas, and form local programs as appropriate	2005-2014	Johnson County	NA	NA

CITY OF KITE SOLID WASTE MANAGEMENT PLAN  
SHORT TERM WORK PROGRAM  
2005-2014

COLLECTION ELEMENT				
ACTIVITY	YEARS THE PLAN IS COVERING	PARTY OR PARTIES RESPONSIBLE FOR MANAGING THE ACTIVITY	ESTIMATED COST OF PROPOSED PROGRAMS	FUNDING SOURCE
Contract with a private vendor for solid waste collection	2005-2014	City of Kite, Attaway Disposal	\$1,200/yr.	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 have newspapers collected by private entities for disposal	2005-2014	Johnson County	Part of recycling costs (\$60,000/yr. total)	Local, Private
Provide educational materials to encourage increased utilization of household composting	2005-2014	Recycling Center	\$200/yr.	Local
Develop a composting/mulching program countywide	2005-2014	Johnson County	\$10,000/yr.	Local
DISPOSAL ELEMENT				
ACTIVITY	YEARS THE PLAN IS COVERING	PARTY OR PARTIES RESPONSIBLE FOR MANAGING THE ACTIVITY	ESTIMATED COST OF PROPOSED PROGRAMS	FUNDING SOURCE
Contract with a private vendor for solid waste disposal	2005-2014	City of Kite, Attaway Disposal	\$1,200/yr.	Local

CITY OF KITE SOLID WASTE MANAGEMENT PLAN  
SHORT TERM WORK PROGRAM  
2005-2014

EDUCATION AND PUBLIC INVOLVEMENT ELEMENT				
ACTIVITY	YEARS THE PLAN IS COVERING	PARTY OR PARTIES RESPONSIBLE FOR MANAGING THE ACTIVITY	ESTIMATED COST OF PROPOSED PROGRAMS	FUNDING SOURCE
Maintain a countywide education and technical assistance program as a joint effort among Johnson County and both municipalities in source reduction, reuse, recycling, and composting	2005-2014	Johnson County, Kite, and Wrightsville	\$30,000/yr. (County)	Local
Develop an educational program within the Johnson County School System concerning recycling and source reduction activities	2005-2014	Johnson County, Schools	\$200/yr.	Local
Increase the voluntary recycling and reduction opportunities for businesses and industries	2005-2014	Johnson County	NA	NA
Participate in local, regional, and state beautification efforts, both in the incorporated and unincorporated areas, and form local programs as appropriate	2005-2014	Johnson County	NA	NA

CITY OF WRIGHTSVILLE SOLID WASTE MANAGEMENT PLAN  
SHORT TERM WORK PROGRAM  
2005-2014

COLLECTION ELEMENT				
ACTIVITY	YEARS THE PLAN IS COVERING	PARTY OR PARTIES RESPONSIBLE FOR MANAGING THE ACTIVITY	ESTIMATED COST OF PROPOSED PROGRAMS	FUNDING SOURCE
Contract with a private vendor for solid waste collection	2005-2009	City of Wrightsville, Attaway Disposal	\$98,000/yr.	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
Seek funding to add six recycling convenience centers	2005-2007	Johnson County	\$42,000 (staffing)	Local
Continue to have newspapers collected by private entities for disposal	2005-2014	Johnson County	Part of recycling costs (\$60,000/yr. total)	Local, Private
Provide educational materials to encourage increased utilization of household composting	2005-2014	Recycling Center	\$200/yr.	Local
Develop a composting/mulching program countywide	2005-2014	Johnson County	\$10,000/yr.	Local
DISPOSAL ELEMENT				
ACTIVITY	YEARS THE PLAN IS COVERING	PARTY OR PARTIES RESPONSIBLE FOR MANAGING THE ACTIVITY	ESTIMATED COST OF PROPOSED PROGRAMS	FUNDING SOURCE
Contract with a private vendor for solid waste disposal	2005-2009	City of Wrightsville, Attaway Disposal	\$98,000/yr.	Local

CITY OF WRIGHTSVILLE SOLID WASTE MANAGEMENT PLAN  
SHORT TERM WORK PROGRAM  
2005-2014

EDUCATION AND PUBLIC INVOLVEMENT ELEMENT				
ACTIVITY	YEARS THE PLAN IS COVERING	PARTY OR PARTIES RESPONSIBLE FOR MANAGING THE ACTIVITY	ESTIMATED COST OF PROPOSED PROGRAMS	FUNDING SOURCE
Maintain a countywide education and technical assistance program as a joint effort among Johnson County and both municipalities in source reduction, reuse, recycling, and composting	2005-2014	Johnson County, Kite, and Wrightsville	\$30,000/yr. (County)	Local
Develop an educational program within the Johnson County School System concerning recycling and source reduction activities	2005-2014	Johnson County, Schools	\$200/yr.	Local
Increase the voluntary recycling and reduction opportunities for businesses and industries	2005-2014	Johnson County	NA	NA
Participate in local, regional, and state beautification efforts, both in the incorporated and unincorporated areas, and form local programs as appropriate	2005-2014	Johnson County	NA	NA

# **Johnson County Joint Solid Waste Management Plan**

## **Attachment A**

Assurance of Ten-year Disposal Capacity Letter for  
Johnson County and the cities of Kite and Wrightsville



# Attaway Waste Services, LLC.

131 Britt Waters Road  
Milledgeville, GA 31061

Phone: 478-453-4435  
Fax: 478-452-2177  
Email: attawaywaste@alltel.net

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June 28, 2004

Mr. Doug Eaves, County Administrator  
Johnson County Board of Commissioners  
P.O. Box 269  
Wrightsville, GA 31096

Dear Mr. Eaves:

This letter serves as a disposal capacity assurance for waste generated by Johnson County and the cities of Kite and Wrightsville. Waste is hauled by Attaway Waste Services to the Macon City Landfill and the Georgia EPD permit number for this facility is 011-017D(SL). This facility has a remaining capacity of fifty years. This assurance is based upon the total of approximately 2700 tons per year of commercial, residential, and industrial waste in Johnson County.

Waste is also hauled by Attaway Waste Services to the Taylor County (Southern States Environmental Services) Landfill and the Georgia EPD permit number for this facility is 133-003D(SL). This facility has a remaining capacity of forty-two million cubic yards of air space or fifty years. This assurance is based upon the total of approximately 2700 tons per year of commercial, residential, and industrial waste in Johnson County.

We thank Johnson County and the cities of Kite and Wrightsville for this business partnership and look forward to providing environmentally sound waste disposal options for the foreseeable future.

Sincerely,

A handwritten signature in cursive script that reads 'Robbie Attaway'.

Robbie Attaway  
Manager



## **APPENDIX D**

# **The Johnson County Service Delivery Strategy**



GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS

SERVICE DELIVERY STRATEGY

FOR Johnson

COUNTY

PAGE 1

I. GENERAL INSTRUCTIONS:

- 1. Only one set of these forms should be submitted per county. The completed forms should clearly present the collective agreement reached by all cities and counties that were party to the service delivery strategy.
2. List each local government and/or authority that provides services included in the service delivery strategy in Section II below.
3. List all services provided or primarily funded by each general purpose local government and authority within the county in Section III below. It is acceptable to break a service into separate components if this will facilitate description of the service delivery strategy.
4. For each service or service component listed in Section III, complete a separate Summary of Service Delivery Arrangements form (page 2).
5. Complete one copy of the Summary of Land Use Agreements form (page 3).
6. Have the Certifications form (page 4) signed by the authorized representatives of participating local governments. Please note that DCA cannot validate the strategy unless it is signed by the local governments required by law (see Instructions, page 4).
7. Mail the completed forms along with any attachments to:

Georgia Department of Community Affairs
Office of Coordinated Planning
60 Executive Park South, N.E.
Atlanta, Georgia 30329

For answers to most frequently asked questions on Georgia's Service Delivery Act, links and helpful publications, visit DCA's website at www.dca.servicedelivery.org, or call the Office of Coordinated Planning at (404) 679-3114.

Note: Any future changes to the service delivery arrangements described on these forms will require an official update of the service delivery strategy and submittal of revised forms and attachments to the Georgia Department of Community Affairs.

II. LOCAL GOVERNMENTS INCLUDED IN THE SERVICE DELIVERY STRATEGY:

In this section, list all local governments (including cities located partially within the county) and authorities that provide services included in the service delivery strategy.

Johnson County
Wrightsville
Kite
Adrian

III. SERVICES INCLUDED IN THE SERVICE DELIVERY STRATEGY:

For each service listed here, a separate Summary of Service Delivery Arrangements form (page 2) must be completed.

- Cemeteries
Code Enforcement/Scrap Tires
Code Enforcement/Building Inspection
Cooperative Extension
DFACS
Emergency Management
See Attached Sheet
Judicial Courts
Law Enforcement
Public Health
Recreation
Road and Street Maintenance
Senior Citizen Center



GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS

SERVICE DELIVERY STRATEGY

FOR Johnson

COUNTY

PAGE 1

I. GENERAL INSTRUCTIONS:

1. Only one set of these forms should be submitted per county. The completed forms should clearly present the collective agreement reached by all cities and counties that were party to the service delivery strategy.
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3. List all services provided or primarily funded by each general purpose local government and authority within the county in Section III below. It is acceptable to break a service into separate components if this will facilitate description of the service delivery strategy.
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 Atlanta, Georgia 30329

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*Note: Any future changes to the service delivery arrangements described on these forms will require an official update of the service delivery strategy and submittal of revised forms and attachments to the Georgia Department of Community Affairs.*

II. LOCAL GOVERNMENTS INCLUDED IN THE SERVICE DELIVERY STRATEGY:

In this section, list all local governments (including cities located partially within the county) and authorities that provide services included in the service delivery strategy.

Johnson County  
 Wrightsville  
 Kite  
 Adrian

III. SERVICES INCLUDED IN THE SERVICE DELIVERY STRATEGY:

For each service listed here, a separate *Summary of Service Delivery Arrangements* form (page 2) must be completed.

Emergency Medical Services	Sewage Collection/Disposal
Fire Protection	Solid Waste Management
Indigent Defense	Water Supply
Jail	



**SERVICE DELIVERY STRATEGY  
SUMMARY OF SERVICE DELIVERY ARRANGEMENTS**

**Instructions:**

Make copies of this form and complete one for each service listed on page 1, Section III. Use exactly the same service names listed on page 1. Answer each question below, attaching additional pages as necessary. If the contact person for this service (listed at the bottom of the page) changes, this should be reported to the Department of Community Affairs.

County: Johnson Service: Cemeteries

1. Check the box that best describes the agreed upon delivery arrangement for this service:
- Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.)
  - Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.)
  - One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.)
  - One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.)
  - Other. (If this box is checked, **attach a legible map delineating the service area of each service provider**, and identify the government, authority, or other organization that will provide service within each service area.)
2. In developing the strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?
- Yes  No

If these conditions will continue under the strategy, **attach an explanation for continuing the arrangement** (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, **attach an implementation schedule** listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

Local Government or Authority:	Funding Method:
Wrightsville	General Fund & Lot Sales
Kite	General Fund

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

Kite Cemetery is full and will no longer be selling lots.

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

Agreement Name:	Contracting Parties:	Effective and Ending Dates:

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

7. Person completing form: Douglas R. Eaves  
 Phone number: (478) 864-3388 Date completed: 4/1/2004

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy?  Yes  No  
 If not, provide designated contact person(s) and phone number(s) below:

---

PAGE 2 (continued)



**SERVICE DELIVERY STRATEGY  
SUMMARY OF SERVICE DELIVERY ARRANGEMENTS**

**Instructions:**

Make copies of this form and complete one for each service listed on page 1, Section III. Use exactly the same service names listed on page 1. Answer each question below, attaching additional pages as necessary. If the contact person for this service (listed at the bottom of the page) changes, this should be reported to the Department of Community Affairs.

County: Johnson Service: Code Enforcement/Scrap Tires

1. Check the box that best describes the agreed upon delivery arrangement for this service:

- Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.)
- Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.)
- One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.)
- One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.)
- Other. (If this box is checked, **attach a legible map delineating the service area of each service provider**, and identify the government, authority, or other organization that will provide service within each service area.)

2. In developing the strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

- Yes  No

If these conditions will continue under the strategy, **attach an explanation for continuing the arrangement** (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, **attach an implementation schedule** listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

Local Government or Authority:      Funding Method:

Johnson County	General Fund/State Grants

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

Agreement Name:	Contracting Parties:	Effective and Ending Dates:

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

Solid Waste and Scrap Tire Ordinance August, 2002

7. Person completing form: Douglas R. Eaves

Phone number: (478) 864-3388 Date completed: 4/1/2004

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy?  Yes  No

If not, provide designated contact person(s) and phone number(s) below:

PAGE 2 (continued)



**SERVICE DELIVERY STRATEGY  
SUMMARY OF SERVICE DELIVERY ARRANGEMENTS**

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County: Johnson Service: Code Enforcement/Building Insp

1. Check the box that best describes the agreed upon delivery arrangement for this service:

- Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.)
- Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.)
- One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.)
- One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.)
- Other. (If this box is checked, **attach a legible map delineating the service area of each service provider**, and identify the government, authority, or other organization that will provide service within each service area.)

2. In developing the strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

- Yes  No

If these conditions will continue under the strategy, **attach an explanation for continuing the arrangement** (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, **attach an implementation schedule** listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

Local Government or Authority:      Funding Method:

Wrightsville	General Fund/User Fees

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?



5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

Agreement Name:	Contracting Parties:	Effective and Ending Dates:

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

7. Person completing form: Douglas R. Eaves  
Phone number: (478) 864-3388 Date completed: 4/1/2004

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy?  Yes  No

If not, provide designated contact person(s) and phone number(s) below:

PAGE 2 (continued)



**SERVICE DELIVERY STRATEGY  
SUMMARY OF SERVICE DELIVERY ARRANGEMENTS**

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County: Johnson

Service: Cooperative Extension

1. Check the box that best describes the agreed upon delivery arrangement for this service:

- Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.)
- Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.)
- One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.)
- One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.)
- Other. (If this box is checked, **attach a legible map delineating the service area of each service provider**, and identify the government, authority, or other organization that will provide service within each service area.)

2. In developing the strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

- Yes  No

If these conditions will continue under the strategy, **attach an explanation for continuing the arrangement** (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, **attach an implementation schedule** listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

Local Government or Authority:      Funding Method:

Johnson County	General Fund/University of Georgia

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

Agreement Name:	Contracting Parties:	Effective and Ending Dates:

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

7. Person completing form: Douglas R. Eaves  
 Phone number: (478) 864-3388 Date completed: 4/1/2004

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy?  Yes  No  
 If not, provide designated contact person(s) and phone number(s) below:

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PAGE 2 (continued)



**SERVICE DELIVERY STRATEGY  
SUMMARY OF SERVICE DELIVERY ARRANGEMENTS**

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County: Johnson Service: Emergency Management

1. Check the box that best describes the agreed upon delivery arrangement for this service:

- Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.)
- Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.)
- One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.)
- One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.)
- Other. (If this box is checked, **attach a legible map delineating the service area of each service provider**, and identify the government, authority, or other organization that will provide service within each service area.)

2. In developing the strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

- Yes  No

If these conditions will continue under the strategy, **attach an explanation for continuing the arrangement** (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, **attach an implementation schedule** listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

Local Government or Authority:      Funding Method:

Johnson County	General Fund

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

Agreement Name:

Contracting Parties:

Effective and Ending Dates:

Agreement Name:	Contracting Parties:	Effective and Ending Dates:

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

7. Person completing form: Douglas R. Eaves

Phone number: (478) 864-3388

Date completed: 4/1/2004

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy?  Yes  No

If not, provide designated contact person(s) and phone number(s) below:

PAGE 2 (continued)



**SERVICE DELIVERY STRATEGY  
SUMMARY OF SERVICE DELIVERY ARRANGEMENTS**

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County: Johnson

Service: Emergency Medical Services

1. Check the box that best describes the agreed upon delivery arrangement for this service:

- Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.)
- Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.)
- One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.)
- One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.)
- Other. (If this box is checked, **attach a legible map delineating the service area of each service provider**, and identify the government, authority, or other organization that will provide service within each service area.)

2. In developing the strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

- Yes  No

If these conditions will continue under the strategy, **attach an explanation for continuing the arrangement** (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, **attach an implementation schedule** listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

Local Government or Authority:      Funding Method:

Johnson County	General Fund/User Fees

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

Agreement Name:	Contracting Parties:	Effective and Ending Dates:

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

7. Person completing form: Douglas R. Eaves  
 Phone number: (478) 864-3388 Date completed: 4/1/2004

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy?  Yes  No  
 If not, provide designated contact person(s) and phone number(s) below:

PAGE 2 (continued)



**SERVICE DELIVERY STRATEGY  
SUMMARY OF SERVICE DELIVERY ARRANGEMENTS**

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County: Johnson Service: Fire Protection

1. Check the box that best describes the agreed upon delivery arrangement for this service:

- Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.)
- Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.)
- One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.)
- One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.)
- Other. (If this box is checked, **attach a legible map delineating the service area of each service provider**, and identify the government, authority, or other organization that will provide service within each service area.)

2. In developing the strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

- Yes  No

If these conditions will continue under the strategy, **attach an explanation for continuing the arrangement** (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, **attach an implementation schedule** listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

Local Government or Authority:      Funding Method:

Johnson County	General Fund/ Grants
Wrightsville	General Fund
Kite	General Fund
Adrian	General Fund

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?



5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

Agreement Name:	Contracting Parties:	Effective and Ending Dates:

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

7. Person completing form: Douglas R. Eaves  
Phone number: (478) 864-3388 Date completed: 4/1/2004

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy?  Yes  No

If not, provide designated contact person(s) and phone number(s) below:

PAGE 2 (continued)



**SERVICE DELIVERY STRATEGY  
SUMMARY OF SERVICE DELIVERY ARRANGEMENTS**

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County: Johnson Service: Indigent Defense

1. Check the box that best describes the agreed upon delivery arrangement for this service:

- Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.)
- Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.)
- One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.)
- One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.)
- Other. (If this box is checked, **attach a legible map delineating the service area of each service provider**, and identify the government, authority, or other organization that will provide service within each service area.)

2. In developing the strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

- Yes  No

If these conditions will continue under the strategy, **attach an explanation for continuing the arrangement** (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, **attach an implementation schedule** listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

Local Government or Authority: Funding Method:

Johnson County	General Fund

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

Agreement Name:	Contracting Parties:	Effective and Ending Dates:

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

Special Note: Potential Change in funding mechanism based upon action by the General Assembly

7. Person completing form: Douglas R. Eaves

Phone number: (478) 864-3388 Date completed: 4/1/2004

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy?  Yes  No

If not, provide designated contact person(s) and phone number(s) below:

PAGE 2 (continued)



**SERVICE DELIVERY STRATEGY  
SUMMARY OF SERVICE DELIVERY ARRANGEMENTS**

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County: Johnson Service: Jail

1. Check the box that best describes the agreed upon delivery arrangement for this service:

- Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.)
- Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.)
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- One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.)
- Other. (If this box is checked, **attach a legible map delineating the service area of each service provider**, and identify the government, authority, or other organization that will provide service within each service area.)

2. In developing the strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

- Yes  No

If these conditions will continue under the strategy, **attach an explanation for continuing the arrangement** (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

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3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

Local Government or Authority:      Funding Method:

Johnson County	General Fund
Wrightsville	General Fund

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

Agreement Name:

Contracting Parties:

Effective and Ending Dates:

Agreement Name:	Contracting Parties:	Effective and Ending Dates:

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

7. Person completing form: Douglas R. Eaves

Phone number: (478) 864-3388

Date completed: 4/1/2004

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy?  Yes  No

If not, provide designated contact person(s) and phone number(s) below:

PAGE 2 (continued)



**SERVICE DELIVERY STRATEGY  
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County: Johnson Service: Judicial/Courts

1. Check the box that best describes the agreed upon delivery arrangement for this service:

- Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.)
- Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.)
- One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.)
- One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.)
- Other. (If this box is checked, **attach a legible map delineating the service area of each service provider**, and identify the government, authority, or other organization that will provide service within each service area.)

2. In developing the strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

- Yes  No

If these conditions will continue under the strategy, **attach an explanation for continuing the arrangement** (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

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3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

Local Government or Authority:      Funding Method:

Johnson County	General Fund
Superior & Juvenile	General Fund as part of Jud. Circuit
Probate & Magistrate	General Fund

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

Agreement Name:

Contracting Parties:

Effective and Ending Dates:

Agreement Name:	Contracting Parties:	Effective and Ending Dates:

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

7. Person completing form: Douglas R. Eaves

Phone number: (478) 864-3388 Date completed: 4/1/2004

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy?  Yes  No

If not, provide designated contact person(s) and phone number(s) below:

PAGE 2 (continued)



**SERVICE DELIVERY STRATEGY  
SUMMARY OF SERVICE DELIVERY ARRANGEMENTS**

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County: Johnson

Service: Law Enforcement

1. Check the box that best describes the agreed upon delivery arrangement for this service:

- Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.)
- Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.)
- One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.)
- One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.)
- Other. (If this box is checked, **attach a legible map delineating the service area of each service provider**, and identify the government, authority, or other organization that will provide service within each service area.)

2. In developing the strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

Yes  No

If these conditions will continue under the strategy, **attach an explanation for continuing the arrangement** (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, **attach an implementation schedule** listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

Local Government or Authority:      Funding Method:

Johnson County	General Fund
Wrightsville	General Fund
Kite	General Fund
Adrian	General Fund

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?



5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

Agreement Name:	Contracting Parties:	Effective and Ending Dates:
Dispatch Services	Johnson County/ Wrightsville	Eff: 4/9/99 Open End
Kite Law Contract (Attached)	Johnson County/ Kite	Eff: January 2004

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

Johnson County will provide dispatch services to the City of Wrightsville for a fee equal to the cost of one dispatcher (salary and benefits) as computed annually from an average cost basis.

7. Person completing form: Douglas R. Eaves

Phone number: (478) 864-3388 Date completed: 4/1/2004

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy?  Yes  No

If not, provide designated contact person(s) and phone number(s) below:

PAGE 2 (continued)



**SERVICE DELIVERY STRATEGY**  
**SUMMARY OF SERVICE DELIVERY ARRANGEMENTS**

**Instructions:**

Make copies of this form and complete one for each service listed on page 1, Section III. Use exactly the same service names listed on page 1. Answer each question below, attaching additional pages as necessary. If the contact person for this service (listed at the bottom of the page) changes, this should be reported to the Department of Community Affairs.

County: Johnson Service: Public Health

1. Check the box that best describes the agreed upon delivery arrangement for this service:

- Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.)
- Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.)
- One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.)
- One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.)
- Other. (If this box is checked, **attach a legible map delineating the service area of each service provider**, and identify the government, authority, or other organization that will provide service within each service area.)

2. In developing the strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

- Yes  No

If these conditions will continue under the strategy, **attach an explanation for continuing the arrangement** (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, **attach an implementation schedule** listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

Local Government or Authority:      Funding Method:

Johnson County	General Fund/User Fees

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

Agreement Name:	Contracting Parties:	Effective and Ending Dates:

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

7. Person completing form: Douglas R. Eaves  
 Phone number: (478) 864-3388 Date completed: 4/1/2004

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy?  Yes  No  
 If not, provide designated contact person(s) and phone number(s) below:

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**PAGE 2 (continued)**



**SERVICE DELIVERY STRATEGY  
SUMMARY OF SERVICE DELIVERY ARRANGEMENTS**

**Instructions:**

Make copies of this form and complete one for each service listed on page 1, Section III. Use exactly the same service names listed on page 1. Answer each question below, attaching additional pages as necessary. If the contact person for this service (listed at the bottom of the page) changes, this should be reported to the Department of Community Affairs.

County: Johnson Service: Recreation

1. Check the box that best describes the agreed upon delivery arrangement for this service:

- Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.)
- Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.)
- One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.)
- One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.)
- Other. (If this box is checked, **attach a legible map delineating the service area of each service provider**, and identify the government, authority, or other organization that will provide service within each service area.)

2. In developing the strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

Yes  No

If these conditions will continue under the strategy, **attach an explanation for continuing the arrangement** (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, **attach an implementation schedule** listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

Local Government or Authority: Funding Method:

Johnson County	General Fund
Wrightsville	General Fund
Kite	General Fund

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

None- Kite will continue to maintain a limited recreation program utilizing city ballfields and volunteer coaches

Previous SDS did not note an overlap of service areas with the city of Kite and the Joint County Recreation Program. Level of conflict is minimum and would be covered under a higher level of service for the Kite area.

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

Agreement Name:	Contracting Parties:	Effective and Ending Dates:

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

7. Person completing form: Douglas R. Eaves

Phone number: (478) 864-3388 Date completed: 4/1/2004

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy?  Yes  No

If not, provide designated contact person(s) and phone number(s) below:

PAGE 2 (continued)



**SERVICE DELIVERY STRATEGY  
SUMMARY OF SERVICE DELIVERY ARRANGEMENTS**

**Instructions:**

Make copies of this form and complete one for each service listed on page 1, Section III. Use exactly the same service names listed on page 1. Answer each question below, attaching additional pages as necessary. If the contact person for this service (listed at the bottom of the page) changes, this should be reported to the Department of Community Affairs.

County: Johnson Service: Roads and Street Maintenance

1. Check the box that best describes the agreed upon delivery arrangement for this service:
- Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.)
  - Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.)
  - One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.)
  - One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.)
  - Other. (If this box is checked, **attach a legible map delineating the service area of each service provider**, and identify the government, authority, or other organization that will provide service within each service area.)

2. In developing the strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?  
 Yes  No

If these conditions will continue under the strategy, **attach an explanation for continuing the arrangement** (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, **attach an implementation schedule** listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

Local Government or Authority:      Funding Method:

Johnson County	General Fund
Wrightsville	General Fund
Kite	General Fund
Adrian	General Fund

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

Previous SDS did not note an overlap in services but did attach a notice of continuation. Johnson County will continue to assist the municipalities in the maintenance of dirt streets. Municipalities will maintain insurance and liability for work performed within the incorporated areas.

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

Agreement Name:

Contracting Parties:

Effective and Ending Dates:

Agreement Name:	Contracting Parties:	Effective and Ending Dates:

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

7. Person completing form: Douglas R. Eaves

Phone number: (478) 864-3388

Date completed: 4/1/2004

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy?  Yes  No

If not, provide designated contact person(s) and phone number(s) below:

**PAGE 2 (continued)**



**SERVICE DELIVERY STRATEGY**  
**SUMMARY OF SERVICE DELIVERY ARRANGEMENTS**

**Instructions:**

Make copies of this form and complete one for each service listed on page 1, Section III. Use exactly the same service names listed on page 1. Answer each question below, attaching additional pages as necessary. If the contact person for this service (listed at the bottom of the page) changes, this should be reported to the Department of Community Affairs.

County: Johnson Service: Senior Citizens Center

1. Check the box that best describes the agreed upon delivery arrangement for this service:
- Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.)
  - Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.)
  - One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.)
  - One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.)
  - Other. (If this box is checked, **attach a legible map delineating the service area of each service provider**, and identify the government, authority, or other organization that will provide service within each service area.)

2. In developing the strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?
- Yes  No

If these conditions will continue under the strategy, **attach an explanation for continuing the arrangement** (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, **attach an implementation schedule** listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

Local Government or Authority:      Funding Method:

Johnson County	General Fund

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?



5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

Agreement Name:

Contracting Parties:

Effective and Ending Dates:

Agreement Name:	Contracting Parties:	Effective and Ending Dates:

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

7. Person completing form: Douglas R. Eaves

Phone number: (478) 864-3388

Date completed: 4/1/2004

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy?  Yes  No

If not, provide designated contact person(s) and phone number(s) below:

PAGE 2 (continued)



**SERVICE DELIVERY STRATEGY  
SUMMARY OF SERVICE DELIVERY ARRANGEMENTS**

**Instructions:**

Make copies of this form and complete one for each service listed on page 1, Section III. Use exactly the same service names listed on page 1. Answer each question below, attaching additional pages as necessary. If the contact person for this service (listed at the bottom of the page) changes, this should be reported to the Department of Community Affairs.

County: Johnson Service: Sewage Collection/Disposal

1. Check the box that best describes the agreed upon delivery arrangement for this service:

- Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.)
- Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.)
- One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.)
- One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.)
- Other. (If this box is checked, **attach a legible map delineating the service area of each service provider**, and identify the government, authority, or other organization that will provide service within each service area.)

2. In developing the strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

- Yes  No

If these conditions will continue under the strategy, **attach an explanation for continuing the arrangement** (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, **attach an implementation schedule** listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

Local Government or Authority:      Funding Method:

Wrightsville	General Fund/Revenues

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

Agreement Name:	Contracting Parties:	Effective and Ending Dates:

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

7. Person completing form: Douglas R. Eaves  
 Phone number: (478) 864-3388 Date completed: 4/1/2004

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy?  Yes  No  
 If not, provide designated contact person(s) and phone number(s) below:

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PAGE 2 (continued)



**SERVICE DELIVERY STRATEGY  
SUMMARY OF SERVICE DELIVERY ARRANGEMENTS**

**Instructions:**

Make copies of this form and complete one for each service listed on page 1, Section III. Use exactly the same service names listed on page 1. Answer each question below, attaching additional pages as necessary. If the contact person for this service (listed at the bottom of the page) changes, this should be reported to the Department of Community Affairs.

County: Johnson Service: Solid Waste Management

1. Check the box that best describes the agreed upon delivery arrangement for this service:
- Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.)
  - Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.)
  - One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.)
  - One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.)
  - Other. (If this box is checked, **attach a legible map delineating the service area of each service provider**, and identify the government, authority, or other organization that will provide service within each service area.)

2. In developing the strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?  
 Yes  No

If these conditions will continue under the strategy, **attach an explanation for continuing the arrangement** (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, **attach an implementation schedule** listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

Local Government or Authority:	Funding Method:
Johnson County	Insurance Premium Fees and General Fund
Wrightsville	General Fund
Kite	General Fund
Adrian	General Fund

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?  
 The county will no longer provide solid waste disposal for the city of Kite.

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

Agreement Name:	Contracting Parties:	Effective and Ending Dates:

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

Johnson County Solid Waste, Scrap Tire and Trash Orrdinance August 2002

7. Person completing form: Douglas R. Eaves

Phone number: (478) 864-3388 Date completed: 4/1/2004

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy?  Yes  No

If not, provide designated contact person(s) and phone number(s) below:

PAGE 2 (continued)

## Solid Waste Management

Johnson County will maintain 55 dumpsters at 11 sites in the unincorporated area of the county. We will also maintain a convenience center for collection of construction debris, trash, lawn trimmings and metals for the county.

Wrightsville and Kite provide for garbage pick-up and solid waste disposal within their incorporated area. (Higher level of service)



**SERVICE DELIVERY STRATEGY  
SUMMARY OF SERVICE DELIVERY ARRANGEMENTS**

**Instructions:**

Make copies of this form and complete one for each service listed on page 1, Section III. Use exactly the same service names listed on page 1. Answer each question below, attaching additional pages as necessary. If the contact person for this service (listed at the bottom of the page) changes, this should be reported to the Department of Community Affairs.

County: Johnson Service: Water Supply

1. Check the box that best describes the agreed upon delivery arrangement for this service:

- Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.)
- Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.)
- One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.)
- One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.)
- Other. (If this box is checked, **attach a legible map delineating the service area of each service provider**, and identify the government, authority, or other organization that will provide service within each service area.)

2. In developing the strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

- Yes  No

If these conditions will continue under the strategy, **attach an explanation for continuing the arrangement** (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, **attach an implementation schedule** listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

Local Government or Authority:      Funding Method:

Wrightsville	General Fund/User Fees
Kite	General Fund/User Fees
Adrian	General Fund/User Fees

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

Agreement Name:	Contracting Parties:	Effective and Ending Dates:

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

7. Person completing form: Douglas R. Eaves  
Phone number: (478) 864-3388 Date completed: 4/1/2004

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy?  Yes  No  
If not, provide designated contact person(s) and phone number(s) below:

PAGE 2 (continued)





SERVICE DELIVERY STRATEGY  
SUMMARY OF LAND USE AGREEMENTS

Instructions:

Answer each question below, attaching additional pages as necessary. Please note that any changes to the answers provided will require updating of the service delivery strategy. If the contact person for this service (listed at the bottom of this page) changes, this should be reported to the Department of Community Affairs.

County: Johnson

1. What incompatibilities or conflicts between the land use plans of local governments were identified in the process of developing the service delivery strategy?

There were no incompatibilities or conflicts between the land use plans of local governments identified during development of the service delivery strategy. Johnson County, Wrightsville and Kite developed a Joint Comprehensive Plan in 1994 and are in the process of updating the Comprehensive plan in 2004. Adrian is part of a comprehensive plan with Emanuel County. All incompatibilities or conflicts were addressed at those times.

2. Check the boxes indicating how these incompatibilities or conflicts were addressed:

- amendments to existing comprehensive plans
- adoption of a joint comprehensive plan
- other measures (amend zoning ordinances, add environmental regulations, etc.)

*Note: If the necessary plan amendments, regulations, ordinances, etc. have not yet been formally adopted, indicate when each of the affected local governments will adopt them.*

If "other measures" was checked, describe these measures:

3. Summarize the process that will be used to resolve disputes when a county disagrees with the proposed land use classification(s) for areas to be annexed into a city. If the conflict resolution process will vary for different cities in the county, summarize each process.

The city will notify the county of any proposed annexation or rezoning. The County has 14 working days to respond. If there is no objection, the city may proceed. If the county has a bona fide objection the city may pursue a declaratory judgement in a court of competent jurisdiction or initiate a mediation process.

4. What policies, procedures and/or processes have been established by local governments (and water and sewer authorities) to ensure that new extraterritorial water and sewer service will be consistent with all applicable land use plans and ordinances?

5. Person completing form: Douglas R. Eaves

Phone number: (478) 864-3388 Date completed: April 1, 2004

6. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with land use plans of applicable jurisdictions?  Yes  No

If not, provide designated contact person(s) and phone number(s) below:



SERVICE DELIVERY STRATEGY  
CERTIFICATIONS

Instructions:

This page must, at a minimum, be signed by an authorized representative of the following governments: 1) the county; 2) the city serving as the county seat; 3) all cities having 1990 populations of over 9,000 residing within the county; and 4) no less than 50% of all other cities with a 1990 population of between 500 and 9,000 residing within the county. Cities with 1990 populations below 500 and authorities providing services under the strategy are not required to sign this form, but are encouraged to do so. Attach additional copies of this page as necessary.

SERVICE DELIVERY STRATEGY FOR Johnson COUNTY

We, the undersigned authorized representatives of the jurisdictions listed below, certify that:

1. We have executed agreements for implementation of our service delivery strategy and the attached forms provide an accurate depiction of our agreed upon strategy (O.C.G.A. 36-70-21);
2. Our service delivery strategy promotes the delivery of local government services in the most efficient, effective, and responsive manner (O.C.G.A. 36-70-24 (1));
3. Our service delivery strategy provides that water or sewer fees charged to customers located outside the geographic boundaries of a service provider are reasonable and are not arbitrarily higher than the fees charged to customers located within the geographic boundaries of the service provider (O.C.G.A. 36-70-24 (2)); and
4. Our service delivery strategy ensures that the cost of any services the county government provides (including those jointly funded by the county and one or more municipalities) primarily for the benefit of the unincorporated area of the county are borne by the unincorporated area residents, individuals, and property owners who receive such service (O.C.G.A. 36-70-24 (3)).

SIGNATURE:	NAME: (Please print or type)	TITLE:	JURISDICTION:	DATE:
	James L. McAfee	Chairman	County Commission	4/5/04
	Willis Wombles	Mayor	Wrightsville	
	Richard Newsome	Mayor	Kite	
	Joe Lumley	Mayor	Adrian	

## SERVICE DELIVERY STRATEGY DISPUTE RESOLUTION

The Cities of Wrightsville, Kite, Adrian and Johnson County hereby agree to implement the following process for resolving land use disputes over annexation, effective July 1, 1998.

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1. Prior to initiating any formal annexation activities, the City will notify the county government of a proposed annexation and provide information on location of property, size of area, and proposed land use or zoning classification (if applicable) of the property upon annexation.

Within 14 working days following receipt of the above information, the County will forward to the city a statement either: (a) indicating that the county has no objection to the proposed land use for the property; or (b) describing its bona fide objection(s) to the city's proposed land use classification, providing supporting information, and listing any possible stipulations or conditions that would alleviate the county's objection(s).

2. If the county has no objection to the city's proposed land use or zoning classification, the city is free to proceed with the annexation. If the county fails to respond to the city's notice in writing within the deadline, the city is free to proceed with the annexation and the county loses its right to invoke the dispute resolution process, stop the annexation or object to land use changes after the annexation.

3. If the county notifies the city that it has a bona fide land use classification objection(s) the city will respond to the county in writing within 14 working days of receiving the county's objection(s) by either: (a) agreeing to implement the county's stipulations and conditions and thereby resolving the county's objection(s); (b) agreeing with the county and stopping action on the proposed annexation; (c) disagreeing that the county's objection(s) are bona fide and notifying the county that the city will seek a declaratory judgement in court; or (d) initiating a 30-day (maximum) mediation process to discuss possible compromises.

4. If the city initiates mediation, the city and county will agree on a mediator, mediation schedule and determine participants in the mediation. The city and county agree to share equally any costs associated with the mediation.

5. If no resolution of the county's bona fide land use classification objection(s) results from the mediation, the city will not proceed with the proposed annexation.

6. If the city and county reach agreement as described in step 3(a) or as a result of the mediation, they will draft an annexation agreement for execution by the city and county governments and the property owner(s).

Regardless of future changes in land use or zoning classification, any site-specific mitigation or enhancement measures or site-design stipulations included in the agreement will be binding on all parties for the duration of the annexation agreement. The agreement shall become final when signed by the city, the county and the property owner(s).

This annexation dispute resolution agreement shall remain in force and effect until amended by agreement of each party or unless otherwise terminated by operation of law.

Jewell Parker  
Attest

Jimmy Smith  
Attest

Bern Bothren  
Attest

Jeanne Strange  
Attest

Phillip Bratright  
Authorized Representative of City Government

Joe L. Lumbly  
Authorized Representative of City Government

Ernest Santos Jr  
Authorized Representative of City Government

Billy Dudley  
Authorized Representative of County Government

# **APPENDIX E**

## **Transmittal Resolutions**

**Johnson County  
City of Kite  
City of Wrightsville**

**RESOLUTION**

**WHEREAS**, the Georgia Planning Act of 1989 requires all local governments in Georgia to prepare a comprehensive plan, and the Comprehensive Solid Waste Management Act of 1990 requires all local governments to prepare a solid waste management plan; and

**WHEREAS**, the Georgia Department of Community Affairs has established "Minimum Planning Standards and Procedures" under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and implementation thereof, public participation, and coordinated review; and similar "Minimum Planning Standards and Procedures" under the Comprehensive Solid Waste Management Act of 1990; and

**WHEREAS**, Johnson County, Georgia has participated with the Cities of Kite and Wrightsville in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, the Comprehensive Solid Waste Management Act of 1990, and both of the Minimum Planning Standards and Procedures through the Johnson County Comprehensive Plan Executive and Local Plan Coordination committees, and with the assistance of the Heart of Georgia Altamaha Regional Development Center to update its existing adopted comprehensive plans and solid waste plans with new full plan updates;

**WHEREAS**, this coordinated and comprehensive planning process has resulted in the new joint plans, *The Joint Johnson County Comprehensive Plan: Johnson County, Kite, and Wrightsville 2025*, and *The Joint Johnson County Solid Waste Management Plan 2014*, including separate "Five-Year Short-Term Work Programs" for Johnson County in each plan;

**WHEREAS**, requirements for public participation in the development of these comprehensive and solid waste management plans as mandated by the appropriate Minimum Planning Standards and Procedures have been met, including an initial joint public hearing prior to development of the plans held on December 11, 2003 to receive input, and a final public hearing held on June 28, 2004 to brief the public on the draft plans and receive further input prior to submission of the plans for review and comment; and

**WHEREAS**, Johnson County has participated in the development, reviewed, and approved both *The Joint Johnson County Comprehensive Plan* and *The Joint Johnson County Solid Waste Management Plan*, including the Johnson County Short-Term Work Programs, as its local comprehensive plan under the Georgia Planning Act of 1989 and as a guide for its future growth and development, and as its solid waste management plan under the Comprehensive Solid Waste Management Act of 1990, respectively.

**NOW, THEREFORE BE IT RESOLVED** that the Johnson County Board of Commissioners certifies that public participation and other requirements of the Minimum Planning Standards and Procedures for both plans have been met, and that *The Joint Johnson County Comprehensive Plan: Johnson County, Kite, and Wrightsville 2025*, and the *Joint Johnson County Solid Waste Management Plan 2014* are hereby authorized to be submitted to the Heart of Georgia Altamaha Regional Development Center and the Georgia Department of Community Affairs for formal review, comment, and recommendation before formal adoption of both plans by the Johnson County Board of Commissioners as mandated by Georgia law and the Georgia Department of Community Affairs.

**SO RESOLVED**, this 13<sup>th</sup> day of July, 2004.

BY: 

ATTEST: 

## RESOLUTION

**WHEREAS**, the Georgia Planning Act of 1989 requires all local governments in Georgia to prepare a comprehensive plan, and the Comprehensive Solid Waste Management Act of 1990 requires all local governments to prepare a solid waste management plan; and

**WHEREAS**, the Georgia Department of Community Affairs has established "Minimum Planning Standards and Procedures" under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and implementation thereof, public participation, and coordinated review; and similar "Minimum Planning Standards and Procedures" under the Comprehensive Solid Waste Management Act of 1990; and

**WHEREAS**, the City of Kite, Georgia has participated with Johnson County and City of Wrightsville in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, the Comprehensive Solid Waste Management Act of 1990, and both of the Minimum Planning Standards and Procedures through the Johnson County Comprehensive Plan Executive and Local Plan Coordination committees, and with the assistance of the Heart of Georgia Altamaha Regional Development Center to update its existing adopted comprehensive plans and solid waste plans with new full plan updates;

**WHEREAS**, this coordinated and comprehensive planning process has resulted in the new joint plans, *The Joint Johnson County Comprehensive Plan: Johnson County, Kite, and Wrightsville 2025*, and *The Joint Johnson County Solid Waste Management Plan 2014*, including separate "Five-Year Short-Term Work Programs" for the City of Kite in each plan;

**WHEREAS**, requirements for public participation in the development of these comprehensive and solid waste management plans as mandated by the appropriate Minimum Planning Standards and Procedures have been met, including an initial joint public hearing prior to development of the plans held on December 11, 2003 to receive input, and a final public hearing held on June 28, 2004 to brief the public on the draft plans and receive further input prior to submission of the plans for review and comment; and

**WHEREAS**, the City of Kite has participated in the development, reviewed, and approved both *The Joint Johnson County Comprehensive Plan* and *The Joint Johnson County Solid Waste Management Plan*, including the City of Kite Short-Term Work Programs, as its local comprehensive plan under the Georgia Planning Act of 1989 and as a guide for its future growth and development, and as its solid waste management plan under the Comprehensive Solid Waste Management Act of 1990, respectively.

**NOW, THEREFORE BE IT RESOLVED** that the Mayor and City Council of the City of Kite certifies that public participation and other requirements of the Minimum Planning Standards and Procedures for both plans have been met, and that *The Joint Johnson County Comprehensive Plan: Johnson County, Kite, and Wrightsville 2025*, and the *Joint Johnson County Solid Waste Management Plan 2014* are hereby authorized to be submitted to the Heart of Georgia Altamaha Regional Development Center and the Georgia Department of Community Affairs for formal review, comment, and recommendation before formal adoption of both plans by the City of Kite as mandated by Georgia law and the Georgia Department of Community Affairs.

**SO RESOLVED**, this 8 day of July, 2004.

BY: \_\_\_\_\_

ATTEST: \_\_\_\_\_

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**RESOLUTION**

**WHEREAS**, the Georgia Planning Act of 1989 requires all local governments in Georgia to prepare a comprehensive plan, and the Comprehensive Solid Waste Management Act of 1990 requires all local governments to prepare a solid waste management plan; and

**WHEREAS**, the Georgia Department of Community Affairs has established "Minimum Planning Standards and Procedures" under the Georgia Planning Act of 1989 for coordinated and comprehensive planning, including standards and procedures for the preparation of local comprehensive plans and implementation thereof, public participation, and coordinated review; and similar "Minimum Planning Standards and Procedures" under the Comprehensive Solid Waste Management Act of 1990; and

**WHEREAS**, the City of Wrightsville, Georgia has participated with Johnson County and City of Kite in a coordinated and comprehensive planning process under the Georgia Planning Act of 1989, the Comprehensive Solid Waste Management Act of 1990, and both of the Minimum Planning Standards and Procedures through the Johnson County Comprehensive Plan Executive and Local Plan Coordination committees, and with the assistance of the Heart of Georgia Altamaha Regional Development Center to update its existing adopted comprehensive plans and solid waste plans with new full plan updates;

**WHEREAS**, this coordinated and comprehensive planning process has resulted in the new joint plans, *The Joint Johnson County Comprehensive Plan: Johnson County, Kite, and Wrightsville 2025*, and *The Joint Johnson County Solid Waste Management Plan 2014*, including separate "Five-Year Short-Term Work Programs" for the City of Wrightsville in each plan;

**WHEREAS**, requirements for public participation in the development of these comprehensive and solid waste management plans as mandated by the appropriate Minimum Planning Standards and Procedures have been met, including an initial joint public hearing prior to development of the plans held on December 11, 2003 to receive input, and a final public hearing held on June 28, 2004 to brief the public on the draft plans and receive further input prior to submission of the plans for review and comment; and

**WHEREAS**, the City of Wrightsville has participated in the development, reviewed, and approved both *The Joint Johnson County Comprehensive Plan* and *The Joint Johnson County Solid Waste Management Plan*, including the City of Wrightsville Short-Term Work Programs, as its local comprehensive plan under the Georgia Planning Act of 1989 and as a guide for its future growth and development, and as its solid waste management plan under the Comprehensive Solid Waste Management Act of 1990, respectively.

**NOW, THEREFORE BE IT RESOLVED** that the Mayor and City Council of the City of Wrightsville certifies that public participation and other requirements of the Minimum Planning Standards and Procedures for both plans have been met, and that *The Joint Johnson County Comprehensive Plan: Johnson County, Kite, and Wrightsville 2025*, and the *Joint Johnson County Solid Waste Management Plan 2014* are hereby authorized to be submitted to the Heart of Georgia Altamaha Regional Development Center and the Georgia Department of Community Affairs for formal review, comment, and recommendation before formal adoption of both plans by the City of Wrightsville as mandated by Georgia law and the Georgia Department of Community Affairs.

**SO RESOLVED**, this 12 day of July, 2004.

BY: Thelma Williams Mayor

ATTEST:

April B. Young  
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