

**JOINT COMPREHENSIVE PLAN
FOR PUTNAM COUNTY AND
CITY OF EATONTON**

**COMMUNITY ASSESSMENT AND
COMMUNITY PARTICIPATION PROGRAM**



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

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INTRODUCTION

INTRODUCTION

The 1989 Georgia Planning Act requires that each community in Georgia prepare and adopt a local comprehensive plan. It is in the best interest of a community to develop a comprehensive plan not only because it is required to meet State law and maintain its Qualified Local Government Status (QLG), but also to achieve certain local goals, such as:

- A growing and balanced economy;
- Protection of environmental, natural, and cultural resources;
- Provision of infrastructure and services to support efficient growth and development patterns;
- Access to adequate and affordable housing for all residents;
- Coordination of land use planning and transportation planning to support sustainable economic development, protection of natural and cultural resources, and provision of adequate and affordable housing;
- Coordination of local planning efforts with other local service providers and authorities, neighboring communities, and state and regional plans;
- Involve all segments of the community in developing the vision for the community's future;
- Generate local pride and enthusiasm about the future of the community; and
- Provide a guide to everyday decision-making for use by local government officials and community leaders.

The Georgia Department of Community Affairs has been the authority by O.C.G.A. 50-8-1 et seq to establish standards and procedures for appropriate and timely comprehensive planning by all governments in Georgia. The latest standards and procedures became effective on May 1, 2005. These latest standards have divided the comprehensive plan into three components: (1) a Community Assessment, (2) a Community Participation Program, and (3) a Community Agenda, as described below.

- **Community Assessment** - An objective assessment of data and information about the community. It is to be a concise and informative report to be used during the development of the Community Agenda portion of the Plan and includes:
 - List of potential issues and opportunities the community wishes to take action to address;
 - Analysis of existing development patterns, including a map of recommended character areas;
 - Consistency with State Quality Community Objectives; and
 - Analysis of data and information to verify potential issues and opportunities.
- **Community Participation Program** - Describes the local government's strategy for ensuring adequate public and stakeholder involvement in the preparation of the Community Agenda and includes:
 - List of stakeholders;
 - Community participation techniques; and
 - Community Agenda Completion Schedule.

- **Community Agenda** - Includes the community's vision for the future and its strategy for achieving this vision. The major components of the Community Agenda are:
 - A community vision for the future physical development of the community, expressed in the form of a map indicating unique character areas, each with its own strategy for guiding future development patterns;
 - A list of issues and opportunities identified by the community for further action;
 - An implementation program for achieving the community's vision for the future and addressing the identified issues and opportunities.

The sections of the Comprehensive Plan that are contained within this document are the Community Assessment and Community Participation Program.

Putnam County and the City of Eatonton have a desire to work together to develop a Joint Comprehensive Plan. The first action taken by these local governments was the formation of a Comprehensive Planning Steering Committee appointed by the elected officials of the involved communities. The membership of this group is diverse and represents a cross-section of the community. The responsibilities of this group are to facilitate the entire planning process and help formulate a Joint Comprehensive Plan for Putnam County and the City of Eatonton, and to invite and encourage community participation throughout the planning process.

In short, the Joint Comprehensive Plan is intended to be:

- A **Roadmap** for a thriving community....
- A **Guidebook** for local decisions....
- A **Commitment** to these communities' future....

The journey now begins to accomplish this end.

COMMUNITY ASSESSMENT

**IDENTIFICATION OF ISSUES
AND OPPORTUNITIES**

IDENTIFICATION OF POTENTIAL ISSUES AND OPPORTUNITIES

Population

Issues

- ✦ From 1980-2000, Putnam County's total population grew by 83%; most of this growth has taken place in the Lake Oconee and Lake Sinclair areas. City of Eatonton also grew significantly during that time period, but is largely attributed to the expansion of the City limit boundaries.
- ✦ Projections indicate that by 2030, Putnam County's total population will be 31,588, or a change of 68% from 2000-2030. The City of Eatonton's total population is expected to increase by 43% to 9,661.
- ✦ Working age groups (35-64) and the elderly population (65 & over) in Putnam County are expected to see the largest gains during the planning period. This trend will be the same for the City of Eatonton.
- ✦ Putnam County's population is predominately white; this trend is likely to continue through the planning period. The City of Eatonton has a majority African-American population; little change is expected during the planning period.
- ✦ By 2030, Putnam County's per capita income will rank fifth of the Middle Georgia counties and significantly below that of the State of Georgia and the United States. For mean household income, Putnam County will be ranked sixth of the eleven counties and likewise be well below the State of Georgia and United States.
- ✦ Large segment of Putnam County's future population is expected to have low-moderate incomes.
- ✦ In Putnam County, poverty is concentrated in the African-American, Hispanic, and Female-Headed households.
- ✦ Putnam County has a relatively high rate of unwed births, teen pregnancies, birth deaths, and low birth weights.
- ✦ One in four persons age 25+ in Putnam County has not completed high school and slightly more than one in ten has a college degree or higher. Compounding the problem is the low graduation rate and high rate of high school dropouts.

Economic Development

Issues

- ✚ The three major employment sectors in Putnam County (manufacturing; retail trade; and educational, health, and social services) had lower wages than the county average of \$502.
- ✚ 55.6% of Putnam County residents work in the County, while 44.4% work outside of the County, with Baldwin County being the destination of the largest percentage of commuters; 31.2% of the Putnam County workforce commutes from another county (the largest percentage coming from Baldwin County).
- ✚ Based on the 2005 Georgia Outshopping Report prepared by the University of Georgia, the retail sales pull factor, Putnam County is losing shoppers to surrounding counties. Looking at specific retail sales activity, the lowest pull factors were associated with motor vehicle-parts, furniture-home furnishings-appliances, clothing and accessories, and food services-beverage stores.
- ✚ Improvements needed at Eatonton's sewerage treatment facilities and collection system that will allow the design capacity to be maximized, thus creating opportunities for new commercial and industrial growth in the City.
- ✚ Improvements are needed to improve the marketability of downtown, including renovation of vacant downtown buildings, streetscape, pedestrian accessibility, and additional parking in the periphery area.
- ✚ Shortage of available land within Industrial Park North; need for an additional industrial park with adequate rail and road access and utility infrastructure.
- ✚ Land prices have impacted the dairy and agriculture business in Putnam County causing many of the smaller operations to go out of business.

Opportunities

- ✚ 100% Freeport Tax Exemption.
- ✚ County participates in the Quick Start program for screening, hiring, and training of workers at a minimal or no cost to employers.
- ✚ Internet access with the ultra-fast T1 connection.
- ✚ Active and effective county development authority in place to recruit new industry, help expand existing industry, and assist with financing and employee training.

- ✦ Available buildings and sites in the two industrial parks and downtown area for new businesses and industries.
- ✦ Establishment of CGTC-Putnam County Training Center offering courses in construction, allied health, welding, information technology, childcare, public safety, food production and nutrition, turfgrass management, etc. Additional space is needed at this facility for more course offerings.
- ✦ Better Hometown Program with full-time director.
- ✦ Designation of State Scenic Byway along Highway 16 with several projects underway to enhance its scenic quality and marketability.
- ✦ Newly constructed state-of-the-art water treatment facility on Lake Sinclair that will provide a reliable supply of water to the southern part of the county, as well as additional capacity to the City of Eatonton.
- ✦ Georgia Lakes Country tourism marketing consortium with associated welcome center.
- ✦ Enormous economic impact of food and fiber production, processing, and directly related manufacturing.
- ✦ New conference center at Cuscowilla on Lake Oconee.
- ✦ New welcome/cultural center at former school building in Eatonton.
- ✦ New hotel facilities on Lake Oconee and Lake Sinclair provided adequate water and sewer infrastructure is available.
- ✦ Promote alternative transportation measures to enhance tourism by constructing shared-use trail from Reynolds Plantation on the Greene County side of Lake Oconee into the City of Eatonton and create “looped” routes near the SR 16 Scenic Byway.
- ✦ To support its effort in becoming a haven for retirees, there is a need for a support network that includes an adult day care facility, an assisted living facility, additional medical opportunities specializing in areas pertinent to an aging population, and new businesses that would provide services that this segment of the population can no longer or desire to perform.

Housing

Issues

- ✦ The 2000 Census revealed the large number of seasonal housing units in Putnam County; 2,271, or 22% of the total housing stock, most of which is located along Lake Oconee and Lake Sinclair.
- ✦ There has been a significant shift in housing type and mix within the City of Eatonton. By 2000, single-family represented only 55.9% of the total housing stock (as compared to 79.2% in 1980), while the percentage of manufactured homes jumped significantly to 32.3% (as compared to 3.4% in 1980). Multi-family units accounted for only 7.2% of the total housing stock.
- ✦ Housing types and mix in Putnam County have also undergone a significant shift from 1980-2000. Single-family units have gone from 77% of the total units in 1980 to 60% in 2000. During the same time frame, the percentage of manufactured homes to the total housing stock has increased almost three-fold (13.4% to 36.4%). Multi-family units represented a relatively insignificant percentage of the total housing stock in 2000 (2.3%). Since 2000, there has been a significant increase in the number of multi-family units built and planned in Putnam County.
- ✦ Tax digest for manufactured homes has gone down \$1 million over the last year; and the number of manufactured home parcels has also significantly decreased.
- ✦ Conversions from manufactured homes and seasonal vacation homes to modular and single-family site-built are taking place at a rapid pace along Lake Sinclair.
- ✦ Lack of housing condition assessment to ascertain the condition of the housing stock in Eatonton and Putnam County
- ✦ Need for effective housing code enforcement.
- ✦ Improve communication with city and county residents about the availability of government housing programs.
- ✦ The average price of the house in Putnam County is \$206,000. Households with incomes in the \$40,000-\$75,000 range are the most affected related to housing affordability (residents of Putnam County and commuters to Putnam County who would like to live in Putnam County if affordable housing was available).
- ✦ Approximately one-fifth of the City of Eatonton's and Putnam County's owner-occupied households pay more than 30% of their income for housing cost, which is considered "over-burdened."

- ✦ Over four of every ten renter-occupied households were cost-burdened in the City of Eatonton, while the rate in Putnam County was three out of every ten.
- ✦ Housing is needed within Eatonton/Putnam County for following special needs population:
 - Elderly,
 - Homeless,
 - Victims of domestic violence, and
 - Persons recovering from substance abuse.

Opportunities

- ✦ A large percentage of owner-occupancy indicated residents are willing to make an “investment” into the community.
- ✦ Recent developments around Lake Oconee have shown the willingness to allow different mix and type of housing, and to create affordable housing for those working in the area.
- ✦ Encourage developers to think “green” in their design of residential and mixed-use neighborhoods.
- ✦ Preserve and protect historic residential resources that are endangered or may become endangered.

Natural Resources

Issues

- ✦ Protection of the Little River, Lake Sinclair, and Sparta intakes’ water supply watersheds.
- ✦ Coordination with the City of Milledgeville in protection of the Ham and Baugh intakes’ watersheds.
- ✦ Bring local streams and Lake Sinclair on the EPA 303(d) list into compliance.
- ✦ Protection of the significant groundwater recharge areas.
- ✦ Protection of the Oconee River Corridor.
- ✦ Protection of wetland areas.
- ✦ Protection of other environmentally sensitive areas, such as floodplains, steep slopes, unsuitable soils, and bird/fish/plant habitats.

- ✦ Protection of other natural resources, such as prime agricultural and forestry lands, major scenic areas and parks, recreation, and conservation areas.
- ✦ Address air quality non-attainment issue around the Plant Branch area.

Opportunities

- ✦ Education of City and County residents and other affected stakeholders of existing environmental legislation, and importance of protecting these vital natural resources.
- ✦ Create flexibility in local development codes that would give incentives to landowners and developers to protect and preserve sensitive natural resources.
- ✦ Preserve, protect, and manage the Historic Piedmont Scenic Byway Corridor and other natural and scenic areas and sites in Eatonton and Putnam County.

Cultural Resources

Issues

- ✦ Significant historic resources that are eligible for listing on National Register of Historic Places have not been identified.
- ✦ Threatened historic and culturally significant resources in greatest need of preservation and/or stabilization need to be identified.

Opportunities

- ✦ Better Hometown designation for the City of Eatonton.
- ✦ Establishment of a local historic district with design guidelines to protect the historic area in the City of Eatonton.
- ✦ Seek Certified Local Government Status.
- ✦ Preserve farmland and open space using conservation easements and the local land development regulations.
- ✦ Educate and inform local citizens of the significance of the county's historic and cultural resources and the benefits of public and private investment in those resources.

- ✚ Putnam County historic, cultural, and archeological resources provide excellent opportunity for heritage tourism, and maintaining visual appeal and traditional character of the community.
- ✚ Recent grant funding is being used to preserve and showcase the Rock Hawk effigy located just off the Highway 16 Scenic Byway and to construct recreational trails in the vicinity.
- ✚ Historic and scenic turn-offs from the Highway 16 scenic byway create opportunities for visitors and encourage off-highway hiking and biking.
- ✚ Develop and promote African-American tours and museum additions that emphasize famous local authors, old churches, cemeteries, and other sites.
- ✚ Expand, enhance, and promote local festivals, various concerts, square dancing events, tour of homes, and other local cultural events.
- ✚ Utilize various small business loan programs to assist individual property owners in establishing fruit markets, small restaurants, gift shops, museums, biking/hiking stores along the scenic byway.
- ✚ Updated historic resource survey of the county conducted by the University of Georgia (UGA) has provided a comprehensive assessment of the county's preservation planning needs and potential.
- ✚ Work with UGA to identify Native American sites, cemeteries, mills, factories, and other archaeological sites for preservation, enhancement, and public access.

Community Facilities

Issues

- ✚ Development of the water distribution system in southern Putnam County to get the water from the treatment facilities to the areas that need it.
- ✚ Intensive growth in the Lake Oconee area and the Highway 44 and Old Phoenix Road corridors south of the Lake will require additional supply source to adequately serve the projected demand over the planning period.
- ✚ Sewerage system and wastewater treatment is one of biggest community facility issues facing Eatonton and Putnam County.
- ✚ Other issues with Eatonton's sewerage system include getting rid of the grit and junk that collects at the head of the plant and taking the chlorine out of the water before it goes into

the receiving stream. The Georgia EPD has given the City of Eatonton a consent order to correct these problems.

- ✦ The southern end of the county is not served by public sewer. The concern is the leaking from septic tanks into Lake Sinclair.
- ✦ Additional spray irrigation locations or some other alternative disposal method will likely have to be found to accommodate the additional sewerage demand created by the new growth in the Lake Oconee/Highway 44 area.
- ✦ Sewerage treatment capacity will have to be increased to serve projected growth in the Highway 44 and Harmony Road corridors.
- ✦ Fire Protection/EMS
 - Lack of trained staff to man new fire station near Rock Eagle.
 - Losing trained firefighters to other counties.
 - Review feasibility of cross-training EMTs, paramedics, and firefighters to better utilize existing staff.
- ✦ Law Enforcement - No issues
- ✦ Parks and Recreation
 - Additional playground, greenspace, and picnic areas for persons of all ages.
 - Improvements to existing ball fields.
 - Expand existing harness track.
 - Create walking tracks.
 - Create recreation area around new water treatment plant.
 - Replace existing center at Jimmy Davis Park.
 - Construct new rental cabins at Oconee Springs Park.
- ✦ Stormwater Management
 - Improve storm drainage in downtown area and nearby residential areas.
 - Review feasibility of requiring curb and gutter in new subdivisions in Putnam County.
 - Address concern about stormwater runoff at Lake Oconee and Lake Sinclair.

Opportunities

- ✦ Planned wastewater improvements by the City of Eatonton within the next three years that would increase capacity to one mgd.
- ✦ Agreements to sell natural gas service to developments in the southern end of county would bring in much needed revenue to improve other critical infrastructure.
- ✦ Preservation and promotion of the County's outstanding major parks and recreation areas, such as the Oconee National Forest, Cedar Creek Wildlife Management Area, Lawrence

Shoals Public Recreation Area on Lake Oconee, Lake Sinclair, Rock Eagle 4H and Conference Center, and Oconee Springs Park.

Intergovernmental Coordination

Issues

- ✚ There are a number of intergovernmental agreements between City of Eatonton and Putnam County that are currently being reviewed and updated as part of the Service Delivery Strategy Update.
- ✚ City of Eatonton and Putnam County are finalizing an agreement with the Sinclair Water Authority to provide water from the new treatment plant to portions of Putnam County and the City of Eatonton.
- ✚ There are currently no agreements or joint meetings or work groups for the purpose of coordination between Putnam County, the City of Eatonton, and the Putnam County Board of Education.
- ✚ There are no agreements or joint meetings or work groups for the purpose coordination between Putnam County, the City of Eatonton, and Eatonton-Putnam County Development Authority.

Opportunities

- ✚ The City of Eatonton has mutual aid agreement with Putnam County to assist with emergency services within two miles of the City Limits.
- ✚ Putnam County has a mutual aid agreement with Greene County for emergency management services, and part of multi-county hazmat agreement.

Transportation

Issues

- ✚ As development occurs between Lake Oconee-City of Eatonton-US 441 and Highway 16, there is a need to establish a collector road network that will collect traffic from the residential streets and properly distribute to the three main arterial roads that serve this area (US 441, Highway 44, and Highway 16).
- ✚ Designate Twin Bridges Road-Pea Ridge Road-Old Phoenix Road as a minor arterial or major collector road to handle traffic between Lake Sinclair and Lake Oconee.

- ✦ Eastern bypass route is needed between US 441 and Highway 44 to relieve traffic congestion in downtown Eatonton.
- ✦ Widening of US 441 to four lanes both north and south of the Eatonton Bypass is needed to accommodate the projected traffic demand in this corridor.
- ✦ Widening of US 129/SR 44 from Jones County to US 441 needed to accommodate significant truck traffic using this highway.
- ✦ Bridge replacements are needed at CR 89/Parks Road at Rooty Creek and SR 16 at Crooked Creek.
- ✦ Intersection improvements are needed on SR 16 from Jefferson Avenue to East of Rooty Creek in Eatonton.
- ✦ Mobility choices are also limited for the lower income residents of the City of Eatonton and the county's elderly population.
- ✦ Provide alternative transportation measures as recommended in the Putnam County portion of the Regional Bicycle/Pedestrian Plan.

**ANALYSIS OF
EXISTING DEVELOPMENT PATTERNS**

ANALYSIS OF EXISTING DEVELOPMENT PATTERNS

Putnam County occupies a total of 360.6 square miles, of which 16.1 square miles is water. It is bounded by Morgan and Greene Counties to the north, Jones and Baldwin Counties to the south, Jasper County to the east, and Hancock County to the west. Map 1 illustrates the Putnam County location in relation to the State of Georgia and the region.

The Analysis of Existing Development Patterns consists of three major sections: (1) evaluation of the existing land use patterns within the City of Eatonton and unincorporated Putnam County (see Maps 2a and 2b in the Appendix); (2) a discussion of the areas requiring special attention (see Maps 3a and 3b in the Appendix); and (3) the identification of recommended character areas (see Maps 4a and 4b in the Appendix).

Existing Land Use

This section of the report includes an inventory and analysis of existing land use patterns within Putnam County and the City of Eatonton. To derive the existing land use maps for unincorporated Putnam County and the City of Eatonton, windshield surveys were conducted in 2000 and 2002, respectively, and have been updated several times based on discussions with representatives from the Putnam County Planning and Development Office.

Existing Land Use Definitions

For this study, the following existing land use categories were used:

- **Residential:**
 - Single-Family Residential – Site-built and industrialized detached dwelling units; can include zero-lot line and cluster subdivisions.
 - Mixed-Use Residential – Mixture of manufactured homes and single-family site-built or industrialized dwelling units.
 - Manufactured Home Residential – Manufactured homes either in a subdivision or a land-lease community.
 - Multi-Family – Duplexes, triplexes, and garden and townhouse apartments.
- **Commercial:** This category is for land dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities, organized into general categories of intensities. Commercial uses may be located as a single use in one building or grouped together in a shopping center or office building.

- **Industrial:** This category is for land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses.
- **Public/Institutional:** This category includes certain state, federal, or local government uses and institutional uses. Government uses include city halls and government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc. Examples of institutional land uses include colleges, churches, cemeteries, hospitals, etc.
- **Transportation/Communication/Utilities:** This category includes such uses as major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, or other similar uses.
- **Park/Recreation/Conservation:** This category is for land dedicated to active or passive recreation uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers, or similar uses.
- **Agriculture/Forestry:** This category is for land dedicated to farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.), agriculture, or commercial timber, or pulpwood harvesting.
- **Undeveloped/Vacant:** This category is for lots or tracts of land that are served by typical urban public services (water, sewer, etc.) but have not been developed for a specific use or were developed for a specific use that has since been abandoned.

City of Eatonton

Residential

- Single-family residential concentrated in core of City from Windsor Drive in the north to Walnut Street in the south and Godfrey Road/Hudson Street in the west to Phillips Drive/Crestview Drive area in the east. This area includes the residential Historic District.
- Mixture of manufactured and single-family site-built housing situated along the borders of the single-family residential areas: (1) Bailey Street south of Hogan Boulevard and East Street, and includes the areas along Oconee Road and Martin Luther King, Jr. Drive; (2) North of West Marion Street just east of the Bypass and includes a large manufactured home park; (3) North of Old Glenwood Springs Road near the elementary school; (4) Between Sparta Road and Lake Oconee Parkway; (5) East of the Bypass in the Imperial Mill area; (6) Extreme western section of the City south of Highway 16; (7) Southeastern section along Martin Luther King, Jr. Drive; and (7) Southwestern section along Glenwood Springs Road.

- There are three small areas of multi-family residential use in the City of Eatonton: Custer Avenue along Highway 16 West; North Maple Street; and in the Imperial Mill area.

Commercial

- Historic central business district located along Marion Street and Jefferson Avenue and several nearby streets includes a variety of retail shops, offices, eateries, and service establishments.
- At the U.S. 129/441 Bypass area, there are several restaurants and truck stops designed to cater to the highway-traveling public and to the employees of the nearby industrial park, and the new Wal-Mart Supercenter and several outparcels occupied by fast-food restaurants and a quick-lube establishment.
- At Highway 16 West and the Bypass, a large grocery store serves city residents at the northwest corner and there is a new commercial development on the southeast corner.
- Remaining commercial areas in the City of Eatonton include medical and government offices at the intersection of Highway 16 East and Highway 44, and a mix of commercial uses along Highway 441 North.

Industrial

- Industrial Park South located along U.S. 441 and Industrial Boulevard is home of Horton Homes and other ancillary industries.
- Industrial Park North along the Bypass near the Imperial Mill area.
- South of Central Business District is an area of established light industrial uses that include site of former Enterprise Mill complex.

Public/Institutional

- Includes three public schools, one private school, the workplace-training center, cemeteries, city and county government buildings (City Hall, County Courthouse and Administration Center, Sheriff's Department Office and Jail, City/County Public Works complexes, City Police and Fire Department, County Fire Department/EMT, etc.), Putnam County Hospital, Federal government office center, old County landfill, and the Uncle Remus Museum.

Transportation/Communication/Utilities

- Includes the Eatonton water treatment plant, the two wastewater treatment facilities, the various utilities' offices and substations and the Georgia DOT Maintenance Office, as well as the railroad and highway rights-of-way.

Parks/Recreation/Conservation

- Includes the Jimmy Davis Park south of East Street, Poole Recreation Center off of Recreation Park Road, the Marion Street Park and pool, and the Uncle Remus Golf Course off of U.S. 441 South.

Agriculture/Forestry

- Despite its primary urban character, the City of Eatonton contains numerous large tracts of land being used for agricultural purposes:
 - Northeastern section of City between U.S. 129/441 North and Highway 44;
 - North and south of Highway 16;
 - Southern end of Martin Luther King, Jr. Drive;
 - U.S. 129/441 South; and
 - Portions of Bypass between Glenwood Springs Road and Godfrey Road.
- With the proper application of growth management techniques, agriculture use should continue to be an important and prosperous use within the City during the planning period.
- Commercial forestry takes place in a very limited scale in the City of Eatonton; thus it is not considered a significant factor related to land use development.

Undeveloped

- Undeveloped land occupies land west of the Bypass and south of Highway 16 East.
- The soils/topography of most of these tracts will make it difficult to develop them in a more intensive use.
- For the tracts closer to the core of the City, it is recommended that existing development codes be amended to allow developers to cluster the buildings on the site and reserve the restrictive portion in perpetuity as public conservation areas.

Unincorporated Putnam County

Residential

- Single-family residential development is concentrated in the subdivisions along Lake Oconee and a subdivision bordering Lake Sinclair near Dennis Station Road.
- Isolated pockets of single-family residential along Glades Road; Highways 129, 441, 16 and 44; Dennis Station Road near intersection of Twin Bridges Road; Intersection of Pea Ridge Road and Scuffleboro Road; North Wesley Chapel Road; Sugar Creek Road; Denham Road; Harmony Road; Wards Chapel Road; and New Phoenix Road.
- Mixture of single-family site-built dwellings, manufactured homes, travel trailers, and cabins in the subdivisions bordering Lake Sinclair. Recently, many of the

manufactured homes, travel trailers, and cabins are being replaced by single-family site-built dwellings to be used for permanent residency.

- Mixed-use residential can be found along portions of Lake Oconee and various linear developments along the county's highways.
- Manufactured subdivisions and land-lease communities are scattered throughout the unincorporated areas, with a small area along the eastern end of Lake Oconee, Crooked Creek Road, and Highway 441 just north of Rock Eagle.
- Multi-family dwellings including condominiums have begun to be developed in close proximity to Lake Oconee and Lake Sinclair, and along Hwy 44.

Commercial

- Largest concentration of commercial development is occurring near Lake Oconee along Highway 44, Harmony Road, and portions of Old Phoenix Road. This development includes establishments that service both the residents of the nearby subdivisions and the lake visitors.
- Next largest concentration of commercial development in unincorporated Putnam County is Highway 441 South near the Baldwin County line and along the intersection of Highway 441 South and Dennis Station Road. As with the development along Lake Oconee, commercial uses near Lake Sinclair also cater to the residents of the nearby subdivisions and lake visitors.
- Convenient commercial establishments serving the highway traveling public, the seasonal visitors, and the residents of the surrounding neighborhoods are found along Highways 129, 142, 441, and 16 and several county roads, including Pea Ridge Road and Parks Mill Road.

Industrial

- Industrial uses located within unincorporated areas of Putnam County include cement processing plants at the intersection of Highway 44 and New Phoenix Road and on Harmony Road; and the Rayonier Wood Products Plant.

Public/Institutional

- Public/institutional uses include fire stations, churches, cemeteries, and solid waste convenience centers scattered throughout the unincorporated area.

Transportation/Communication/Utilities

- Georgia Power's Plant Harlee Branch on Lake Sinclair and Wallace Dam are the primary T/C/U uses in unincorporated Putnam County. The remaining T/C/U uses are the Georgia Power and Dixie Pipeline utility easements, various electric and natural gas substations, and highway and railroad rights-of-way.

Parks/Recreation/Conservation

- Most of the area west of U.S. 129/441 is occupied by the Oconee National Forest, Rock Eagle 4-H Center and the Cedar Creek Wildlife Management Area. Other significant P/R/C uses in unincorporated Putnam County include the Lawrence Shoals Park owned and managed by Georgia Power and the Oconee Springs Park owned and operated by Putnam County.

Agriculture/Forestry

- Most of the remaining land in the unincorporated area of Jones County is classified as agriculture/forestry use that includes owners, which either they or through a lease agreement perform some type of farming and/or silvaculture activity.
- There are 174,500 acres of timberland in Putnam County based on a 1997 U.S. Forest Service report. Of that total, 35.3% is owned by federal, state, or local government. The forest industry at the time of the study owned or leased 12,800 acres or 7.3% of the total timberland in the County. They are in the process of selling most of this land to private interests who will likely convert it to estate-lot residential developments.

Existing Land Use Analysis

- The western one-third of the county that is either within a national forest, wildlife management area, or part of a 4-H Center will likely see little or no growth.
- Most of the future land development will likely occur within two miles of Lake Oconee and Lake Sinclair and the corridor between U.S. 441 North to State Highway 16. Within the U.S. 441-State Highway 16 corridor and portions of the area south of Highway 16 there is an important agricultural belt. This area, however, will certainly experience extreme pressure as residential and commercial development moves northward along Highway 44 from Eatonton and southward from Lake Oconee. Strategies should be set in place in the comprehensive plan to balance the need for future urban development, while at the same time, protecting this important county resource.
- The enormous amount of available land in the City of Eatonton creates a prime opportunity for new development. The biggest drawback is available water and sewer infrastructure to make it happen. The ability to utilize some of the water supply from the new treatment plant on Lake Sinclair would satisfy the water demand. The real issue is creating sufficient wastewater treatment capacity to fully capitalize on this opportunity.

Areas Requiring Special Attention

Areas requiring special attention include:

- **Areas of significant natural or cultural resources, particularly where these are likely to be intruded upon or otherwise impacted by development:**
 - Lakes/River Corridor – Within two miles of Lake Oconee and Lake Sinclair is expected to see substantial urban development during the planning period. Realizing that with more urban-type development comes more impervious surface and with that the potential for increased non-point pollution to the streams feeding into Lake Oconee/Lake Sinclair/Oconee River and to the lakes and river itself. The enactment of strong stormwater management practices and enforcement should be applied in this area during the planning period to ensure the uses in which these valuable resources were intended are maintained. In addition, Lake Sinclair is now an important water source for portions of Baldwin and Putnam Counties. To reduce the risk of contamination of this water supply from non-point pollution, careful monitoring of the uses in the intake's water supply watershed, along with the protection of nearby wetlands and stream buffers should be implemented.

- **Areas where rapid development or change of land use is likely to occur:**
 - Highway 441 North and South Corridors - The widening of U.S. 441 North and South through Putnam County will bring with it the potential of rapid change in land use in the corridor bordering this highway. North of Eatonton, the current pristine beauty of rolling hills and farmland will likely become a mixture of residential and commercial development, while to the south, commercial development will likely spread northward from Lake Sinclair to merge with existing development at the U.S 441/U.S. 129 Bypass area. The land bordering the western Eatonton bypass, though currently mostly undeveloped, will likely see pressure for more intensive uses as development north and south of it takes place.
 - Highway 44 Corridor – Though in rural state at the present time, it is highly unlikely that the area between Highway 441 and Highway 16 will maintain as such for very much longer. As stated earlier in the existing land use section above, development is moving north and south along Highway 44 at a very rapid pace, along with the transition from a rural to an urban environment. The land bordering Highway 44 is expected to be a commercial corridor to serve the residential developments that will be occurring east and west of this highway.
 - Harmony Road/Old Phoenix Road Corridor – Portions of Harmony Road and Old Phoenix Road have become an important commercial and office corridor serving the growing residential population on the Putnam County

side of Lake Oconee, as well as the visitors to the lake. With the continued expansion of residential growth expected within a two-mile area of Lake Oconee, this corridor will continue its preeminence for commercial and office development during the planning period. Expansion of such use is expected to spread along Harmony Road to Parks Mill Road and along Old Phoenix Road to where it intersects with Lake Oconee Parkway.

- **Areas where the pace of development has and/or may outpace the availability of community facilities and services, including transportation:**
 - Lakes/River and Harmony Road/Old Phoenix Road Corridors – Providing adequate water supply and wastewater treatment in the Lake Oconee area will be critical to meet projected demand in the area.
 - Highway 441 North and South and Highway 44 Corridors - If these corridors are to be developed as projected, adequate water supply must be provided to these areas.
 - East Bypass Corridor – This corridor and the surrounding vacant land around it will not reach its development potential unless adequate water supply and wastewater treatment is provided. (See also discussion under infill development opportunities.)

- **Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness.**
 - Downtown Eatonton – With the Better Hometown Program leading the way along with support from the Downtown Development Authority and several key private investors, efforts are underway to renovate and occupy buildings and to make improvements to the aesthetics, attractiveness, and pedestrian mobility in downtown Eatonton.
 - Neighborhood off Martin Luther King, Jr. Drive located south of the downtown area – An area in need of physical redevelopment both in terms of housing and supporting infrastructure and services. A number of social and economic problems besetting many of the residents of the neighborhood must also be addressed in order for it to become a fully stable living environment.
 - Imperial Mill neighborhood – Once served as housing for the employees of the once active mill, the neighborhood has begun showing signs of decline. With the proper redevelopment plan and support from community leaders, this once proud historical area can once again become a stable area and a source of pride to the community.

- **Large abandoned structures or sites, including those that may be environmentally contaminated:**
 - None identified.

- **Areas with significant infill development opportunities (scattered vacant sites):**
 - Undeveloped areas in the eastern and western sections of the City – Provided that the water supply and wastewater treatment capacity issues that the City of Eatonton faces can be rectified, these areas hold enormous potential for new residential and mixed-use developments to meet the needs of those desiring to live closer to major activity centers, or those who work in Putnam County and would like to live in the county but can not afford the prices of residences near the two lakes.

Recommended Character Areas

One aspect of the Joint Comprehensive Planning process that differs from previous efforts is the employment of the Character Area planning concept. In accordance with Department of Community Affairs (DCA) recommendations, the use of character areas in planning acknowledges the visual and functional differences of varying neighborhoods and allows for more intentional guidance of future development through adequate and specific planning and implementation. Under the program, all incorporated and unincorporated areas of the County are assigned one of a number of described Character Area designations. These designations are used to define areas that either have unique or special characteristics that need to be preserved, have the potential to evolve into unique areas, or that may require special attention due to unique development issues. In the process of identifying and defining character areas, it is important to create recommendations that include the present character of an area as well as the future desired character for these places in the community.

Below are the Character Areas that the Comprehensive Planning Steering Committee have received preliminary recommendation for inclusion in the Joint Comprehensive Plan for Putnam County and the City of Eatonton. The Steering Committee will make a final recommendation of the Character Areas after it has received extensive community input obtained from its Community Participation Program. The final Character Areas will be shown on the Future Development Map in the Community Agenda portion of the Plan.

Conservation Area and Greenspace

Description

Conservation Area and Greenspace is primarily undeveloped natural lands and environmentally sensitive areas not suitable for development, e.g. scenic views, steep slopes, floodplains, wetlands, watersheds, wildlife management areas, and other environmentally sensitive areas.

Location within Putnam County

- Unincorporated Putnam County – Includes most of the area within the Oconee National Forest, Cedar Creek Wildlife Management Area, and Rock Eagle 4-H Center.

Agricultural Area

Description

Agricultural Areas are lands in open or cultivated state or sparsely settled, including woodlands and farmlands.

Location within Putnam County

- Unincorporated Putnam County – Includes the prime agricultural areas in Putnam County that stretch just north of Highway 44 near Tanyard Road, across Highways 44 and 16 and south along Pea Ridge Road-Old Copeland Road-Pinkerton Road.

Rural Residential

Description

Rural Residential can be described as rural, undeveloped land likely to face development pressures for lower density (one unit per one acre or more) residential development. Typically, it will have low pedestrian orientation and access, very large lots, open space, pastoral views, and high degree of building separation.

Location within Putnam County

Unincorporated Putnam County – Includes the area between the Conservation and Greenspace and Lakes/River Corridor Character Areas and the City of Eatonton on the west and south; and between the Lakes/River Corridor Character Area and the City of Eatonton (with exception of Agricultural Character Area) on the north and east.

- City of Eatonton – Includes most of the area west of the Bypass and the eastern section of the City.

Lakes/River Corridor

Description

Lakes/River Corridor is an area characterized by residential subdivisions concentrated along or within a two-mile radius of Lake Oconee and Lake Sinclair with some scattered multi-family and condominium development. Supportive commercial and office development for lake residents and visitors is located along the major thoroughfares serving these areas (Highway 44, U.S. 441, Harmony Road, Old Phoenix Road). Corridor is expected to experience considerable residential and commercial growth during the planning period. Protection of the lakes' and river's scenic and recreational qualities along with the Sinclair's water supply watershed is viewed as critically important.

Location within Putnam County

- Unincorporated Putnam County – Includes within the two-mile radius of Lake Oconee and Lake Sinclair.

Traditional Neighborhood - Stable

Description

Traditional Neighborhood – Stable is a neighborhood having relatively well-maintained housing, possesses a distinct identity through architectural style, lot and street design, and has higher rates of homeownership. Location near declining areas of town may also cause this neighborhood to decline over time.

Location within Putnam County

- City of Eatonton – Includes the area north of Highway 16 West between the residential historic district and the Highway 441/129 Bypass, the area north of Highway 16 East and east of Jefferson Avenue.

Traditional Neighborhood - Redevelopment Area

Description

Traditional Neighborhood - Redevelopment Area is a neighborhood that has declined sufficiently that housing conditions are bad; there may be large areas of vacant land or deteriorating unoccupied structures.

Location within Putnam County

- City of Eatonton – Includes the area south of Highway 16 East and Oak Street between Rock Lane and Oconee Street, and the area north of the Highway 441/129 Bypass between Godfrey Road and Imperial Mill Road.

Historic District

Description

Historic district is an area containing features, landmarks, civic, or cultural uses of historic interest. Characteristics may vary based on size, location, and history of the community.

Location within Putnam County

- City of Eatonton – Includes the historic residential area north of the downtown area between Jefferson Street and North Lafayette Avenue.

Downtown District

Description

The **Downtown District** is a traditional central business district of an incorporated area. It generally includes a combination of retail, service, professional, and governmental uses.

Location within Putnam County

- City of Eatonton – Includes the area bounded by Walnut Street, North Lafayette Avenue, Wayne Street, and Pine Lane/Plum Street/Putnam Avenue.

Scenic Corridor

Description

Scenic Corridor is developed or undeveloped land paralleling the route of a major thoroughfare that has significant natural, historic, or cultural features and scenic or pastoral views.

Location within Putnam County

- City of Eatonton and Unincorporated Putnam County – Highway 16 East and West from SR 142 to the Oconee River.

Major Highway Corridor

Description

Major Highway Corridor is developed or undeveloped land on both sides of designated high-volume transportation facility, such as arterial roads and highways.

Location within Putnam County

- City of Eatonton and Unincorporated Putnam County – Includes the Highway 441 Corridor from Lake Sinclair through the City of Eatonton (except downtown area) to Morgan County Line; Highway 441/129 Bypass Corridor; East Bypass Corridor; Highway 44 Corridor from Highway 16 to Lake Oconee Parkway and Harmony Road/Old Phoenix Road Corridor from Parks Mill Road to Lake Oconee Parkway.

Light Industrial Area

Description

Light Industrial Area is an area used in low-intensity manufacturing, wholesale trade and distribution activities that do not generate excessive noise, particulate matter, vibration, smoke, dust, gas, fumes odors, radiation, or other nuisance characteristics.

Location within Putnam County

- City of Eatonton – Includes the area north and south of the Bypass between Imperial Mill Road and Highway 441/129 (North Industrial Park).

Industrial Area

Description

Industrial Area is an area used in higher-intensity manufacturing, assembly, processing activities where noise, particulate matter, vibration, smoke, dust, gas, fumes odors, radiation, or other nuisance characteristics are not contained on-site.

Location within Putnam County

- City of Eatonton – Includes the area around Industrial Boulevard and Ted Dunn Boulevard (South Industrial Park).

**ANALYSIS OF CONSISTENCY
WITH QUALITY COMMUNITY
OBJECTIVES**

QUALITY COMMUNITY OBJECTIVES - INTRODUCTION

In 1999 the Board of the Department of Community Affairs adopted the Quality Community Objectives (QCOs) as a statement of the development patterns and options that will help Georgia preserve its unique cultural, natural, and historic resources while looking to the future and developing to its fullest potential. The Office of Planning and Quality Growth has created the Quality Community Objectives Local Assessment to assist local governments in evaluating their progress towards sustainable and livable communities.

This assessment is meant to give a community an idea of how it is progressing toward reaching these objectives set by the Department, but no community will be judged on progress. The assessment is a tool for use at the beginning of the comprehensive planning process, much like a demographic analysis or a land use map, showing a community that “you are here.” Each of the 15 Quality Community Objectives has a set of yes/no statements, with additional space available for comments. The statements focus on local ordinances, policies, and organizational strategies intended to create and expand quality growth principles.

A majority of “yes” answers for an objective may indicate that the community has in place many of the governmental options for managing development patterns. “No” answers may provide guidance in how to focus planning and implementation efforts for those governments seeking to achieve these Quality Community Objectives.

There are no right or wrong answers to this assessment. Its merit lies in completion of the document, and the ensuing discussions regarding future development patterns, as governments undergo the comprehensive planning process.

Should a community decide to pursue a particular objective, it may consider a “yes” to each statement a benchmark toward achievement. Please be aware, however, that this assessment is only an initial step. Local governments striving for excellence in quality growth may consider additional measures to meet local goals.

CITY OF EATONTON

<i>Development Patterns</i>			
<p>Traditional Neighborhoods</p> <p>Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.</p>			
	Yes	No	Comments
1. If we have a zoning code, it does not separate commercial, residential and retail uses in every district.		X	
2. Our community has ordinances in place that allow neo-traditional development “by right” so that developers do not have to go through a long variance process.		X	
3. We have a street tree ordinance that requires new development to plant shade-bearing trees appropriate to our climate.	X		
4. Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in the summer.	X		
5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.	X		
6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	X		
7. In some areas, several errands can be made on foot, if so desired.	X		
8. Some of our children can and do walk to school safely.	X		
9. Some of our children can and do bike to school safely.	X		
10. Schools are located in or near neighborhoods in our community.	X		
<p>Infill Development</p> <p>Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.</p>			
	Yes	No	Comments
1. Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.	X		
2. Our community is actively working to promote brownfield redevelopment.	X		
3. Our community is actively working to promote greyfield redevelopment.	X		

4. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road).		X	
5. Our community allows small lot development (5,000 square feet or less) for some uses.	X		
Sense of Place			
Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.			
	Yes	No	Comments
1. If someone dropped from the sky into our community, he or she would know immediately where he or she was, based on our distinct characteristics.	X		
2. We have delineated the areas of our community that are important to our history and heritage, and have taken steps to protect those areas.	X		
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.		X	
4. We have ordinances to regulate the size and type of signage in our community.	X		
5. We offer a development guidebook that illustrates the type of new development we want in our community.		X	
6. If applicable, our community has a plan to protect designated farmland.		X	
Transportation Alternatives			
Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.			
	Yes	No	Comments
1. We have public transportation in our community.	X		
2. We require that new development connects with existing development through a street network, not a single entry/exit.	X		
3. We have a good network of sidewalks to allow people to walk to a variety of destinations.	X		
4. We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.		X	
5. We require that newly built sidewalks connect to existing sidewalks wherever possible.	X		
6. We have a plan for bicycle routes through our community.	X		
7. We allow commercial and retail development to share parking areas wherever possible.	X		

Regional Identity			
Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.			
	Yes	No	Comments
1. Our community is characteristic of the region in terms of architectural styles and heritage.	X		
2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.	X		
3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal, etc.).	X		
4. Our community participates in the Georgia Department of Economic Development's regional tourism partnership.	X		
5. Our community promotes tourism opportunities based on the unique characteristics of our region.	X		
6. Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment. and education.	X		
<i>Resource Conservation</i>			
Heritage Preservation			
The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.			
	Yes	No	Comments
1. We have designated historic districts in our community.	X		
2. We have an active historic preservation commission.	X		
3. We want new development to complement our historic development, and we have ordinances in place to ensure this.		X	Work in progress

Open Space Preservation			
New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.			
	Yes	No	Comments
1. Our community has a greenspace plan.	X		Public parks
2. Our community is actively preserving greenspace, either through direct purchase or by encouraging set-asides in new development.		X	
3. We have a local land conservation program, or we work with state or national land conservation programs, to preserve environmentally important areas in our community.	X		
4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.		X	
Environmental Protection			
Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.			
	Yes	No	Comments
1. Our community has a comprehensive natural resources inventory.		X	
2. We use this resource inventory to steer development away from environmentally sensitive areas.		X	
3. We have identified our defining natural resources and taken steps to protect them.		X	
4. Our community has passed the necessary "Part V" environmental ordinances, and we enforce them.	X		
5. Our community has a tree preservation ordinance, which is actively enforced.	X		
6. Our community has a tree-replanting ordinance for new development.		X	
7. We are using stormwater best management practices for all new development.	X		
8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.).		X	

Social and Economic Development

Growth Preparedness

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

	Yes	No	Comments
1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.	X		
2. Our local governments, the local school board, and other decision-making entities use the same population projections.			Don't know
3. Our elected officials understand the land-development process in our community.	X		
4. We have reviewed our development regulations and/or zoning code recently and believe that our ordinances will help us achieve our QCO goals.	X		
5. We have a Capital Improvements Program that supports current and future growth.		X	
6. We have designated areas of our community where we would like to see growth, and these areas are based on a natural resources inventory of our community.	X		
7. We have clearly understandable guidelines for new development.		X	
8. We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.		X	
9. We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development.	X		
10. We have a public awareness element in our comprehensive planning process.	X		

Appropriate Businesses

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

	Yes	No	Comments
1. Our economic development organization has considered our community's strengths, assets, and weaknesses and has created a business development strategy based on them.	X		

2. Our economic development organization has considered the types of businesses already in our community and has a plan to recruit businesses and/or industries that will be compatible.	X		
3. We recruit firms that provide or create sustainable products.	X		
4. We have a diverse jobs base, so that one employer leaving would not cripple our economy.		X	

Employment Options

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

	Yes	No	Comments
1. Our economic development program has an entrepreneur support program.			Don't know
2. Our community has jobs for skilled labor.	X		
3. Our community has jobs for unskilled labor.	X		
4. Our community has professional and managerial jobs.	X		Limited

Housing Choices

A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.

	Yes	No	Comments
1. Our community allows accessory units like garage apartments or mother-in-law units.	X		
2. People who work in our community can also afford to live in the community.	X		
3. Our community has enough housing for each income level (low, moderate, and above-average).	X		
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and maintaining small setbacks.	X		

5. We have options available for loft living, downtown living, or "neo-traditional" development.	X		Limited
6. We have vacant and developable land available for multi-family housing.	X		
7. We allow multi-family housing to be developed in our community.	X		
8. We support community development corporations that build housing for lower-income households.	X		
9. We have housing programs that focus on households with special needs.	X		
10. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.	X		

Educational Opportunities			
Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.			
	Yes	No	Comments
1. Our community provides workforce training options for its citizens.	X		
2. Our workforce training programs provide citizens with skills for jobs that are available in our community.	X		
3. Our community has higher education opportunities, or is close to a community that does.	X		
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.	X		Limited

<i>Governmental Relations</i>			
Regional Solutions			
Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.			
	Yes	No	Comments
1. We participate in regional economic development organizations.	X		
2. We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.	X		
3. We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E-911, homeland security, etc.	X		
4. Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders.	X		
Regional Cooperation			
Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.			
	Yes	No	Comments
1. We plan jointly with our cities and county for comprehensive planning purposes.	X		
2. We are satisfied with our Service Delivery Strategy.	X		

3. We initiate contact with other local governments and institutions in our region in order to find solutions to common problems or to craft regionwide strategies.	x		
4. We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.		x	

PUTNAM COUNTY

<i>Development Patterns</i>			
Traditional Neighborhoods			
Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.			
	Yes	No	Comments
1. If we have a zoning code, it does not separate commercial, residential and retail uses in every district.		x	Currently working on new code.
2. Our community has ordinances in place that allow neo-traditional development “by right” so that developers do not have to go through a long variance process.	x		
3. We have a street tree ordinance that requires new development to plant shade-bearing trees appropriate to our climate.		x	
4. Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in the summer.		x	
5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.	x		Keep Eatonton/Putnam Beautiful
6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.		x	
7. In some areas several errands can be made on foot, if so desired.	x		
8. Some of our children can and do walk to school safely.	x		
9. Some of our children can and do bike to school safely.	x		
10. Schools are located in or near neighborhoods in our community.		x	

Infill Development			
Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.			
	Yes	No	Comments
1. Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.	x		

2. Our community is actively working to promote brownfield redevelopment.		X	
3. Our community is actively working to promote greyfield redevelopment.		X	
4. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road).	X		
5. Our community allows small lot development (5,000 square feet or less) for some uses.		X	(only inside a PUD)
Sense of Place			
Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.			
	Yes	No	Comments
1. If someone dropped from the sky into our community, he or she would know immediately where he or she was, based on our distinct characteristics.		X	
2. We have delineated the areas of our community that are important to our history and heritage, and have taken steps to protect those areas.	X		
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.	X		
4. We have ordinances to regulate the size and type of signage in our community.	X		
5. We offer a development guidebook that illustrates the type of new development we want in our community.		X	
6. If applicable, our community has a plan to protect designated farmland.		X	
Transportation Alternatives			
Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.			
	Yes	No	Comments
1. We have public transportation in our community.		X	Not for general public
2. We require that new development connects with existing development through a street network, not a single entry/exit.		X	
3. We have a good network of sidewalks to allow people to walk to a variety of destinations.		X	
4. We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.		X	
5. We require that newly built sidewalks connect to existing sidewalks wherever possible.		X	

6. We have a plan for bicycle routes through our community.	X		Plan for Hwy 44
7. We allow commercial and retail development to share parking areas wherever possible.	X		
Regional Identity			
Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.			
	Yes	No	Comments
1. Our community is characteristic of the region in terms of architectural styles and heritage.	X		
2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.	X		
3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal, etc.).	X		
4. Our community participates in the Georgia Department of Economic Development's regional tourism partnership.	X		
5. Our community promotes tourism opportunities based on the unique characteristics of our region.	X		
6. Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment and education.	X		
<i>Resource Conservation</i>			
Heritage Preservation			
The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.			
	Yes	No	Comments
1. We have designated historic districts in our community.		X	Not districts, but individual sites.
2. We have an active historic preservation commission.		X	

3. We want new development to complement our historic development, and we have ordinances in place to ensure this.		x	We do want to complement, but do not have ordinances in place at this time.
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Open Space Preservation New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.			
	Yes	No	Comments
1. Our community has a greenspace plan.	x		
2. Our community is actively preserving greenspace, either through direct purchase or by encouraging set-asides in new development.	x		
3. We have a local land conservation program, or we work with state or national land conservation programs, to preserve environmentally important areas in our community.		x	Farmers use the conservation program for lowering taxes
4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.		x	We will with the new ordinance
Environmental Protection Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.			
	Yes	No	Comments
1. Our community has a comprehensive natural resources inventory.	x		
2. We use this resource inventory to steer development away from environmentally sensitive areas.		x	Not at this time
3. We have identified our defining natural resources and taken steps to protect them.	x		Work currently in progress
4. Our community has passed the necessary "Part V" environmental ordinances, and we enforce them.	x		
5. Our community has a tree preservation ordinance which is actively enforced.		x	
6. Our community has a tree-replanting ordinance for new development.		x	

7. We are using stormwater best management practices for all new development.	X		
8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.).	X		Some, not all

Social and Economic Development

Growth Preparedness

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

	Yes	No	Comments
1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.		X	
2. Our local governments, the local school board, and other decision-making entities use the same population projections.		X	
3. Our elected officials understand the land-development process in our community.	X		
4. We have reviewed our development regulations and/or zoning code recently, and believe that our ordinances will help us achieve our QCO goals.	X		
5. We have a Capital Improvements Program that supports current and future growth.			Commissioner Landau says yes, but not sure.
6. We have designated areas of our community where we would like to see growth, and these areas are based on a natural resources inventory of our community.	X		
7. We have clearly understandable guidelines for new development.	X		

8. We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.	X		
9. We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development.	X		
10. We have a public-awareness element in our comprehensive planning process.		X	

Appropriate Businesses			
The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.			
	Yes	No	Comments
1. Our economic development organization has considered our community's strengths, assets and weaknesses, and has created a business development strategy based on them.		X	
2. Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit businesses and/or industries that will be compatible.	X		
3. We recruit firms that provide or create sustainable products.	X		
4. We have a diverse jobs base, so that one employer leaving would not cripple our economy.	X		
Employment Options			
A range of job types should be provided in each community to meet the diverse needs of the local workforce.			
	Yes	No	Comments
1. Our economic development program has an entrepreneur support program.		X	
2. Our community has jobs for skilled labor.	X		
3. Our community has jobs for unskilled labor.	X		
4. Our community has professional and managerial jobs.	X		
Housing Choices			
A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.			
	Yes	No	Comments
1. Our community allows accessory units like garage apartments or mother-in-law units.	X		
2. People who work in our community can also afford to live in the community.	X		With use of manufactured housing
3. Our community has enough housing for each income level (low, moderate and above-average).		X	

4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and maintaining small setbacks.	n/a		
5. We have options available for loft living, downtown living, or “neo-traditional” development.	n/a		
6. We have vacant and developable land available for multifamily housing.	x		
7. We allow multifamily housing to be developed in our community.	x		
8. We support community development corporations that build housing for lower-income households.		x	
9. We have housing programs that focus on households with special needs.		x	
10. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.		x	(inside a PUD)
Educational Opportunities			
Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.			
	Yes	No	Comments
1. Our community provides workforce training options for its citizens.	x		
2. Our workforce training programs provide citizens with skills for jobs that are available in our community.	x		
3. Our community has higher education opportunities, or is close to a community that does.	x		
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.	x		
<i>Governmental Relations</i>			
Regional Solutions			
Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.			
	Yes	No	Comments
1. We participate in regional economic development organizations.	x		

2. We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.	X		
3. We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E-911, homeland security, etc.	X		
4. Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders.	X		
Regional Cooperation Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.			
	Yes	No	Comments
1. We plan jointly with our cities and county for comprehensive planning purposes.	X		
2. We are satisfied with our Service Delivery Strategy.	X		
3. We initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or to craft regionwide strategies.	X		
4. We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.	X		

SUPPORTING ANALYSIS

Population

Economic Development

Housing

Natural and Cultural Resources

Community Facilities and Services

Intergovernmental Coordination

Transportation

SUPPORTING DATA AND ANALYSIS - POPULATION

Data

- ✦ Putnam County's total population increased by 83% from 1980-2000; the largest rate of growth in the Middle Georgia region and substantially larger than the State of Georgia and the United States. Most of this growth has taken place in the Lake Oconee and Lake Sinclair areas.
- ✦ The City of Eatonton also experienced a significant rate of growth from 1980-2000, but this is largely attributed to the expansion of the city limit boundaries.
- ✦ Projections indicate that by 2030, Putnam County's total population will be 31,588 or a change of 68% from 2000-2030. The rate of change is the highest of all of the counties in the Middle Georgia region, as well as the State of Georgia and the United States.
- ✦ During the planning period, the City of Eatonton's total population is expected to increase by 43% to 9,661.
- ✦ Though the preschool (0-4) and school age (5-20) groups increased from 1980-2000, the largest gains were experienced in the working age groups (35-64) and the elderly population (65 & over). This trend continues for Putnam County throughout the planning period.
- ✦ Within the City of Eatonton, the largest age group in 2000 was the 5-13-year-olds, but the most significant increases from 1980-2000 occurred in the 35-44 and 45-54 age groups. This trend is expected to continue to the Year 2030 planning horizon, along with a significant increase in the 65+ age group.
- ✦ Approximately two-thirds of Putnam County's population is white, while slightly over 29% are African-American, with the rest being other races. This trend is likely to continue through the planning period.
- ✦ The City of Eatonton's racial composition on the other hand is considerably different; approximately 58% of the population is African-American, while 37% is white. Little change in this trend is expected during the planning period.
- ✦ In 2000, Putnam County's per capita of \$23,060 ranked fifth among the 11-county Middle Georgia region, but was 21% below that of the State of Georgia, and 29% below the United States per capita income. By 2030, Putnam County's per capita income will

still rank fifth among the Middle Georgia counties and still significantly below that of the State of Georgia and the United States.

- ✦ Putnam County's mean household income in 2000 of \$57,751 was ranked sixth of the 11-county Middle Georgia counties, and 29% and 35% below the State of Georgia and United States mean household income, respectively. This trend will likely see little or no change throughout the planning period.
- ✦ The percentage of households having incomes below \$30,000 in 2000 was 41.4%. This compares favorably with the counties in the Middle Georgia region, but is considerably higher than the State of Georgia and United States percentages.
- ✦ Projections indicate that by 2030, over half of the households (56.6%) in Putnam County will have annual incomes below \$60,000.
- ✦ From the 2005 County Guide, though the percentage of families in 2000 that were below the poverty level was relatively low as compared to the rest of the region, 24.0% of the black families, 42.5% of the Hispanic families, and 36.2% of the female-headed households were below the poverty level.
- ✦ According to the Georgia Department of Public Health, Putnam County had higher rates of unwed births per 100 total births, teen pregnancies per 1,000 females age 10-19, deaths per 1,000 population, low birth weights per 100 births and infant deaths per 1,000 births than the State of Georgia from 1995-2004.
- ✦ Based on the 2000 U.S. Census, 24.5% of persons age 25+ did not complete high school, while only 14.4% had a Bachelor's + degree. This compares with the State of Georgia percentages of 21.4% and 24.3%, respectively.
- ✦ Reviewing other public school statistics for the 2003-04 school year, Putnam County had a lower graduation rate for the Class of '04, and a higher rate of those participating in free/reduced lunch program, grade retention, absenteeism of >15 days, and high school dropouts than the State of Georgia for that period.

Analysis

- ✦ A growing population will require additional infrastructure and services from Putnam County and the City of Eatonton to meet the demand. Added to this will be the growth in the county's elderly population that will require Putnam County and the City of Eatonton to expand existing Aging services and provide new ones.
- ✦ New infrastructure and services will take considerable financial resources from both local governments. As revealed by the data above, a significant portion of Putnam County's population will be in the low-moderate income range, thus there is a question as to whether the citizens of Putnam County can support this new growth and additional social services.
- ✦ Another important trend that must be examined is the dispersion of incomes in Putnam County. The higher income households tend to be concentrated in the unincorporated

area near Lake Oconee and Lake Sinclair, while the lower-income households, though there are some rural poor, tend to be concentrated in the City of Eatonton. Taking into account the fact that the largest percentage of the growth during the planning period will take place near the two lakes, the division of incomes between the unincorporated area and City of Eatonton will likely grow.

- ✚ Going back to the affordability of infrastructure improvements and social services, unless there is some type of equalization (expansion of tax base and/or shared services with the County or another entity, there is a good possibility that the future residents of Eatonton will have extreme difficulty during the planning period of financing future improvements and services to support its populace and businesses.

TABLE A - 1
TOTAL POPULATION
City of Eatonton, Putnam County, Region, Georgia, and United States
1980 - 2000

	1980	1990	2000	% Change 1980-2000	Average Annual Growth Rate
City of Eatonton	4,833	4,737	6,764	40%	1.73%
Putnam County	10,295	14,137	18,812	83%	3.04%
Baldwin County	34,686	39,530	44,700	29%	1.26%
Bibb County	150,256	149,967	153,887	2%	0.11%
Crawford County	7,684	8,991	12,495	63%	2.49%
Houston County	77,605	89,208	110,765	43%	1.78%
Jones County	16,579	20,739	23,639	43%	1.77%
Monroe County	14,610	17,113	21,757	49%	2.01%
Peach County	19,151	21,189	23,668	24%	1.14%
Pulaski County	8,950	8,108	9,588	7%	0.34%
Twiggs County	9,354	9,806	10,590	11%	0.62%
Wilkinson County	10,368	10,228	10,220	-1%	-0.05%
State of Georgia	5,457,566	6,478,216	8,186,453	50%	2.05%
United States	224,810,192	248,032,624	281,421,920	25%	1.09%

Source: U.S. Bureau of the Census, (SF3), DCA-Georgia Planning

Source: Woods and Poole Economics, Inc., Copyright 2005 - Average Annual Growth Rate

Region Population

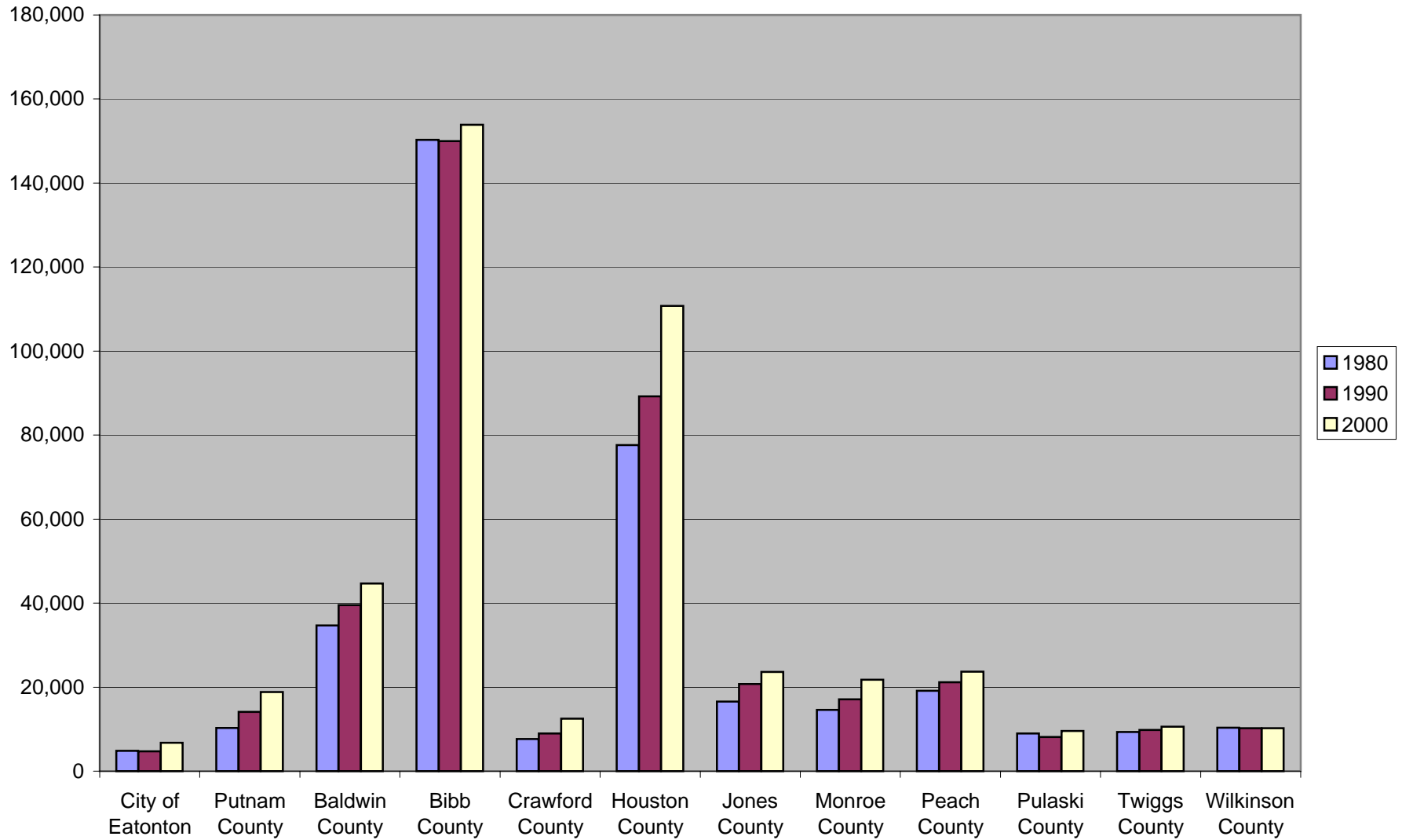


TABLE A - 2
PROJECTED TOTAL POPULATION
City of Eatonton, Putnam County, Region, Georgia, and United States
2000 - 2030

	2000	2005	2010	2015	2020	2025	2030	%Change 2000-2030
City of Eatonton	6,764	7,247	7,730	8,212	8,695	9,178	9,661	43%
Putnam County	18,812	20,941	23,071	25,200	27,329	29,458	31,588	68%
Baldwin County	44,700	47,204	49,707	52,211	54,714	57,218	59,721	34%
Bibb County	153,887	154,795	155,703	156,610	157,518	158,426	159,334	4%
Crawford County	12,495	13,698	14,901	16,103	17,306	18,509	19,712	58%
Houston County	110,765	119,055	127,345	135,635	143,925	152,215	160,505	45%
Jones County	23,639	25,404	27,169	28,934	30,699	32,464	34,229	45%
Monroe County	21,757	23,544	25,331	27,117	28,904	30,691	32,478	49%
Peach County	23,668	24,797	25,927	27,056	28,185	29,314	30,444	29%
Pulaski County	9,588	9,748	9,907	10,067	10,226	10,386	10,545	10%
Twiggs County	10,590	10,899	11,208	11,517	11,826	12,135	12,444	18%
Wilkinson County	10,220	10,183	10,146	10,109	10,072	10,035	9,998	-2%
State of Georgia	8,186,453	8,868,675	9,550,897	10,233,118	10,915,340	11,597,562	12,279,784	50%
United States	281,421,920	295,574,852	309,727,784	323,880,716	338,033,648	352,186,580	366,339,512	30%

Source: U. S. Bureau of the Census (SF1), DCA- Georgia Planning

NOTE: The projections are based on the average rate of change from 1980 to 2000. The base multiplier of 1 means that it will follow the same trend. The multiplier can be adjusted. For example, if the multiplier is changed to 1.5, the rate of change will be increased by 50% every 10 years. A multiplier of zero means no change. A negative value will mean a reverse in the trend.

Projected Total Population

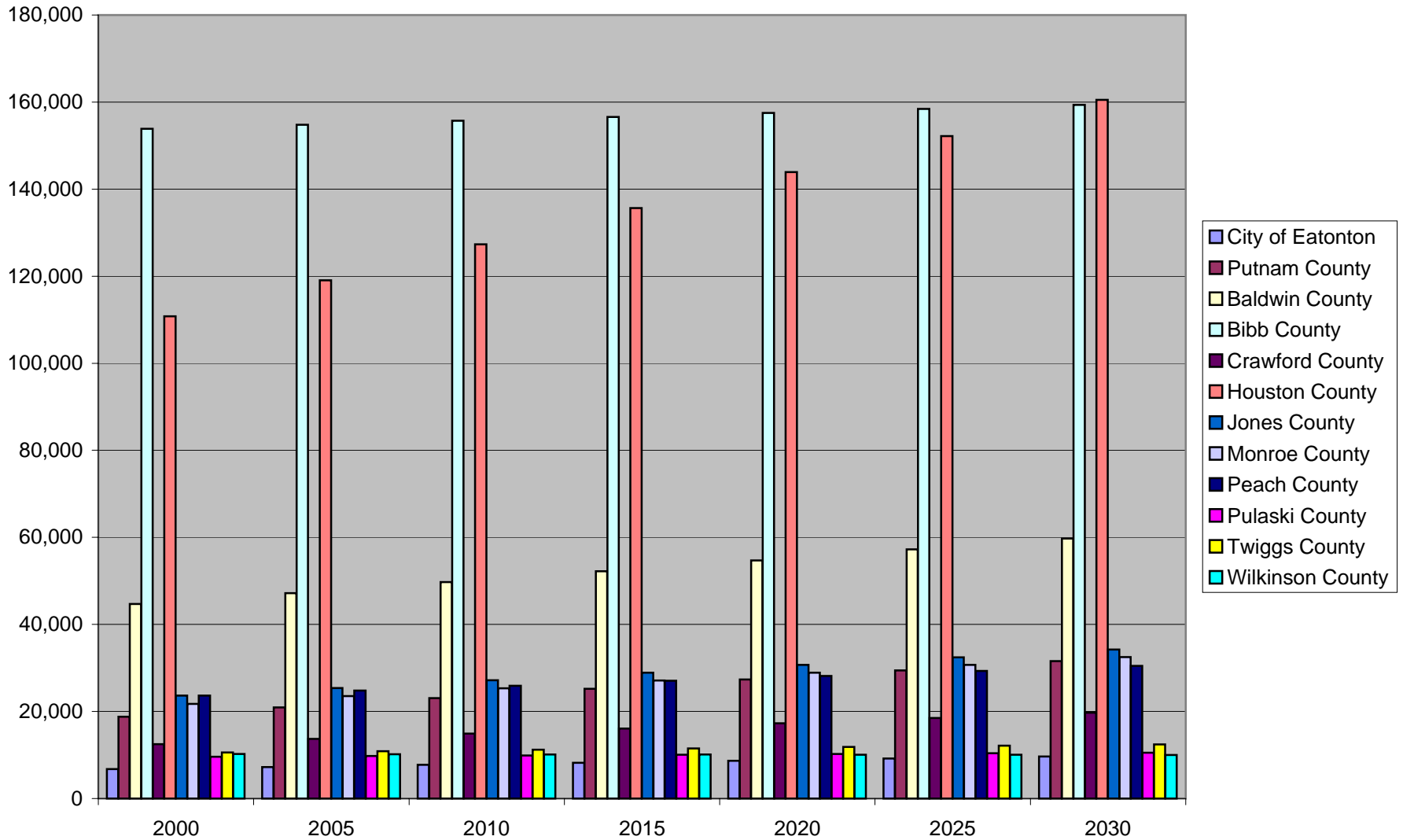


TABLE A -3
AGE DISTRIBUTION
City of Eatonton and Putnam County
1980 - 2000

Category	0 - 4 Years Old				5 - 13 Years Old				14 - 17 Years Old				18 - 20 Years Old			
	1980	1990	2000	% Change	1980	1990	2000	% Change	1980	1990	2000	% Change	1980	1990	2000	% Change
City of Eatonton	353	354	492	39%	812	770	1,094	35%	429	243	345	-24%	250	209	315	26%
Putnam County	730	957	1,150	58%	1,544	2,070	2,434	63%	838	611	784	-7%	524	592	676	29%

Category	21 - 24 Years Old				25 - 34 Years Old				35 - 44 Years Old				45 - 54 Years Old			
	1980	1990	2000	% Change	1980	1990	2000	% Change	1980	1990	2000	% Change	1980	1990	2000	% Change
City of Eatonton	296	300	349	18%	737	794	943	28%	470	629	1,040	121%	479	430	824	72%
Putnam County	664	793	774	17%	1,554	2,238	2,352	51%	1,109	1,968	2,726	146%	1,061	1,636	2,793	163%

Category	55 - 64 Years Old				65 and Over			
	1980	1990	2000	% Change	1980	1990	2000	% Change
City of Eatonton	459	416	552	20%	548	592	810	48%
Putnam County	1,095	1,525	2,465	125%	1,176	1,747	2,658	126%

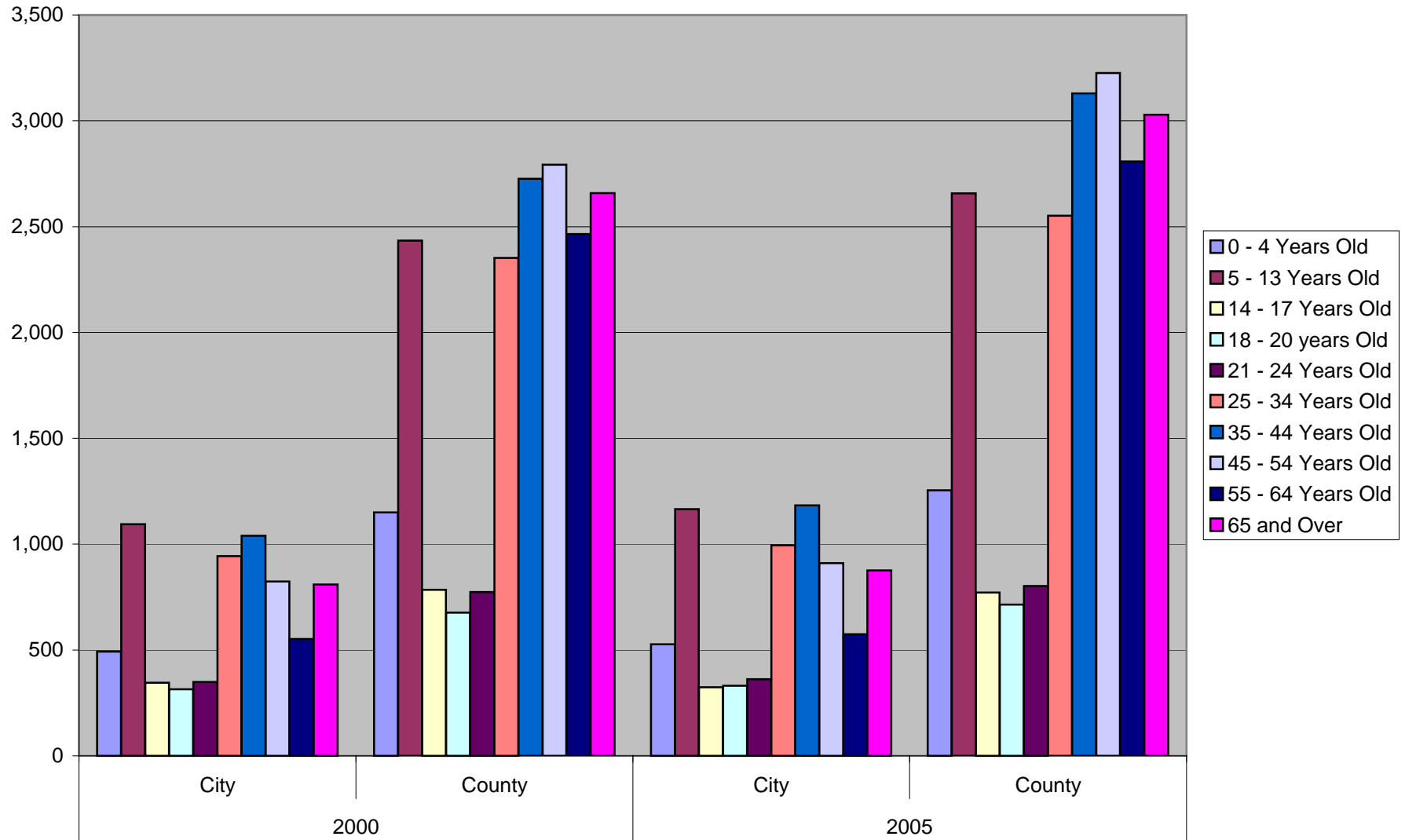
Source: U.S. Bureau of the Census (SF1), DCA - Georgia Planning

TABLE A - 4
PROJECTED AGE DISTRIBUTION
City of Eatonton and Putnam County
2000 - 2030

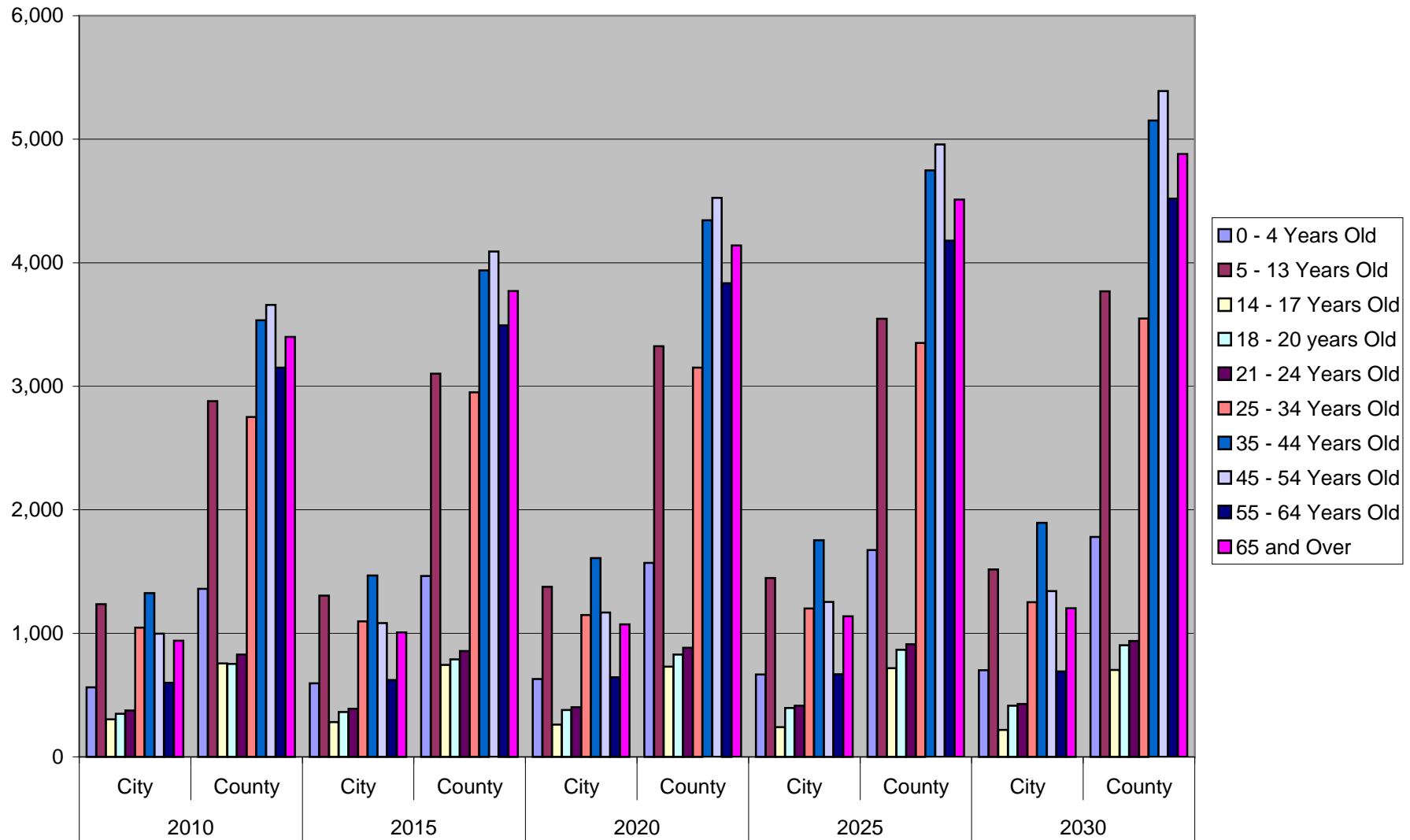
Category	2000		2005		2010		2015		2020		2025		2030	
	City	County	City	County	City	County	City	County	City	County	City	County	City	County
0 - 4 Years Old	492	1,150	527	1,255	562	1,360	596	1,465	631	1,570	666	1,675	701	1,780
5 - 13 Years Old	1,094	2,434	1,165	2,657	1,235	2,879	1,306	3,102	1,376	3,324	1,447	3,547	1,517	3,769
14 - 17 Years Old	345	784	324	771	303	757	282	744	261	730	240	717	219	703
18 - 20 years Old	315	676	331	714	348	752	364	790	380	828	396	866	413	904
21 - 24 Years Old	349	774	362	802	376	829	389	857	402	884	415	912	429	939
25 - 34 Years Old	943	2,352	995	2,552	1,046	2,751	1,098	2,951	1,149	3,150	1,201	3,350	1,252	3,549
35 - 44 Years Old	1,040	2,726	1,183	3,130	1,325	3,535	1,468	3,939	1,610	4,343	1,753	4,747	1,895	5,152
45 - 54 Years Old	824	2,793	910	3,226	997	3,659	1,083	4,092	1,169	4,525	1,255	4,958	1,342	5,391
55 - 64 Years Old	552	2,465	575	2,808	599	3,150	622	3,493	645	3,835	668	4,178	692	4,520
65 and Over	810	2,658	876	3,029	941	3,399	1,007	3,770	1,072	4,140	1,138	4,511	1,203	4,881

Source: U.S. Bureau of the Census (SF1), DCA - Georgia Planning

Age Distribution for 2000 - 2005



Age Distribution for 2010 - 2030



**TABLE A - 5
CITY OF EATONTON - RACIAL COMPOSITION
1980 - 2000**

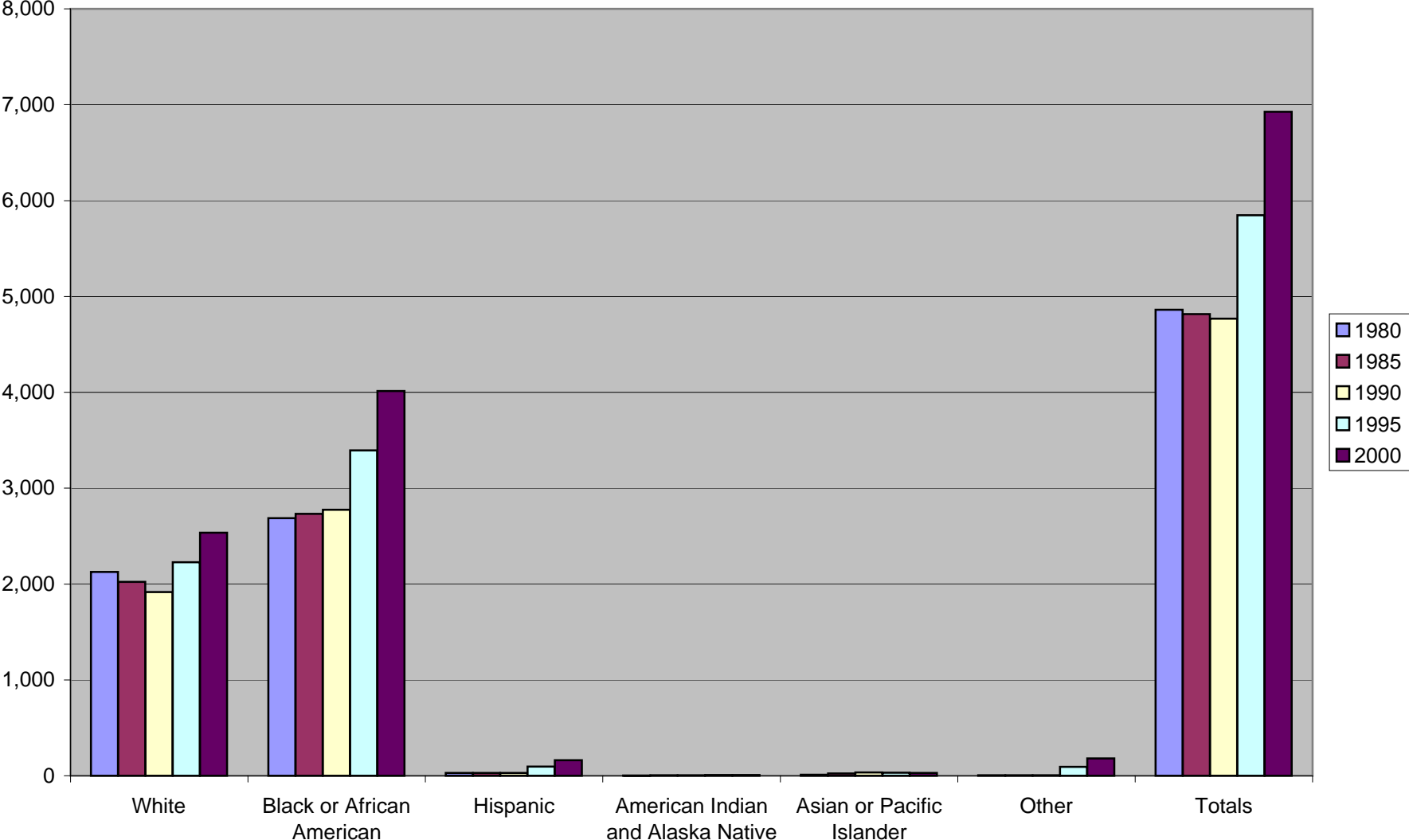
Category	1980	1985	1990	1995	2000
White	2,127	2,022	1,916	2,226	2,536
Black or African American	2,688	2,732	2,776	3,395	4,013
Hispanic	29	30	30	96	161
American Indian and Alaska Native	3	5	6	7	7
Asian or Pacific Islander	11	23	34	31	28
Other	4	5	5	93	180
Totals	4,862	4,817	4,767	5,848	6,925

**PUTNAM COUNTY: RACIAL COMPOSITION
1980 - 2030**

Category	1980	1985	1990	1995	2000
White	5,994	7,647	9,300	10,995	12,689
Black or African American	4,272	4,510	4,748	5,187	5,625
Hispanic	52	75	97	252	407
American Indian and Alaska Native	4	13	21	29	37
Asian or Pacific Islander	16	29	42	88	133
Other	9	18	26	177	328
Totals	10,347	12,292	14,234	16,728	19,219

Source: U.S. Bureau of the Census (SF1), DCA

City of Eatonton - Racial Composition



Putnam County - Racial Composition

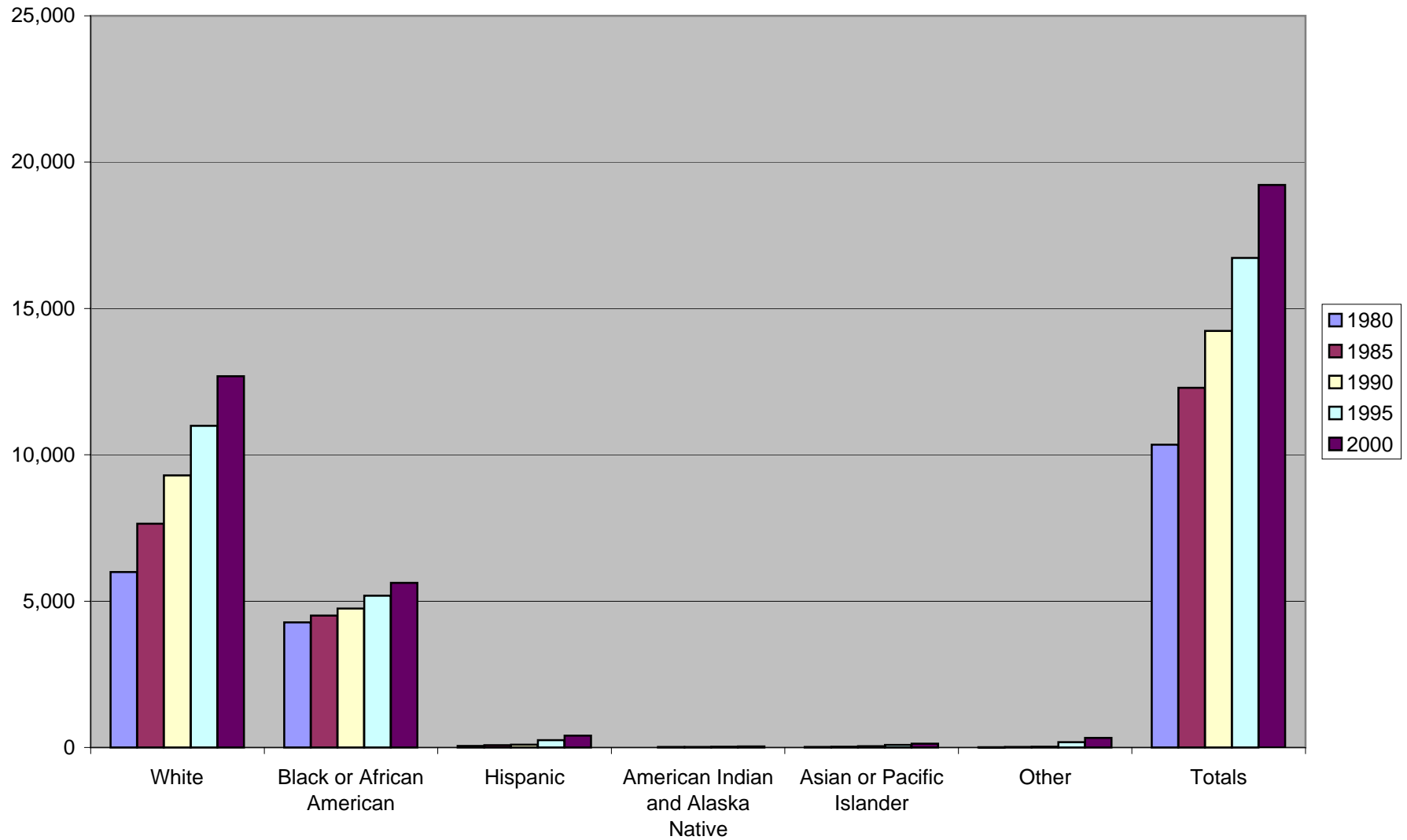


TABLE A - 6
PER CAPITA INCOME (CURRENT \$)
Putnam County, Region, Georgia, United States
1980 - 2030

	1980	1990	2000	2010	2020	2030
Putnam County	\$7,088	\$14,640	\$23,060	\$32,522	\$48,626	\$75,363
Baldwin County	\$7,296	\$14,414	\$21,282	\$31,274	\$47,153	\$74,197
Bibb County	\$8,411	\$17,476	\$27,055	\$39,632	\$61,062	\$97,788
Crawford County	\$7,454	\$12,518	\$19,633	\$28,181	\$40,681	\$61,184
Houston County	\$7,873	\$16,801	\$24,378	\$33,906	\$51,215	\$80,414
Jones County	\$7,448	\$15,651	\$23,313	\$30,154	\$45,420	\$71,287
Monroe County	\$7,735	\$14,360	\$23,795	\$32,968	\$50,837	\$80,927
Peach County	\$7,808	\$16,266	\$21,596	\$30,389	\$45,048	\$68,959
Pulaski County	\$6,149	\$14,109	\$23,013	\$31,351	\$48,952	\$79,437
Twiggs County	\$5,737	\$10,584	\$17,345	\$25,305	\$36,433	\$55,049
Wilkinson County	\$7,297	\$14,088	\$19,755	\$27,629	\$42,024	\$64,908
State of Georgia	\$8,422	\$17,603	\$27,989	\$37,709	\$56,939	\$89,240
United States	\$10,114	\$19,477	\$29,847	\$40,650	\$61,658	\$97,220

Source: Woods and Poole Economics, Inc., Washington, D.C., Copyright 2005. Woods and Poole does not guarantee the accuracy of this data. The use of this data and any conclusions drawn from it are solely the responsibility of the user.

Per Capita Income

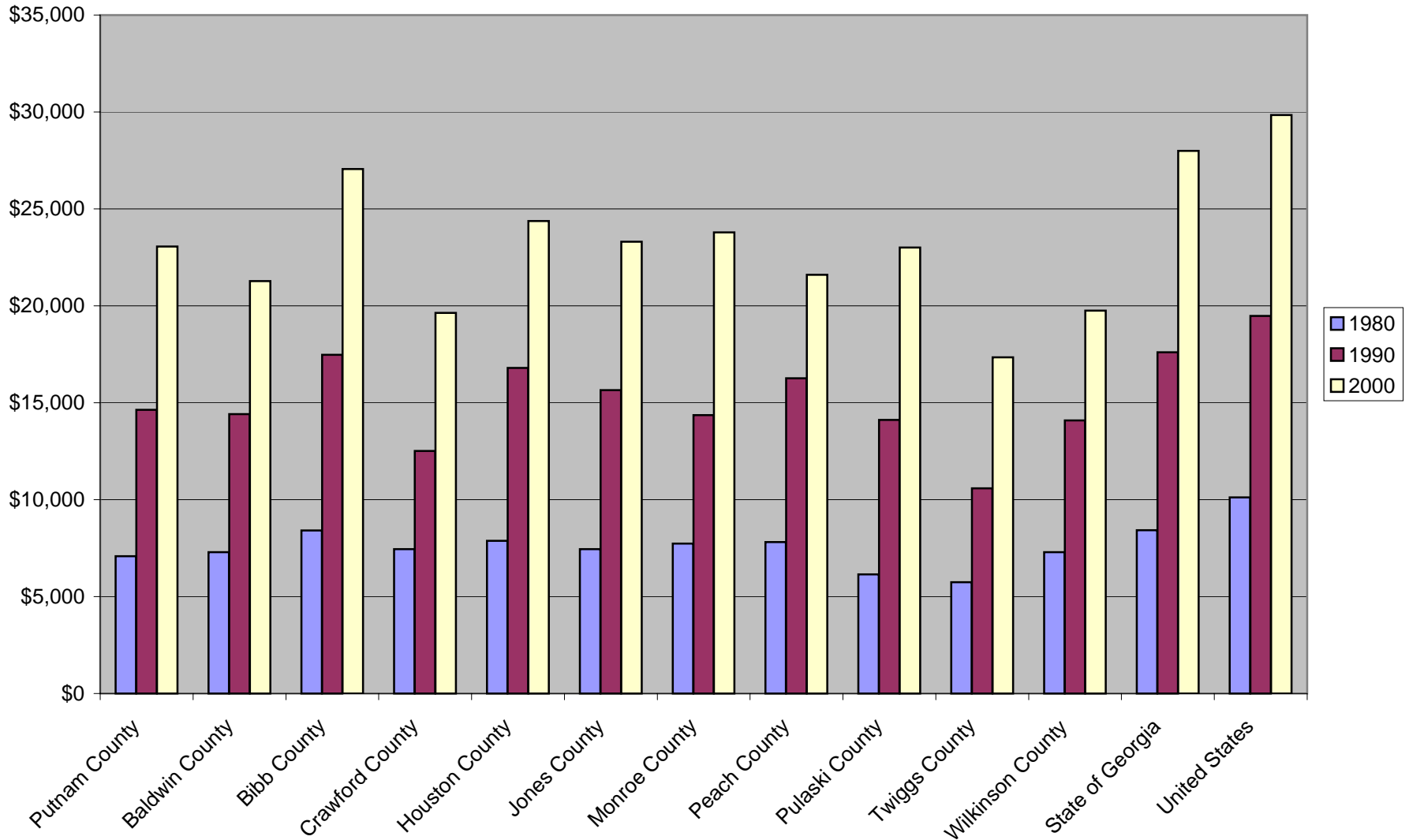


TABLE A - 7
AVERAGE HOUSEHOLD INCOME (CURRENT \$)
Putnam County, Region, Georgia and United States
1980 - 2030

	1980	1990	2000	2010	2020	2030
Putnam County	\$21,060	\$39,068	\$57,751	\$78,218	\$114,238	\$176,621
Baldwin County	\$21,697	\$39,761	\$55,336	\$78,382	\$115,794	\$183,051
Bibb County	\$23,352	\$45,168	\$67,806	\$96,664	\$147,742	\$239,937
Crawford County	\$23,584	\$36,025	\$54,411	\$75,791	\$108,120	\$164,497
Jones County	\$23,166	\$43,948	\$62,692	\$78,382	\$116,452	\$184,157
Monroe County	\$23,355	\$40,824	\$65,421	\$88,067	\$134,640	\$217,135
Peach County	\$22,976	\$45,907	\$58,231	\$79,048	\$115,520	\$178,174
Pulaski County	\$17,648	\$36,323	\$58,575	\$77,438	\$120,250	\$197,358
Twiggs County	\$18,758	\$30,985	\$47,300	\$65,969	\$92,344	\$138,497
Wilkinson County	\$22,331	\$39,558	\$52,381	\$70,356	\$104,836	\$161,946
State of Georgia	\$23,971	\$47,076	\$74,477	\$98,090	\$147,678	\$236,002
United States	\$27,857	\$51,532	\$77,814	\$103,037	\$154,958	\$247,716

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Average Household Income

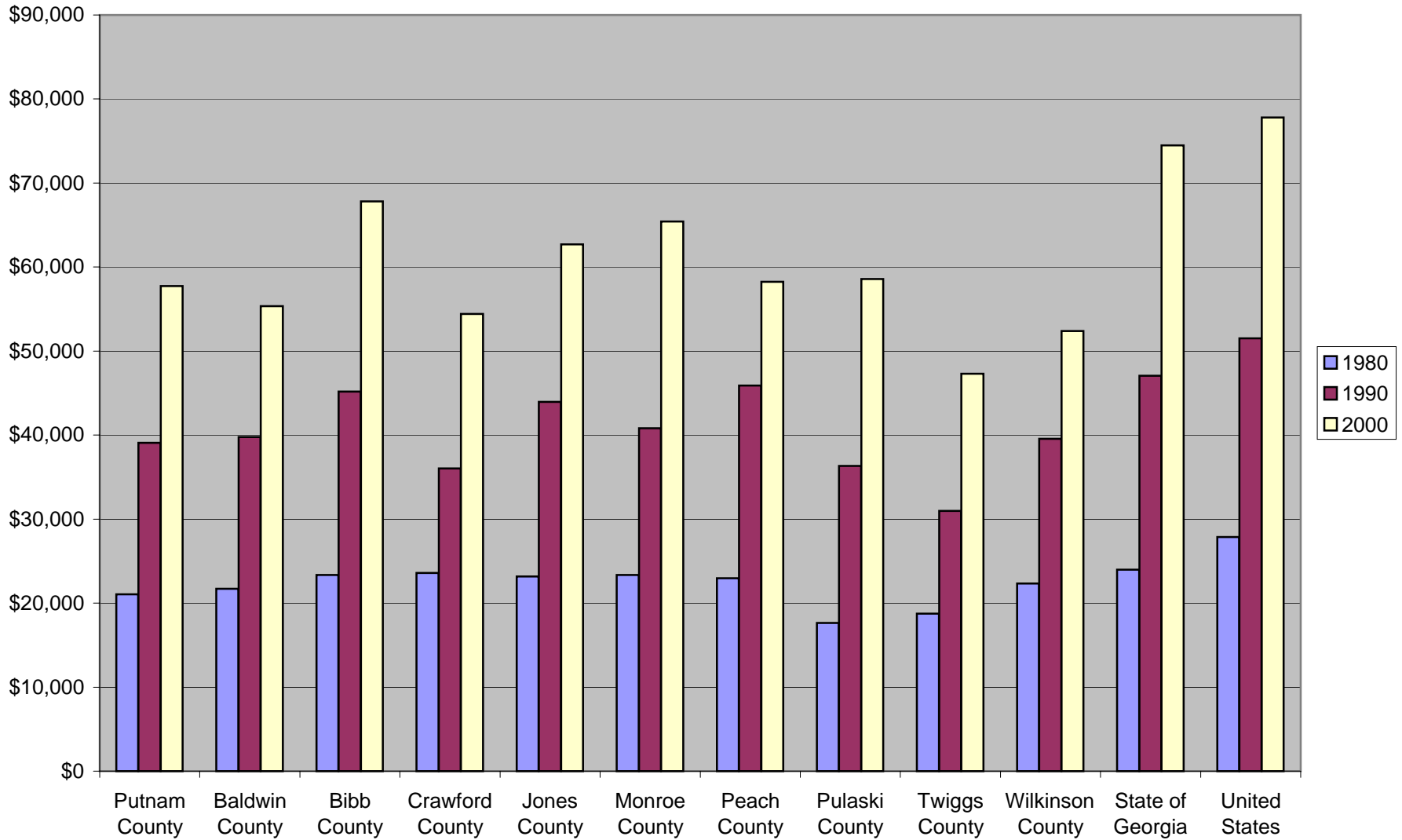


TABLE A - 8
INCOME GROUPS BY HOUSEHOLD (2000 \$)
Putnam County, Region, Georgia, and United States
1990

	Less Than \$10,000	\$10,000 - \$19,999	\$20,000 - \$29,999	\$30,000 - \$44,999	\$45,000 - \$59,999	\$60,000 - \$74,999	\$75,000 - \$99,999	\$100,000 or More
Putnam County	770 (14.6%)	910 (17.3%)	900 (17.1%)	890 (16.9%)	630 (12%)	540 (10.2%)	320 (6%)	300 (5.7%)
Baldwin County	1,940 (15.8%)	1,960 (16.%)	1,930 (15.7%)	2,340 (19.1%)	1,710 (13.9%)	1,090 (8.9%)	560 (4.6%)	710 (5.8%)
Bibb County	10,000 (17.6%)	9,050 (16%)	7,610 (13.4%)	9,880 (17.4%)	7,380 (13%)	4,840 (8.5%)	3,710 (6.6%)	4,170 (7.4%)
Crawford County	450 (14.5%)	470 (15.1%)	500 (16.1%)	660 (21.2%)	520 (16.7%)	290 (9.3%)	150 (4.8%)	70 (2.3%)
Houston County	2,920 (8.9%)	4,160 (12.7%)	4,720 (14.5%)	7,260 (22.2%)	6,090 (18.7%)	3,360 (10.3%)	2,290 (7%)	1,830 (5.6%)
Jones County	850 (11.6%)	890 (12.1%)	980 (13.3%)	1,480 (20.1%)	1,060 (14.4%)	820 (11.1%)	640 (8.7%)	630 (8.6%)
Monroe County	770 (13.1%)	830 (14.1%)	950 (16.2%)	1,260 (21.14%)	920 (15.6%)	400 (6.8%)	400 (6.8%)	360 (6.1%)
Peach County	1,470 (20.5%)	1,000 (13.9%)	920 (12.8%)	1,320 (18.4%)	920 (12.8%)	720 (10%)	420 (5.9%)	400 (5.6%)
Pulaski County	760 (24.2%)	570 (18.2%)	360 (11.5%)	450 (14.3%)	360 (11.5%)	190 (6%)	240 (7.6%)	210 (6.7%)
Twiggs County	680 (20.5%)	750 (22.6%)	470 (14.2%)	610 (18.4%)	390 (11.7%)	230 (6.9%)	110 (3.3%)	70 (2.1%)
Wilkinson County	510 (14%)	670 (18.5%)	580 (16%)	720 (19.58%)	600 (16.5%)	280 (7.7%)	160 (4.4%)	120 (3.3%)
State of Georgia	31,510 (13.2%)	33,380 (14%)	33,820 (14.2%)	45,970 (19.3%)	34,760 (14.6%)	22,220 (9.3%)	16,600 (7%)	20,080 (8.4%)
United States	10,796,000 (11.7%)	13,251,100 (14.4%)	12,992,100 (14.1%)	17,430,300 (18.9%)	13,490,400 (14.6%)	8,875,700 (9.6%)	6,710,800 (7.3%)	8,769,000 (9.5%)

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TABLE A - 9
INCOME GROUPS BY HOUSEHOLD (2000 \$)
Putnam County, Region, Georgia, and United States
2000

	Less than \$10,000	\$10,000 - \$19,999	\$20,000 - \$29,999	\$30,000 - \$44,999	\$45,000 - \$59,999	\$60,000 - \$74,999	\$75,000 - \$99,999	\$100,000 or More
Putnam County	820 (11%)	1,090 (14.7%)	1,170 (15.7%)	1,360 (18.6%)	1,010 (13.6%)	620 (8.3%)	660 (8.9%)	710 (9.5%)
Baldwin County	2,010 (13.6%)	2,080 (14%)	2,210 (15%)	2,830 (19.1%)	2,120 (14.3%)	1,180 (8%)	1,270 (8.6%)	1,110 (7.5%)
Bibb County	9,000 (15.9%)	9,360 (16.5%)	7,960 (14%)	10,220 (18%)	7,450 (13.1%)	5,370 (9.5%)	5,040 (9.5%)	5,270 (9.3%)
Crawford County	650 (17.1%)	540 (14.2%)	590 (15.6%)	960 (25.3%)	730 (19.2%)	420 (11%)	320 (8.4%)	240 (6.3%)
Houston County	3,170 (7.7%)	4,320 (10.5%)	5,540 (13.5%)	8,140 (19.8%)	6,920 (16.8%)	4,480 (11.8%)	4,680 (11.4%)	3,490 (8.5%)
Jones County	800 (9.2%)	980 (11.3%)	1,090 (12.5%)	1,620 (18.6%)	1,590 (18.3%)	870 (10%)	990 (11.3%)	750 (7.6%)
Monroe County	700 (4.5%)	910 (5.9%)	970 (6.2%)	1,360 (8.8%)	1,120 (7.2%)	1,060 (6.8%)	850 (5.5%)	800 (5.1%)
Peach County	1,350 (15.8%)	1,210 (14.2%)	1,290 (15.1%)	1,380 (16.2%)	1,110 (13%)	780 (9.2%)	820 (9.6%)	580 (6.8%)
Pulaski County	540 (15.8%)	590 (17.3%)	460 (13.5%)	700 (20.5%)	360 (10.5%)	330 (9.6%)	230 (6.7%)	210 (6.1%)
Twiggs County	700 (18.2%)	560 (14.6%)	550 (14.3%)	680 (17.7%)	450 (11.7%)	420 (10.9%)	270 (7%)	210 (5.4%)
Wilkinson County	590 (15.4%)	660 (17.3%)	530 (13.9%)	720 (18.8%)	530 (13.9%)	410 (10.7%)	270 (7.1%)	110 (2.9%)
State of Georgia	305,860 (10%)	355,080 (12%)	384,860 (13%)	540,040 (18%)	432,820 (14%)	316,990 (10%)	313,530 (10%)	373,070 (12%)
United States	10,090,210 (10%)	13,291,480 (13%)	13,773,770 (13%)	18,973,730 (18%)	14,825,170 (14%)	11,037,330 (10%)	10,833,520 (10%)	13,012,920 (12%)

Source: Woods and Poole Economics, Inc., Washington, D. C. Copyright 2005. Woods and Poole does not guarantee the accuracy of this data.
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TABLE A - 10
INCOME GROUPS BY HOUSEHOLD (2000 \$)
Putnam County, Region, Georgia, and United States
2030

	Less Than \$10,000	\$10,000 - \$19,999	\$20,000 - \$29,999	\$30,000 - \$44,999	\$45,000 - \$59,999	\$60,000 - \$74,999	\$75,000 - \$99,999	\$100,000 or More
Putnam County	820 (7.3%)	1,090 (6.9%)	1,180 (10.5%)	1,510 (13.5%)	2,070 (18.4%)	1,420 (12.7%)	1,510 (13.5%)	1,630 (14.5%)
Baldwin County	1,410 (7.7%)	1,460 (8%)	1,550 (8.4%)	2,330 (12.7%)	3,370 (20.3%)	2,600 (14.2%)	2,810 (15.3%)	2,450 (13.4%)
Bibb County	5,310 (8.4%)	5,520 (8.7%)	4,700 (7.4%)	7,080 (11.2%)	10,390 (16.4%)	10,360 (16.4%)	9,730 (14.8%)	10,170 (16.1%)
Crawford County	520 (8%)	430 (6.7%)	470 (7.3%)	870 (13.5%)	1,540 (23.8%)	1,130 (17.5%)	840 (13%)	660 (10.2%)
Houston County	2,490 (4.1%)	3,400 (5.6%)	4,360 (7.2%)	6,410 (10.5%)	8,590 (14.1%)	12,430 (20.4%)	13,220 (21.7%)	9,890 (16.3%)
Jones County	670 (5.1%)	830 (6.3%)	910 (6.9%)	1,370 (10.4%)	2,220 (16.9%)	2,330 (17.7%)	2,730 (20.8%)	2,080 (15.8%)
Monroe County	530 (4.5%)	690 (5.9%)	730 (6.2%)	1,020 (8.7%)	1,190 (10.1%)	2,480 (21.1%)	2,620 (22.3%)	2,490 (21.2%)
Peach County	1,200 (11%)	1,080 (9.9%)	1,140 (10.4%)	1,470 (13.4%)	1,990 (18.2%)	1,440 (13.2%)	1,530 (14%)	1,070 (9.8%)
Pulaski County	340 (8.4%)	380 (9.4%)	290 (7.2%)	620 (15.4%)	690 (17.1%)	740 (18.4%)	510 (12.7%)	460 (11.4%)
Twiggs County	510 (11.9%)	410 (9.6%)	400 (9.3%)	660 (15.4%)	770 (17.9%)	720 (16.8%)	470 (11%)	360 (8.4%)
Wilkinson County	410 (9.5%)	460 (10.7%)	360 (8.4%)	670 (15.5%)	930 (21.7%)	760 (17.6%)	500 (11.6%)	230 (5.3%)
State of Georgia	24,380 (5.4%)	28,820 (6.4%)	32,150 (7.2%)	53,030 (11.8%)	63,510 (14.2%)	64,350 (14.4%)	82,610 (18.5%)	99,100 (22.1%)
United States	7,710,700 (5.3%)	10,306,800 (7.1%)	10,883,800 (7.5%)	17,020,100 (11.8%)	20,907,700 (14.4%)	22,309,500 (15.4%)	25,069,100 (17.3%)	30,517,800 (21.1%)

Source: Woods and Poole Economics, Inc., Washington, D.C., Copyright 2005. Woods and Poole does not guarantee the accuracy of this data. The use of this data and any conclusions drawn from it are solely the responsibility of the user.

TABLE A - 11
FAMILIES BELOW POVERTY LEVEL
 % of Families with Race/Ethnic Group
 All Families
 Putnam County, Region, and Georgia
 Census 2000

	Total	White	Black	Hispanic
Putnam County	10.5%	5.8%	24.0%	42.5%
Baldwin County	11.8%	5.4%	20.9%	18.1%
Bibb County	15.5%	4.3%	28.7%	17.7%
Crawford County	12.7%	8.6%	25.6%	0.0%
Houston County	8.4%	4.0%	22.4%	7.7%
Jones County	7.7%	4.1%	18.0%	54.2%
Monroe County	7.3%	4.1%	17.1%	40.5%
Peach County	15.2%	4.7%	30.1%	20.0%
Pulaski County	12.3%	6.9%	26.5%	24.4%
Twiggs County	15.5%	7.6%	27.4%	90.0%
Wilkinson County	14.6%	8.6%	25.8%	8.0%
State of Georgia	9.9%	5.5%	20.4%	17.2%

Source: The 2005 Georgia County Guide, University of Georgia

Families Below Poverty Level - Census 2000

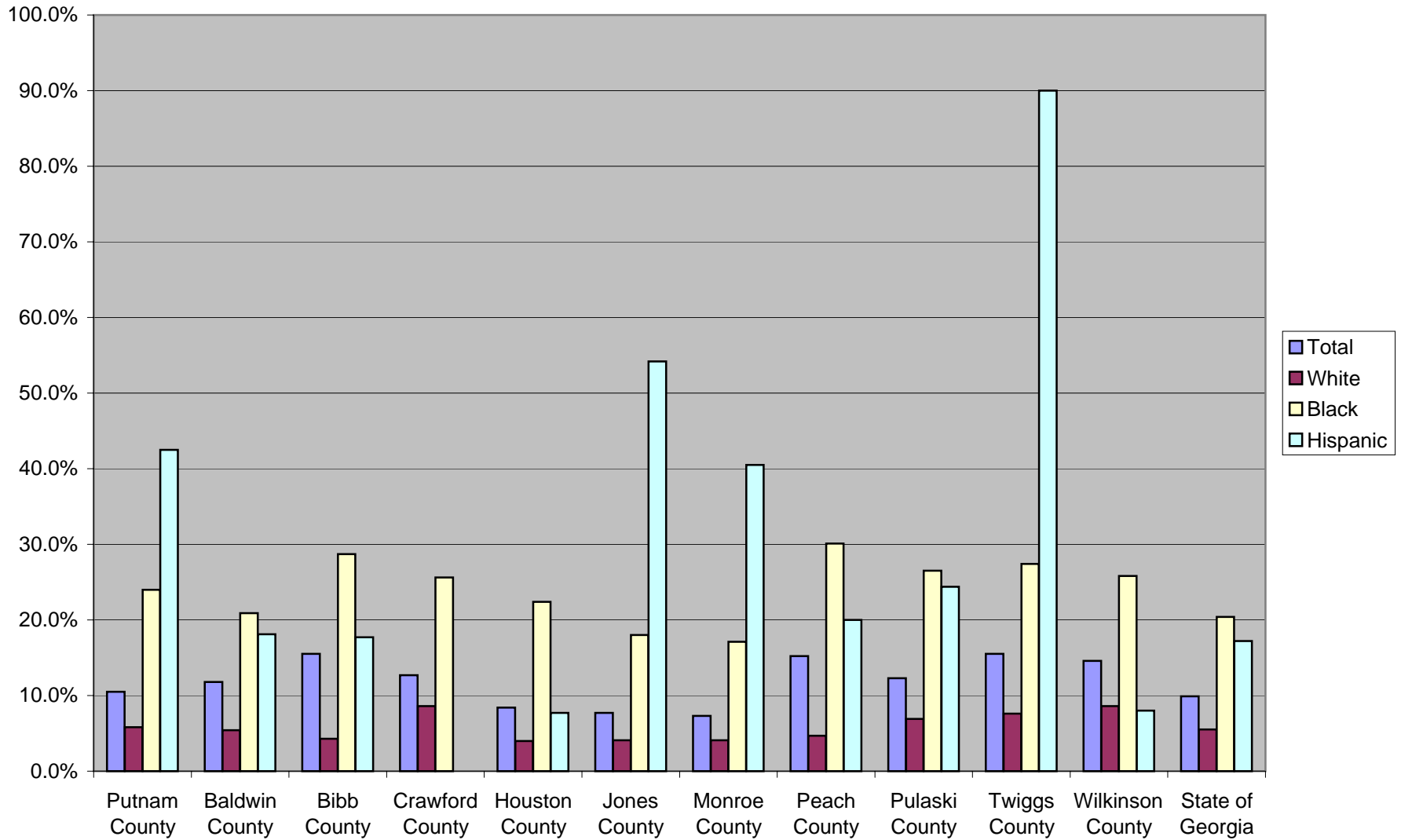


TABLE A - 12
FAMILIES BELOW POVERTY LEVEL
 % of Families with Race/Ethnic Group
 Female-Headed Households
 Putnam County, Region, and Georgia
 Census 2000

	Total	White	Black
Putnam County	36.2%	24.4%	43.7%
Baldwin County	28.9%	18.9%	32.4%
Bibb County	37.7%	14.6%	45.2%
Crawford County	35.6%	34.0%	36.1%
Houston County	29.1%	14.7%	42.0%
Jones County	24.2%	17.4%	29.3%
Monroe County	27.4%	22.1%	31.1%
Peach County	37.5%	14.6%	44.4%
Pulaski County	35.7%	26.9%	40.0%
Twiggs County	34.1%	22.6%	39.4%
Wilkinson County	37.3%	30.8%	42.0%
State of Georgia	28.5%	18.4%	35.2%

Source: 2005 Georgia County Guide, University of Georgia

Families Below Poverty Level - Female-Head of Household

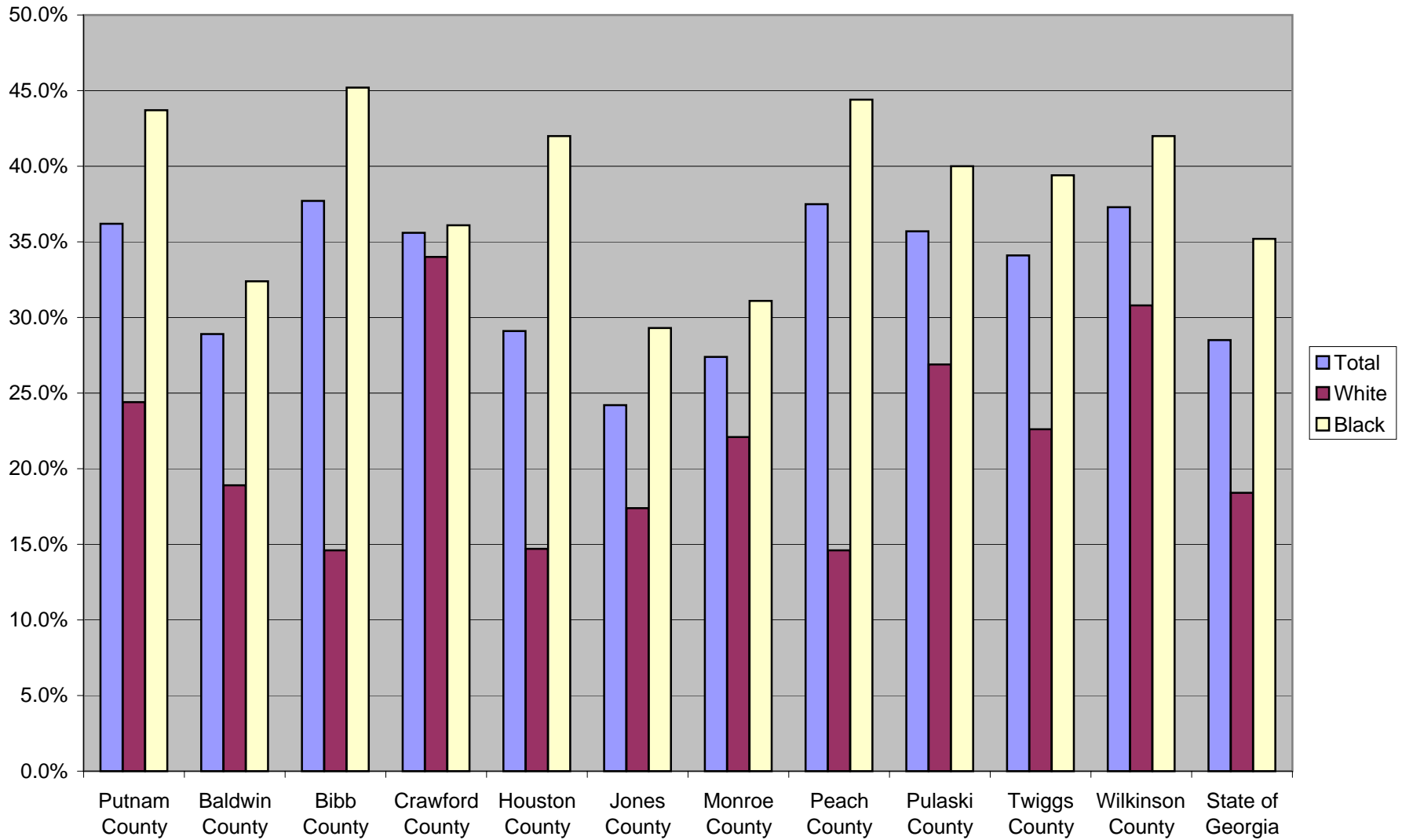
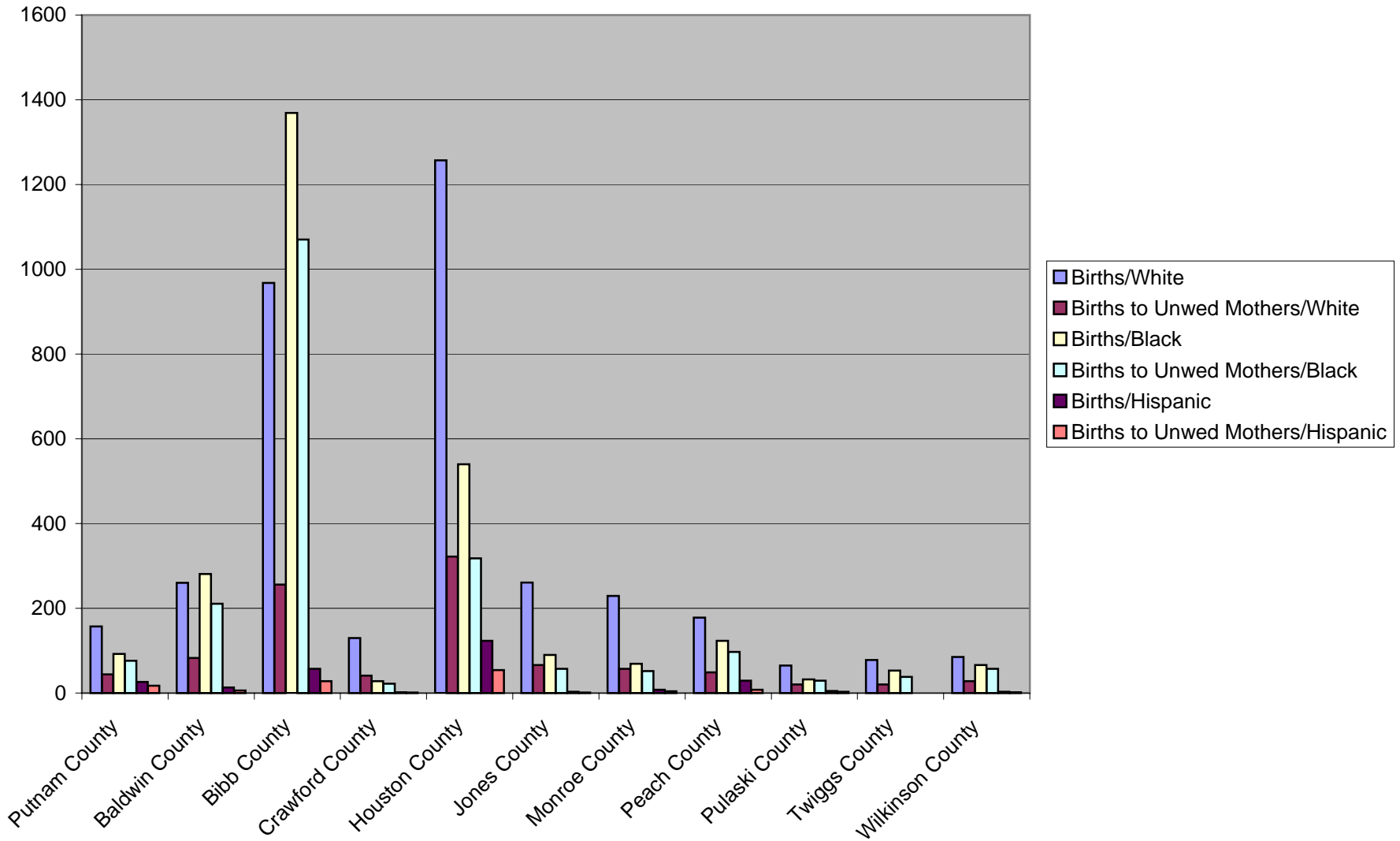


TABLE A - 13
UNWED MOTHER BIRTH RATE
Putnam County, Region, and State of Georgia
2003

	Births/White	Births to Unwed Mothers/White	Births/Black	Births to Unwed Mothers/Black	Births/Hispanic	Births to Unwed Mothers/Hispanic
Putnam County	157	44	92	76	26	17
Baldwin County	260	83	281	211	13	6
Bibb County	968	256	1,369	1,070	57	28
Crawford County	130	41	28	22	2	1
Houston County	1,257	322	540	318	123	54
Jones County	261	66	90	57	3	1
Monroe County	229	57	69	52	8	4
Peach County	178	49	123	97	29	8
Pulaski County	65	20	32	29	5	3
Twiggs County	78	20	53	38	0	0
Wilkinson County	85	28	66	57	3	2

Source: 2005 Georgia County Guide, University of Georgia

Unwed Mother Birth Rate - 2003



SUPPORTING DATA AND ANALYSIS - ECONOMIC DEVELOPMENT

Data

- ✦ Manufacturing; retail trade; and educational, health, and social services are the largest employment sectors in the City of Eatonton. Though the same holds true for Putnam County, the construction and the transportation, warehousing, and utilities sectors are also important employment generators.
- ✦ The largest occupation sectors in Putnam County include: professional and technical specialties; clerical and administrative support; precision production, craft, and repair; and machine operators, assemblers, and inspectors.
- ✦ According to the 2000 Census, 55.6% of Putnam County residents work in the County, while 44.4% work outside of the County, with Baldwin County being the destination of the largest percentage of commuters; 31.2% of the Putnam County workforce commutes from another county (the largest percentage coming from Baldwin County).
- ✦ Based on the 2005 Georgia Outshopping Report prepared by the University of Georgia, the retail sales pull factor for Putnam County was 0.82, which possibly means that the County is losing shoppers to surrounding counties. Looking at specific retail sales activity, the pull factor was above 1.00 for health-personal care, building materials-garden equipment supply and food-beverage stores; while the lowest pull factors were associated with motor vehicle-parts, furniture-home furnishings-appliances, clothing and accessories, and food services-beverage stores.
- ✦ Eatonton's sewerage treatment facilities and collection system that will allow the design capacity cannot be fully maximized, thus reducing the opportunity for new commercial and industrial growth in the City.
- ✦ To make the downtown area more marketable to perspective businesses, improvements are needed to downtown buildings, streetscape, pedestrian accessibility and periphery parking.
- ✦ Industrial North Park is close to build-out.
- ✦ Available for Putnam County and the City of Eatonton to use to attract new business and industry include:
 - 100% Freeport Exemption
 - Industrial Park South with available land and infrastructure
 - Participation in the State Quick Start Program

- Internet access with ultra-fast T1 connection
- Active and effective Development Authority
- CGTC-Putnam County Training Center
- Better Hometown Program with full-time director
- Designation of Scenic Byway-Highway 16
- Newly constructed state-of-the-art water treatment facility
- Tourism marketing consortium along with welcome center
- New conference center at Cuscowilla on Lake Oconee

Analysis

- ✚ Infrastructure and facility improvements and economic resources are important to creating a healthy economic development climate; however, without an educated and trained work force, it will be very difficult for Eatonton and Putnam County to fully maximize its economic development potential. With a large percentage of the working age population without a high school diploma and with a large high school dropout rate, it will be an enormous challenge for the Eatonton-Putnam County community to reach its potential and to take advantage of its opportunities.
- ✚ A priority is to get the entire local workforce at a prescribed education-training level so they can qualify for the new jobs that will be created. With decent employment, personal incomes will rise and along with it comes: the affordability of better housing, the reduction for the need of social services and the ability to contribute to the community's facility and service delivery that will improve the quality of life for all citizens.
- ✚ Another priority is to diversify and expand the commercial and industrial tax base to provide the funds necessary to expand infrastructure and services to the growing areas of the county, and to improve existing infrastructure so the use of the facilities can be maximized. Establishing a flourishing downtown Eatonton, expanding eco- and heritage-tourism opportunities, attracting new industries to the Industrial Park South and developing a thriving new industrial park are important components to achieving this objective.

TABLE B - 1
EMPLOYMENT BY INDUSTRY
City of Eatonton
1980 - 2030

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Total Employed Civilian Population	2,074	2,045	2,016	2,394	2,771	2,945	3,120	3,294	3,468	3,642	3,817
Agriculture, Forestry, Fishing, Hunting & Mining	66	53	40	40	39	32	26	19	12	5	0
Construction	56	105	153	135	116	131	146	161	176	191	206
Manufacturing	853	807	761	847	933	953	973	993	1,013	1,033	1,053
Wholesale Trade	5	29	53	69	85	105	125	145	165	185	205
Retail Trade	260	231	202	306	409	446	484	521	558	595	633
Transportation, Warehousing and Utilities	168	143	117	144	170	171	171	172	172	173	173
Information	N/A	N/A	N/A	N/A	8	N/A	N/A	N/A	N/A	N/A	N/A
Finance, Insurance, and Real Estate	52	49	45	52	58	60	61	63	64	66	67
Professional, Scientific, Management, Administrative, and Waste Management	24	21	18	20	21	20	20	19	18	17	17
Educational, Health, and Social Services	392	364	336	425	514	545	575	606	636	667	697
Arts, Entertainment, Recreation Accommodation & Food Services	51	35	18	73	127	146	165	184	203	222	241
Other Services	46	113	179	147	115	132	150	167	184	201	219
Public Administration	101	98	94	135	176	195	214	232	251	270	289

Source: U.S. Census Bureau (SF-3), DCA - Employment History

Employment by Industry - City of Eatont

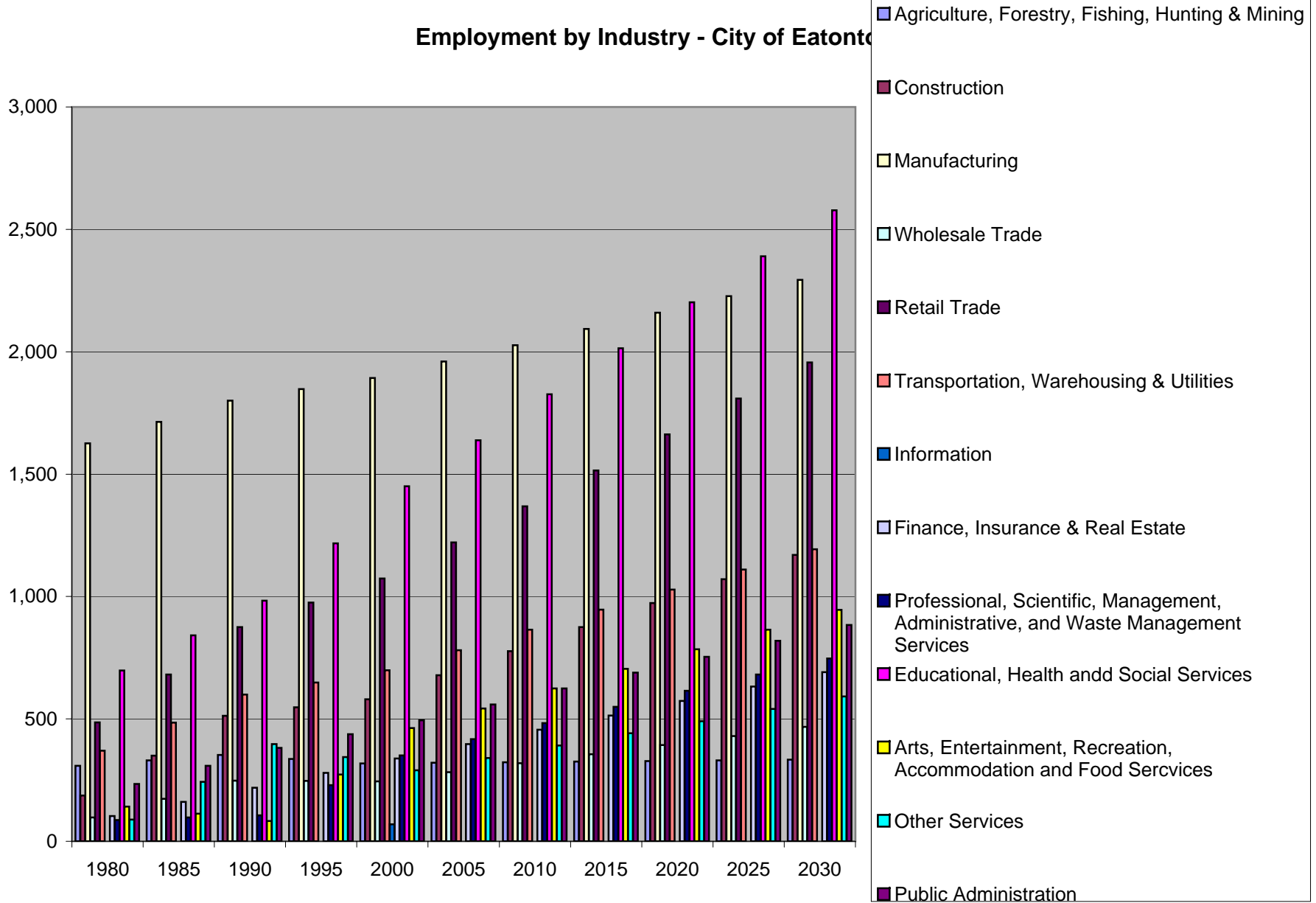


TABLE B - 2
EMPLOYMENT BY INDUSTRY
Putnam County
1980 - 2030

	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Agriculture, Forestry, Fishing, Hunting & Mining	308	331	353	336	318	321	323	326	328	331	333
Construction	187	350	513	547	580	678	777	875	973	1,071	1,170
Manufacturing	1,626	1,713	1,800	1,847	1,893	1,960	2,027	2,093	2,160	2,227	2,294
Wholesale Trade	97	173	248	247	245	282	319	356	393	430	467
Retail Trade	486	681	875	975	1,074	1,221	1,368	1,515	1,662	1,809	1,956
Transportation, Warehousing & Utilities	370	485	599	649	699	781	864	946	1,028	1,110	1,193
Information	N/A	N/A	N/A	N/A	69	N/A	N/A	N/A	N/A	N/A	N/A
Finance, Insurance & Real Estate	103	161	219	279	338	397	456	514	573	632	691
Professional, Scientific, Management, Administrative, and Waste Management	87	97	106	229	351	417	483	549	615	681	747
Educational, Health and Social Services	698	841	983	1,217	1,450	1,638	1,826	2,014	2,202	2,390	2,578
Arts, Entertainment, Recreation, Accommodation and Food Services	142	113	83	273	463	543	624	704	784	864	945
Other Services	89	243	397	344	290	340	391	441	491	541	592
Public Administration	234	308	382	438	494	559	624	689	754	819	884

Source: U.S. Census Bureau (SF3), DCA - Employment by Industry

Employment by Industry - Putnam County

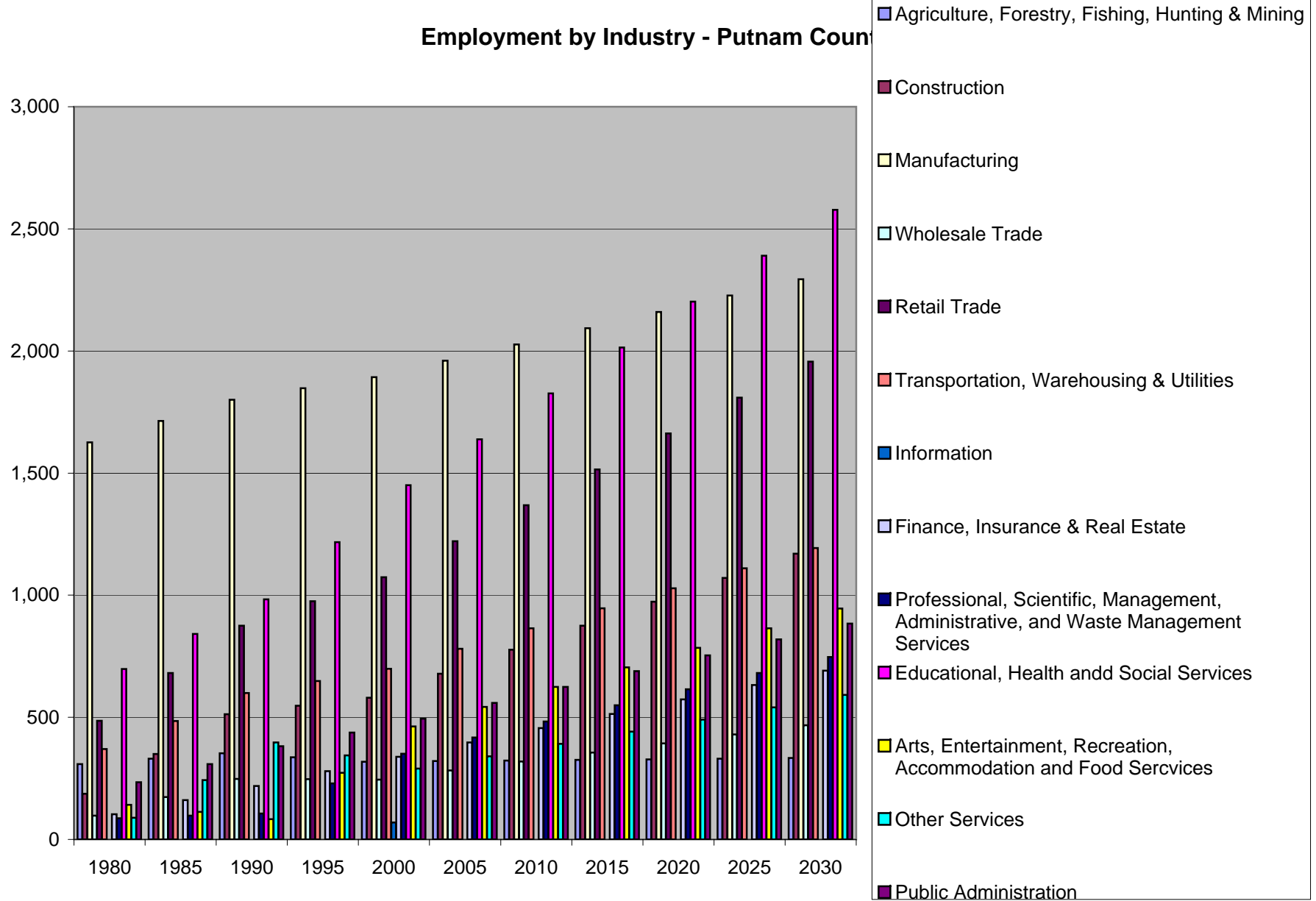
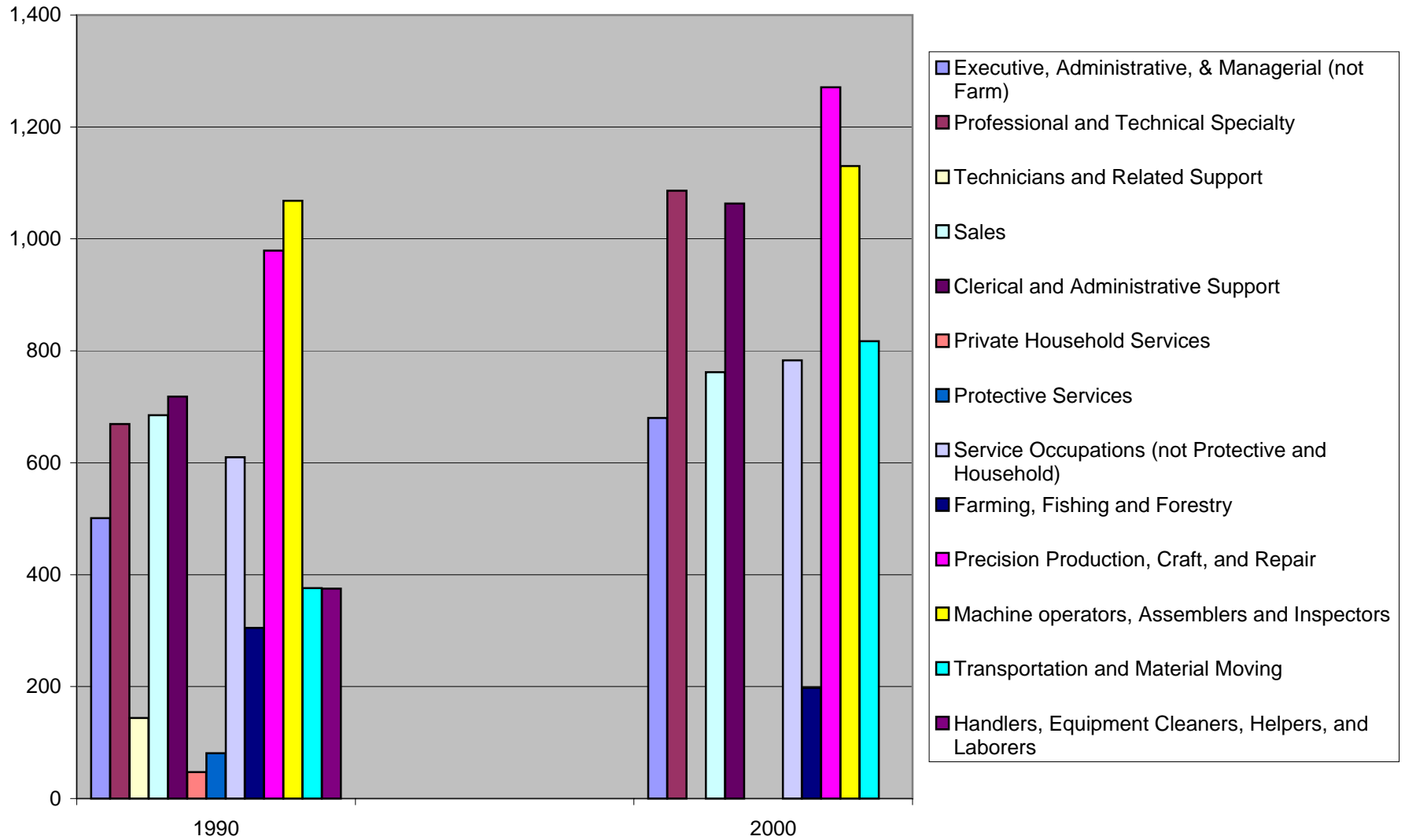


TABLE B - 3
EMPLOYMENT BY OCCUPATION
Putnam County
1990 and 2000

	1990		2000	
Executive, Administrative, & Managerial (not Farm)	501		680	
Professional and Technical Specialty	669		1,086	
Technicians and Related Support	144		N/A	
Sales	685		762	
Clerical and Administrative Support	718		1,063	
Private Household Services	47		N/A	
Protective Services	81		N/A	
Service Occupations (not Protective and Household)	610		783	
Farming, Fishing and Forestry	305		198	
Precision Production, Craft, and Repair	979		1,271	
Machine operators, Assemblers and Inspectors	1,068		1,130	
Transportation and Material Moving	376		817	
Handlers, Equipment Cleaners, Helpers, and Laborers	375		N/A	

Source: U.S. Census Bureau

Employment by Occupation - Putnam County

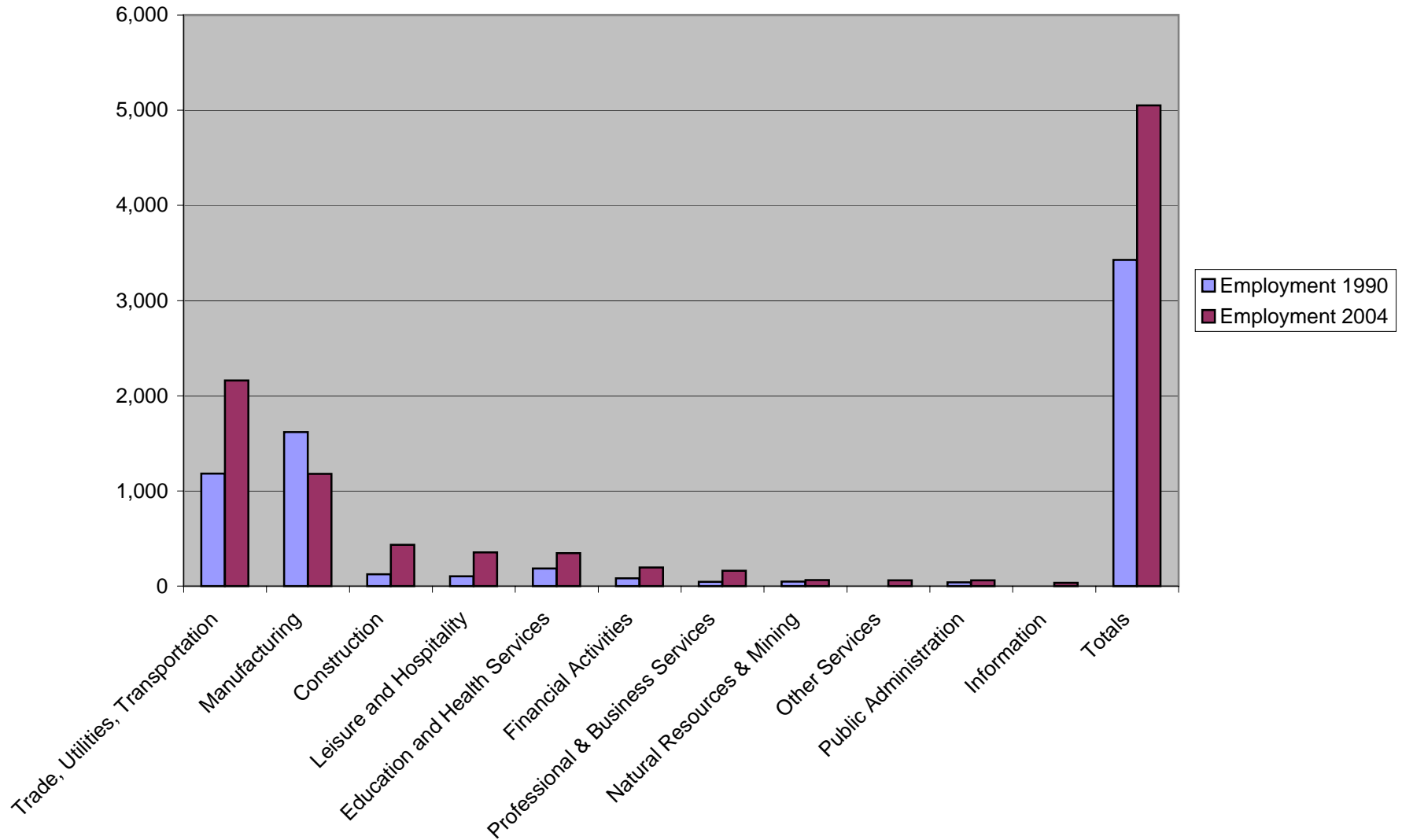


**TABLE B - 4
INDUSTRY MIX
EMPLOYMENT CHANGES
PUTNAM COUNTY, GEORGIA
1990 and 2004**

	Employment 1990	Employment 2004	Employment Change	Percent Growth 1990 - 2004
Trade, Utilities, Transportation	1,181	2,161	980	83.0%
Manufacturing	1,619	1,180	-439	-27.1%
Construction	123	434	311	252.8%
Leisure and Hospitality	104	354	250	240.4%
Education and Health Services	184	346	162	88.0%
Financial Activities	83	195	112	134.9%
Business Services	45	162	117	260.0%
Resources & Mining	48	63	15	31.3%
Other Services	N/A	62	N/A	N/A
Public Administration	40	61	21	52.5%
Information	N/A	34	N/A	N/A
Totals	3,427	5,052	1,529	

Source: Georgia County Guide, 2005

Employment Changes

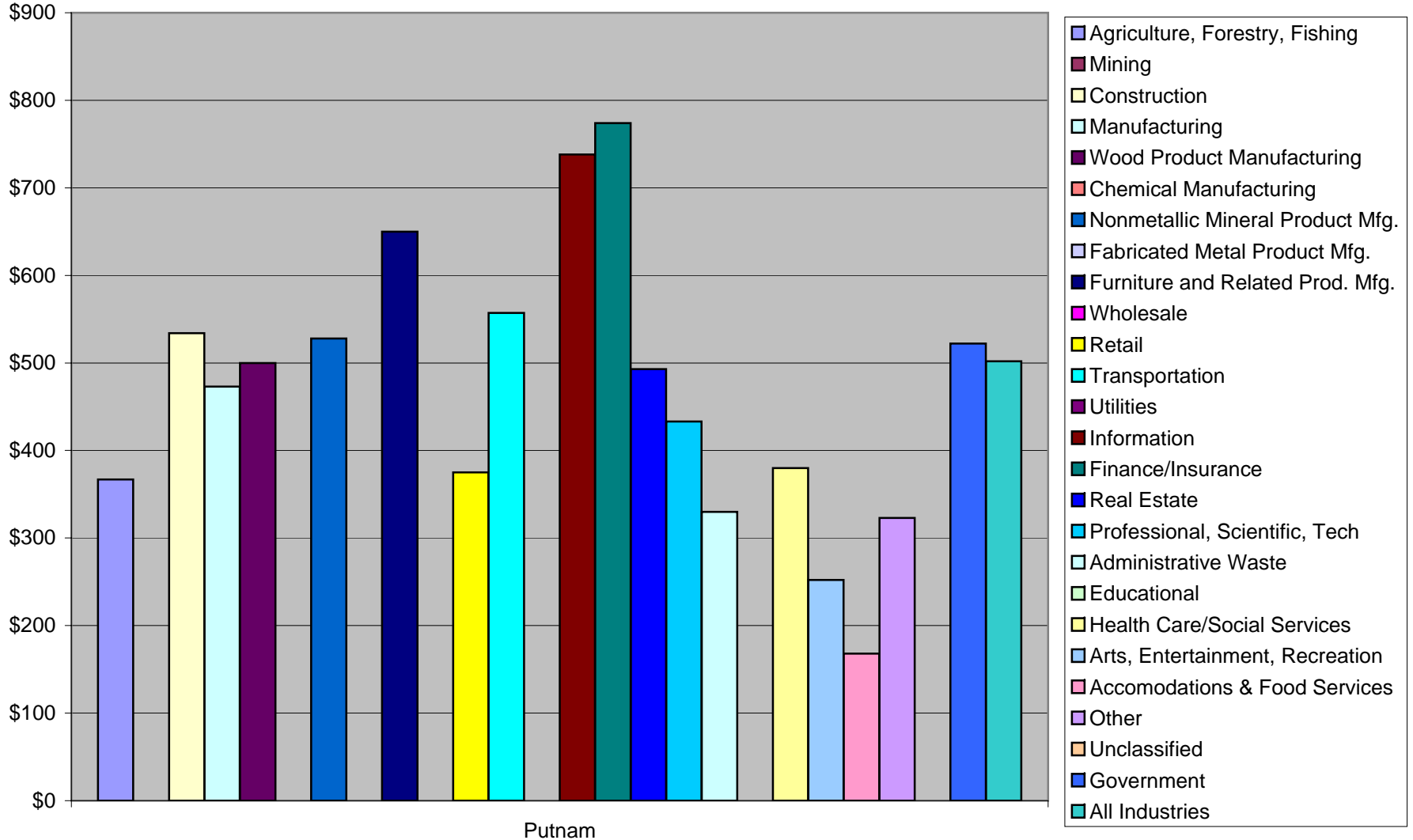


**TABLE B-5
AVERAGE WEEKLY WAGES - 2004
Putnam County and Region**

	Putnam	Baldwin	Bibb	Crawford	Houston	Jones	Monroe	Peach	Pulaski	Twiggs	Wilkinson
Agriculture, Forestry, Fishing	\$367	\$629	\$893	\$471	\$489				\$424		\$574
Mining											\$1,029
Construction	\$534	\$451	\$622	\$591	\$479	\$541	\$649	\$657	\$825	\$447	\$549
Manufacturing	\$473	\$650	\$980		\$652	\$447	\$427	\$605	\$848	\$357	\$473
Wood Product Manufacturing	\$500						\$563				\$436
Chemical Manufacturing								\$560			
Nonmetallic Mineral Product Mfg.	\$528							\$468			
Fabricated Metal Product Mfg.							\$322				\$509
Furniture and Related Prod. Mfg.	\$650										
Wholesale		\$555	\$754	\$417	\$710	\$468	\$590	\$684	\$556		\$746
Retail	\$375	\$354	\$389	\$274	\$379	\$373	\$339	\$414	\$408	\$406	\$292
Transportation	\$557	\$474	\$561	\$761	\$493	\$617	\$455	\$601		\$468	\$552
Utilities		\$1,083	\$1,156		\$923	\$705					
Information	\$738		\$762		\$581			\$330	\$835		\$493
Finance/Insurance	\$774	\$498	\$750	\$543	\$622	\$637	\$599	\$666	\$667	\$568	\$732
Real Estate	\$493	\$615	\$543		\$487	\$257	\$276	\$646	\$558		
Professional, Scientific, Tech	\$433	\$380	\$735	\$326	\$835	\$504	\$972	\$437	\$448	\$359	\$451
Administrative Waste	\$330	\$448	\$813	\$341	\$421	\$315	\$390	\$395		\$153	
Educational		\$350	\$341		\$656					\$818	
Health Care/Social Services	\$380	\$393	\$645	\$283	\$551	\$353	\$400	\$347	\$656	\$377	\$448
Arts, Entertainment, Recreation	\$252	\$538	\$714		\$222		\$246	\$210			
Accommodations & Food Services	\$168	\$256	\$303	\$151	\$195	\$156	\$177	\$189	\$182	\$242	\$197
Other	\$323	\$162	\$206	\$417	\$378	\$357	\$422	\$357	\$356	\$188	\$246
Unclassified	N/A	\$342	\$456	N/A	\$596	\$351	N/A	\$161	N/A	N/A	N/A
Government	\$522	\$532	\$660	\$475	\$824	\$501	\$575	\$619	\$496	\$452	\$456
All Industries	\$502	\$492	\$613	\$441	\$630	\$462	\$558	\$564	\$549	\$760	\$665

Source: Georgia Department of Labor, 2004

Average Weekly Wages - Putnam County



Average Weekly Wages - All Region Counties

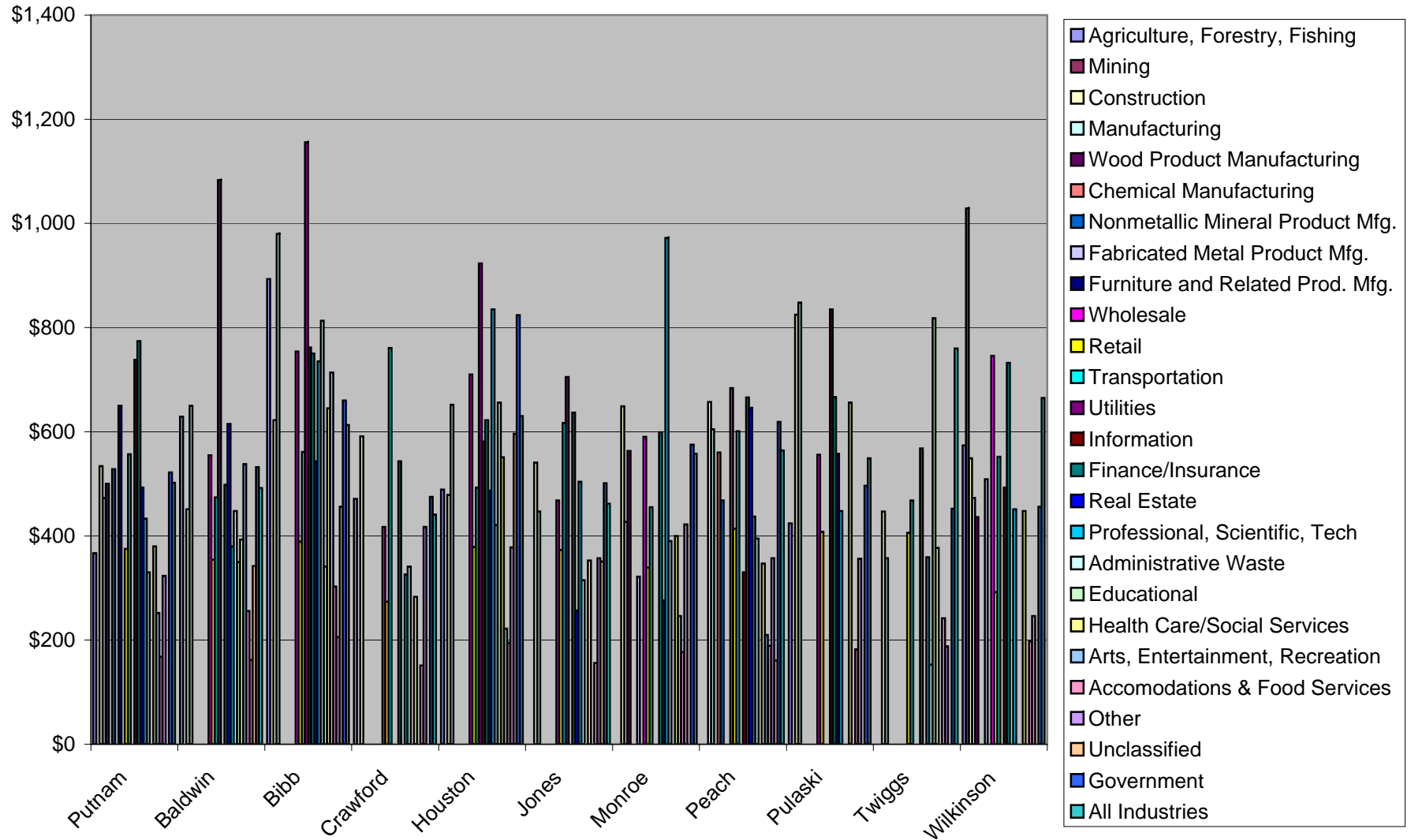


TABLE B - 6
COUNTIES OF RESIDENCE OF PUTNAM COUNTY'S WORKFORCE

	# of People Working in Putnam	% of Putnam's Workforce from County
Putnam County	4,479	68.8%
Baldwin County	775	11.9%
Greene County	232	3.6%
Morgan County	191	2.9%
Hancock County	173	2.7%
Jones County	127	1.9%
Jasper County	75	1.2%
Washington County	50	0.8%
Other Counties	411	6.2%
Total Residents	6,513	100.0%

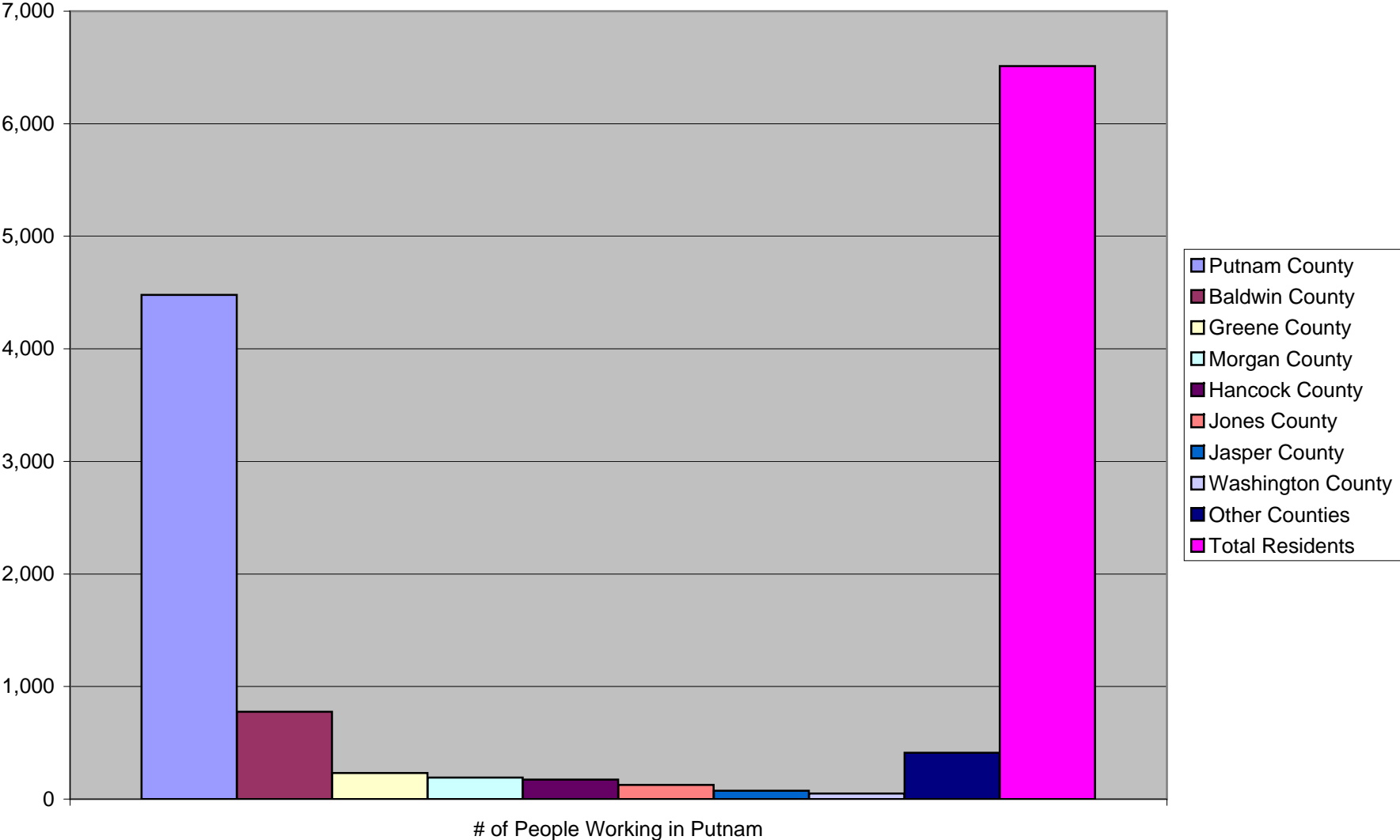
Source: U. S. Census Bureau - 2000 County-To-County Worker Flow Files

TABLE B - 7
COUNTIES TO WHICH PUTNAM COUNTY RESIDENTS COMMUTE TO WORK

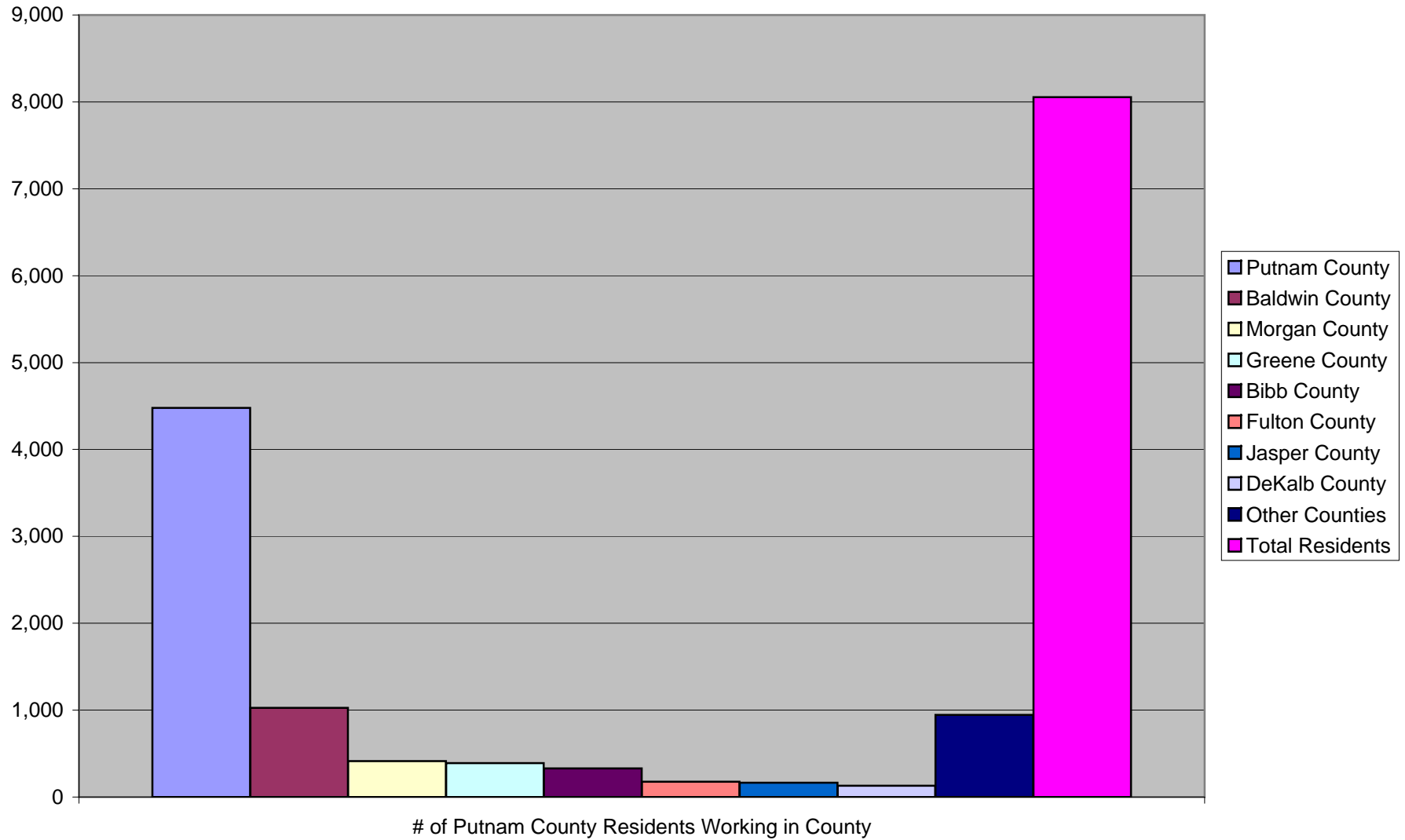
County of Employment	# of Putnam County Residents Working in County	% of Putnam Residents Working in County
Putnam County	4,479	55.6%
Baldwin County	1,027	12.7%
Morgan County	414	5.1%
Greene County	391	4.9%
Bibb County	329	4.1%
Fulton County	177	2.2%
Jasper County	164	2.0%
DeKalb County	129	1.6%
Other Counties	945	11.8%
Total Residents	8,055	100.0%

Source: U. S. Census Bureau - 2000 County-To-County Worker Flow Files

Counties of Residence of Putnam County's Workforce



Number of Putnam County Residents Commuting to Other Counties for Work



**TABLE B - 8
 MEDIAN EFFECTIVE BUYING INCOME (EBI)
 AND PULL FACTOR
 Putnam County and Region
 2004**

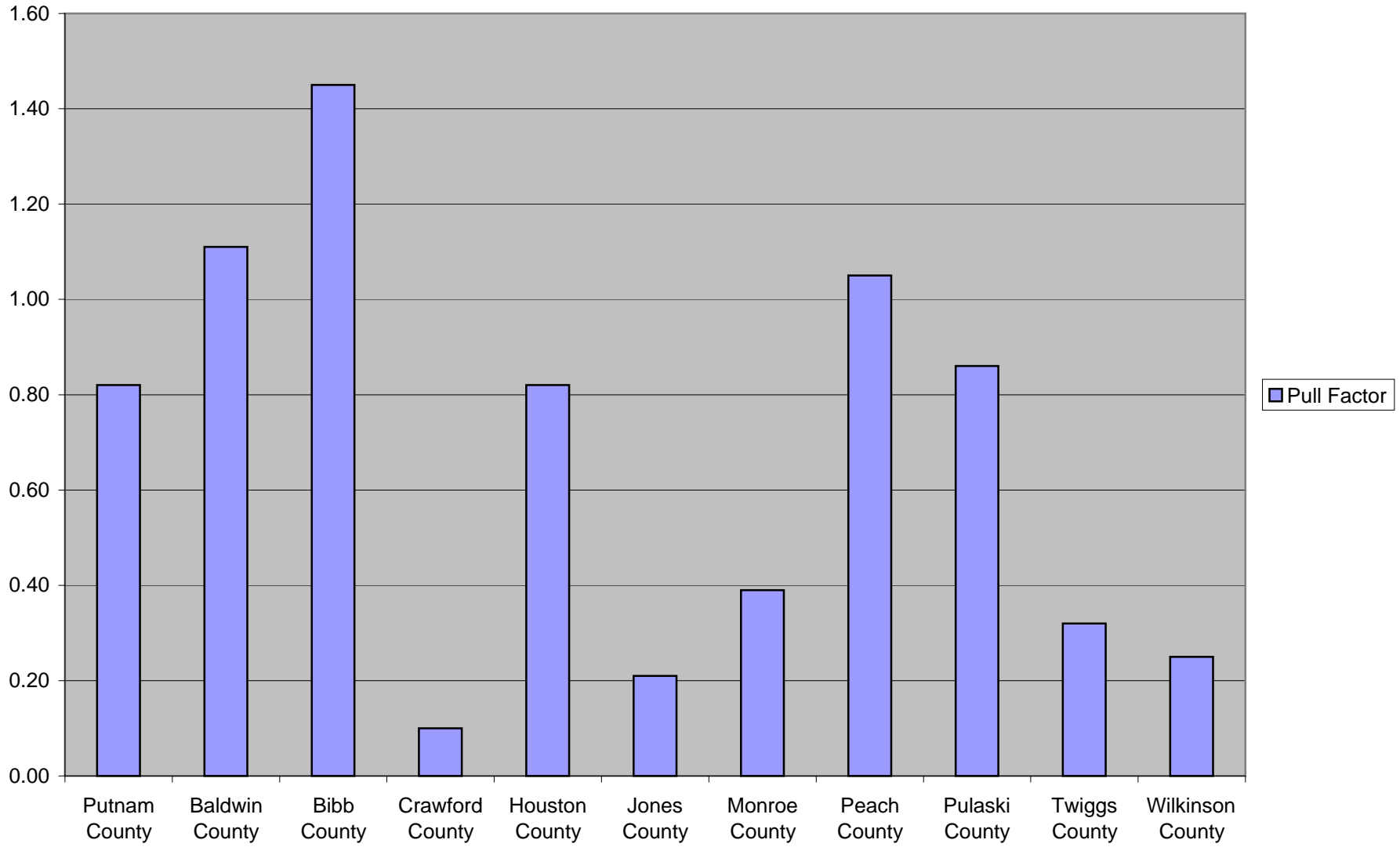
	Median EBI (2004 Dollars)	Pull Factor
Putnam County	\$32,560	0.82
Baldwin County	\$31,060	1.11
Bibb County	\$30,467	1.45
Crawford County	\$33,202	0.10
Houston County	\$38,594	0.82
Jones County	\$38,184	0.21
Monroe County	\$39,353	0.39
Peach County	\$29,691	1.05
Pulaski County	\$28,598	0.86
Twiggs County	\$28,713	0.32
Wilkinson County	\$28,706	0.25

EBI - "Effective Buying Income" is defined as money income less personal tax payments or "after tax" income

"Pull Factor" is a method of determining whether a county is drawing customers from outside its boundaries. A pull factor greater than 1.00 could indicate that the county is selling to a greater market than the local population, and a pull factor less than 1.00 could indicate that the county is losing shoppers to surrounding counties.

Source: The Georgia County Guide, 2004; University of Georgia

Pull Factor



EDUCATION OPPORTUNITIES:

Central Georgia Technical College—In July 1996, the cooperative agreement with Macon State College and then Macon Technical Institute (MIT) was revised and updated to include 19 program offerings that would lead toward an Associate of Applied Science (AAS) degree. This agreement, authorized and approved by the State Board of Technical and Adult Education and the Board of Regents, made it possible for graduates of specified MIT programs to receive the AAS after successful completion of the general education component at the college.

On July 6, 2000, as part of the *Education Reform Act*, Macon Technical Institute changed its name to Central Georgia Technical College (CGTC) to more accurately reflect the seven-county area that the college serves. These counties include **Putnam**, Baldwin, Bibb, Crawford, Jones, Monroe, and Twiggs.

Central Georgia Technical College – Putnam County Center Current Programs of Study:

- Accounting Data Entry Clerk
- Basic Electrical Technician
- Basic Gas Tungsten Arc Welding
- Carpentry Framing
- Certified Construction Worker
- Certified Manufacturing specialist
- Desktop applications Specialist
- Firefighter 1
- Retail Department Manager
- Commercial Property Maintenance Assistant
- Infant and Toddler Childcare Specialist
- IT Assistant Support Technician
- Medical Receptionist
- Emergency Medical Technician, Intermediate
- Patient Care Assisting
- Plant Operations Welding Technician
- Culinary Nutrition Assistant
- Shielded Metal Arc Welding Technician
- Food Production Worker
- Turfgrass management
- Supervisory Specialist

EDUCATION OPPORTUNITIES:

Georgia College & State University - Georgia College and State University (GC&SU) was founded in 1889 as Georgia Normal & Industrial College. The school has also been named Georgia State College for Women, the Women's College of Georgia, Georgia College and since 1996, Georgia College & State University. The main campus is located in Milledgeville, Georgia. There is also a Macon Campus located in the USG Graduate Center at the main campus of Macon State College.

The programs at Georgia College and State University in the Resident Center are also open to members of the local community. Both graduate and undergraduate degrees in business-related fields are currently offered at GC&SU.

Course offerings at GC&SU are extensive, and a summary is listed in the following table.

DEGREE OFFERINGS AT GEORGIA COLLEGE & STATE UNIVERSITY

College	Degree Programs
School of Liberal Arts & Sciences	Art, biological sciences, environmental sciences, English, speech, journalism, government, sociology, history, geography, mathematics, computer science, modern foreign languages, music, theater, psychology
School of Business	Accounting, economics, business administration, international business, management, hospitality and tourism, management information systems, marketing, office systems communications, business communications, finance
School of Health Sciences	Professional nursing, health, physical education and recreation, music therapy
Graduate Programs in Arts & Sciences	English, history, creative writing, public administration, public affairs, biology, criminal justice, logistics management

Graduate Programs in Business	Accountancy, business administration, management information systems, web master of business administration
Graduate Programs in Education	Teaching, education programs
Graduate Programs in Health Sciences	Nursing administration, family health, family nurse practitioner, health and physical education, health education, outdoor education and administration

(Sources: www.gcsu.edu/acad_affairs/school_business/warner_robins_campus.htm; www.gcsu.edu/student_affairs/stu_act/directions.html; www.gcsu.edu/robbins_center, Robins AFB, March 2004)

Wesleyan College - Wesleyan College in Macon, Georgia, is the world's oldest women's college. Wesleyan offers its students 30 majors and 24 minors. With a student-faculty ratio of 11:1 and an average class size of fewer than 20 students, students experience more individualized attention.

Students who desire to finish a degree started years ago can enroll in the **Encore Program**, designed for women who are returning to college and wish to take part in the traditional college experience. Or for those students who need flexibility (and child care assistance), Wesleyan offers an **Evening Program**. If a student has a degree, and is a certified schoolteacher hoping to earn a master's, Wesleyan offers a **Master of Arts Program**, attainable in three summers.

For both women and men entrepreneurs and business executives, Wesleyan also offers an **Executive MBA Program** that can be completed over 19 months of weekend classes and coursework.

DEGREE OFFERINGS AT WESLEYAN COLLEGE

Degree Programs	Majors
Bachelor's Degrees	Advertising/marketing communication, American studies, art history, studio art, biology, accounting, management, chemistry, communications, dual-degree engineering, early childhood education, middle grades education, economics, English, French, history, history/political science, humanities, international business, international relations, math, music, philosophy, physics, psychology, religious studies, Spanish

(Source: www.wesleyancollege.edu/academics/index.html)

Mercer University - Mercer University was founded in Penfield, Georgia, in 1833 and later moved to Macon in 1871. From its humble beginnings as a small liberal arts college, Mercer is now the only independent university of its size in the country that combines programs in nine diversified fields of study. *U.S. News & World Report* has ranked Mercer among the leading universities in the South for 14 consecutive years.

The School of Engineering at Mercer University in Macon offers two undergraduate degrees: Bachelor of Science in Engineering (BSE) and a Bachelor of Science (BS). BSE Specializations are offered in several disciplines, and BS Majors are offered in Industrial Management and Technical Communication. Robins AFB is listed as one of the "Top 20" companies hiring Mercer Engineering graduates. In February 2003, Mercer and Robins AFB paid tribute to a 20-year partnership that created the Mercer Engineering programs that have produced over 1,100 graduates and filled a number of critical vacancies at RAFFB.

DEGREE OFFERINGS AT MERCER UNIVERSITY

College	Degree Programs
College of Liberal Arts	African-American studies, art, biology, chemistry, Christianity, communication & theatre arts, computer science, economics, English, environmental science, French, history, information science and technology, mathematics, music, music education, physics, political science, psychology, sociology, Spanish
Stetson School of Business & Economics	Business administration, health care management
School of Engineering	Biomedical engineering, computer engineering, electrical engineering, environmental engineering, industrial engineering, mechanical engineering, industrial management, technical communication
Tift College of Education	Early childhood education, holistic child, middle grades education, P-12 certification, Master of Education
Georgia Baptist College of Nursing	Bachelor of Science in Nursing, Graduate Courses for registered nurses
College of Continuing & Professional Studies	Information systems, criminal justice, human services, liberal studies, organizational leadership, community counseling
Walter F. George School of Law	J.D.
Southern School of Pharmacy	Doctor of Pharmacy, Pharm.D./MBA, Pharm.D./Ph.D., Ph.D. in pharmaceutical sciences

School of Medicine	Public health, family therapy, family services, Doctor of Medicine
James & Carolyn McAfee School of Theology	Master of Divinity

Undergraduate and graduate classes are taught locally at the Macon main campus or an opportunity exists at the graduate level through distance learning for the Master of Science in Technical Communication Management (MSTCO).

(Sources: www2.mercer.edu/Engineering/Graduate_Programs/default.ht www2.mercer.edu/Engineering/Alumni/default.htm; www2.mercer.edu/mstco/phil.htm; School of Engineering, Mercer University, March 2004

SUPPORTING DATA AND ANALYSIS - HOUSING

Housing

- ✦ In the year 2000, the City of Eatonton had a housing vacancy rate of 7.9%, while Putnam County's vacancy rate was 28.3%. Most of Putnam County's vacancy rate can be attributed to the large number of seasonal housing units located on Lake Oconee and Lake Sinclair, which totaled 2,271, or 22%, of the total housing stock.
- ✦ Of the total occupied units in the City of Eatonton, 66% were owner-occupied, or a owner-renter ratio of 1.95; while 79% of the total occupied units in Putnam County were owner-occupied, or an owner-renter ratio of 3.87, which is almost twice the owner-renter ratio for the Middle Georgia region, State of Georgia, and the United States.
- ✦ To show how unique Putnam County's seasonal housing stock is, seasonal housing in the State of Georgia and the United States represented only 1.5% and 3.1% of the total housing stock, respectively.
- ✦ There has been a significant shift in housing type and mix within the City of Eatonton. In 1980, 79.2% of the total units were single-family, and only 3.4% were manufactured homes. By 2000, these percentages changed radically with single-family representing only 55.9% of the total housing stock, while the percentage of manufactured homes jumped significantly to 32.3%. Multi-family units accounted for only 7.2% of the total housing stock.
- ✦ Housing types and mix in Putnam County have also undergone a significant shift from 1980-2000. Single-family units have gone from 77% of the total units in 1980 to 60% in 2000. During the same time frame, the percentage of manufactured homes to the total housing stock has increased almost three-fold (13.4% to 36.4%). Multi-family units represented a relatively insignificant percentage of the total housing stock in 2000 (2.3%).
- ✦ Putnam County's mix of housing units contrasts significantly with that of the Middle Georgia region, State of Georgia, and the United States. In the Middle Georgia region, housing types were as follows: 66.5% single-family, 17.6% multi-family, and 15.8% manufactured homes. Housing types in the State of Georgia were: 67.1% single-family, 20.8% multi-family; and 12% manufactured homes. In the United States, 65.9% were single-family, 26.3% were multi-family, and 7.6% were manufactured homes.
- ✦ Without a housing condition assessment, it is difficult to ascertain the condition of the housing stock. There has been no housing condition assessment conducted in Eatonton

and Putnam. Using certain conditions (units without plumbing and without kitchens) derived from the 2000 U.S. Census to determine housing conditions, units without plumbing and/or kitchens represented a fairly small percentage of the total housing stock in the City of Eatonton and Putnam County.

- ✚ Another gauge of housing conditions, though not necessarily the most reliable, is the age of the structure. In the City of Eatonton, the 2000 U.S. Census revealed that 22.7% of the housing stock was built before 1960, while 41.7% was built after 1980. Putnam County on the other hand had 11.1% built before 1960 and 63.9% after 1980, with 21.5% built after 1995. The respective percentages for the State of Georgia and the United States are as follows: State of Georgia - 18.9% before 1960 and 49.9% after 1980; United States - 35% before 1960 and 32.8% after 1980.
- ✚ Median value of owner-occupied housing in 2000 was \$61,200 for the City of Eatonton and \$83,600 in Putnam County. The City of Eatonton's median value was below that of the Middle Georgia region and significantly below that of the State of Georgia and the United States. Though above that for the Middle Georgia region, Putnam County's median value was well below the State of Georgia's and United States' median values.
- ✚ The median rents for renter-occupied units for the City of Eatonton and Putnam County were in line with the figure for the Middle Georgia region, but were almost half of median rents for the State of Georgia and the United States.
- ✚ It is difficult to assess affordability by just looking at income versus median values of housing/rent alone. Other factors that have to be evaluated to gauge the true affordability factor is number of manufactured homes and the homes being constructed on or near the two lakes. As stated above, the percentage of manufactured homes in the City of Eatonton and Putnam County represent approximately one-third of the total housing stock. This type of housing allows the households with incomes below \$40,000 per year to afford a decent, safe housing unit. On the other end of the spectrum, many large and expensive homes have been built or are being built on Lake Oconee and most recently Lake Sinclair to accommodate the permanent residents and future retirees with relatively large incomes where affordability is not a factor. It is those households within the \$40,000-\$75,000 range that are the most affected (residents of Putnam County and commuters to Putnam County who would like to live in Putnam County if affordable housing was available).
- ✚ Approximately one-fifth of the City of Eatonton's and Putnam County's owner-occupied households pay more than 30% of their income for housing cost, which is considered "over-burdened." These percentages are relatively close to that experienced for owner-occupied households in the Middle Georgia region, State of Georgia, and the United States.
- ✚ The percentage of renter-occupied households defined as cost-burdened in the City of Eatonton and Putnam County were considerably higher than that for owner-occupied households. Over four of every ten renter-occupied households were cost-burdened in the

City of Eatonton, while the rate in Putnam County was three out of every ten, which is close to the rate for the Middle Georgia region, State of Georgia, and the United States.

- ✚ Special housing needs:
 - Elderly - Those attending the public hearing held on the Area Agency on Aging Area Plan mentioned the shortage of housing for seniors in Putnam County.
 - Homeless – There are no homeless shelters in the community.
 - Victims of domestic violence – The nearest shelter is in Greensboro.
 - Migrant farm workers - no issue.
 - Persons with mental, physical, or developmental disabilities – no issue.
 - Persons with HIV/AIDS – no issue.
 - Persons recovering from substance abuse –There is no adequate housing facilities in Eatonton and Putnam County for this special needs group.

- ✚ Positive trends occurring in Eatonton and Putnam County related to the housing market, include:
 - Large percentage of owner-occupancy indicates willingness to make an investment in the community.
 - Different mix and type of housing being developed around Lake Oconee to serve those working in the area.

Analysis

- ✚ The biggest housing challenge facing Putnam County in the future is to create a proper mix of housing types and developments that are affordable to those in the low-middle, middle income range, to those moving up the economic ladder, and those who commute to Putnam County to work and desire to move closer to their workplace. Action is beginning to move in that direction with several new developments near Lake Oconee. The momentum from this action needs to continue as development spreads south to Eatonton and west to Highway 441. As the transition takes place along Lake Sinclair, affordable housing opportunities need to be created so that a wider segment of the population can enjoy the benefits of the lake and the proximity to a major urban center.

- ✚ There are areas in the City of Eatonton that, through visual observation, appear to be in need of neighborhood redevelopment. However, there has been no documentation on housing conditions and related issues impacting the livability of those neighborhoods. A comprehensive and holistic assessment of the physical and social conditions in those neighborhoods needs to be conducted. Once that assessment is completed, then city officials and neighborhood residents can work together to recommend and implement the appropriate solutions to the issues identified in that assessment.

- ✚ An important focus that cannot be overlooked are the large percentage of renter- and owner-occupied households that are cost-burdened. This means they pay more than 30% of their income for housing-related costs. This again relates back to generating more

affordable housing and making these households aware of the various governmental programs that can assist them with reducing their housing costs.

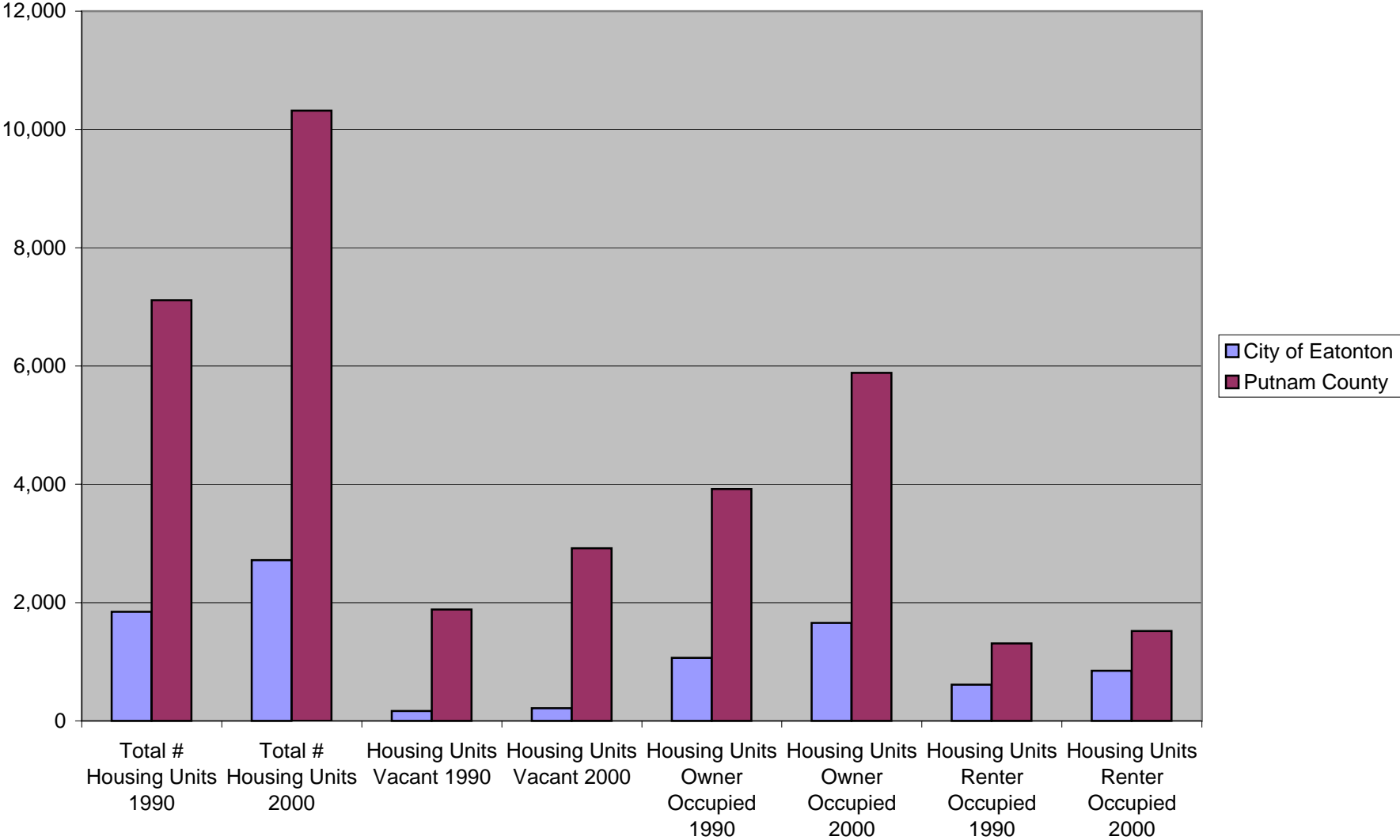
- ✚ Finally, many times the special needs populations are often overlooked when it comes to providing a safe, decent shelter. The elderly, the homeless, those that have been victims of domestic abuse and those who are recovering from substance abuse are all populations that will need attention in the future by agencies and organizations in Eatonton and Putnam County.

**TABLE C-1
HOUSING UNITS AND TENURE
1990 AND 2000**

	Total # Housing Units 1990	Total # Housing Units 2000	Housing Units Vacant 1990	Housing Units Vacant 2000	Housing Units Owner Occupied 1990	Housing Units Owner Occupied 2000	Housing Units Renter Occupied 1990	Housing Units Renter Occupied 2000	Owner Renter Ratio 1990	Owner Renter Ratio 2000
City of Eatonton	1,843	2,719	166	214	1,065	1,657	612	848	1.74	1.95
Putnam County	7,113	10,319	1,884	2,917	3,919	5,883	1,310	1,519	2.99	3.87
Middle Georgia Region	153,768	183,541	13,839	20,464	91,430	110,730	48,067	52,345	1.90	2.12
State of Georgia	2,638,418	3,281,737	271,757	275,337	1,536,878	2,215,172	829,782	1,066,564	1.85	2.08
United States	102,263,678	115,904,641	10,308,178	10,431,417	59,016,368	76,728,872	32,816,414	39,175,768	1.80	1.96

Source: U. S. Bureau of the Census (SF1), DCA- Georgia Planning

Housing Units and Tenure

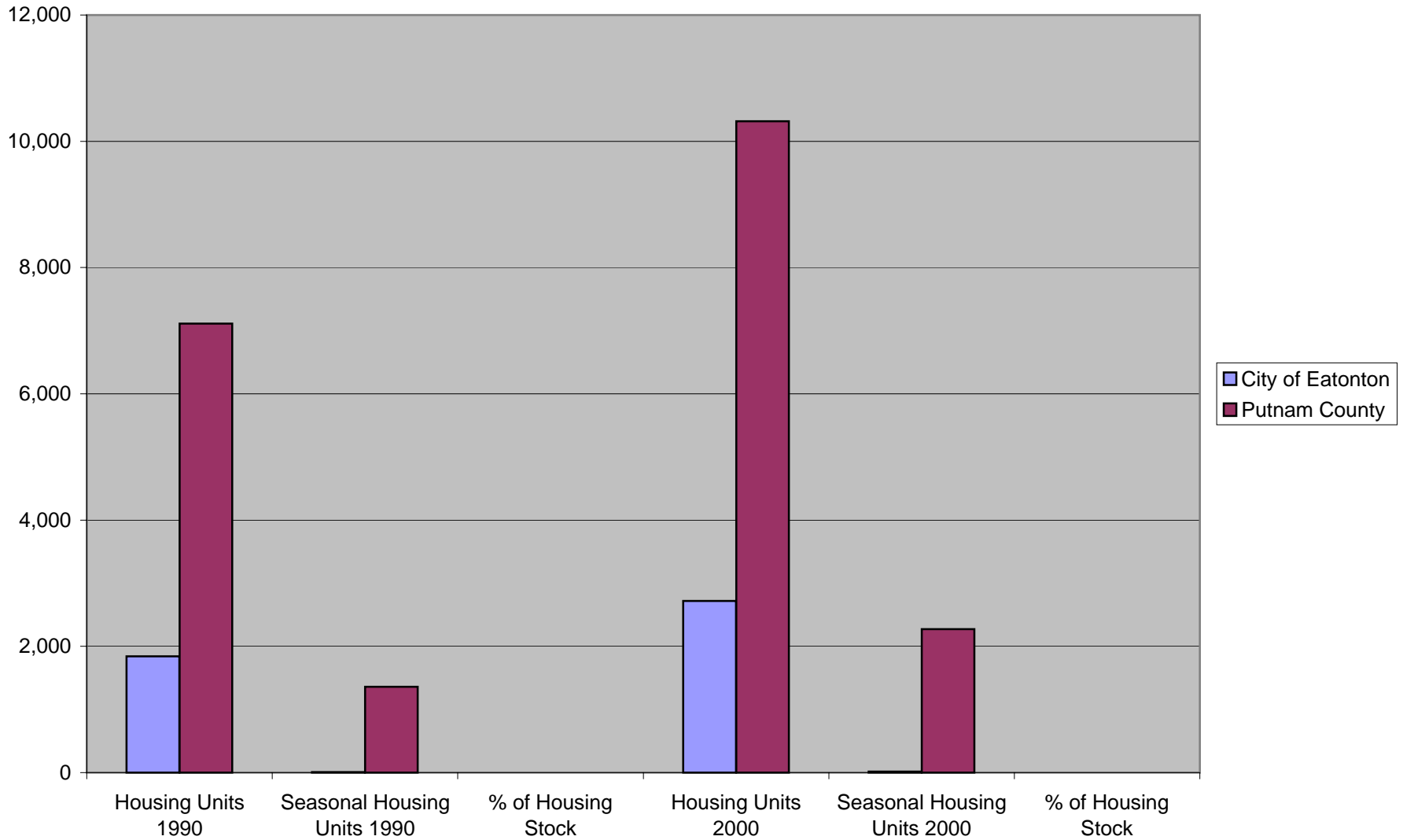


**TABLE C-2
HOUSING UNITS FOR SEASONAL, RECREATION, OR OCCASIONAL USE
1990 AND 2000**

	Housing Units 1990	Seasonal Housing Units 1990	% of Housing Stock	Housing Units 2000	Seasonal Housing Units 2000	% of Housing Stock
City of Eatonton	1,843	7	0.003%	2,719	16	0.006%
Putnam County	7,113	1,361	19.100%	10,319	2,271	22.000%
State of Georgia	2,638,418	33,637	1.270%	3,281,737	50,064	1.530%
United States	102,263,678	3,081,923	3.010%	115,904,641	3,578,718	3.090%

Source: U. S. Bureau of the Census (SF1), DCA - Georgia Planning

Housing Units for Seasonal, Recreational or Occasional Use



**TABLE C-3
NUMBER OF HOUSING TYPES
CITY OF EATONTON
1980 - 2000**

	1980	1985	1990	1995	2000
Single Units (detached)	1,304	1,280	1,255	1,356	1,456
Single Units (attached)	42	32	21	43	64
Double Units	115	116	116	120	124
3 to 9 Units	155	141	127	138	149
10 to 19 Units	17	28	38	43	47
20 to 49 Units	10	5	0	0	0
50 or more Units	0	0	0	0	0
Mobile Home or Trailer	58	162	265	572	879
All Other	0	11	21	11	0

Source: U. S. Bureau of the Census (SF3), DCA - Georgia Planning

**TABLE C-4
PERCENT OF HOUSING TYPES
CITY OF EATONTON
1980 - 2000**

Category	1980	1985	1990	1995	2000
Total Housing Units	100.0%	100.0%	100.0%	100.0%	100.0%
Single Units (detached)	76.7%	72.2%	68.1%	59.4%	53.5%
Single Units (attached)	2.5%	1.8%	1.1%	1.9%	2.4%
Double Units	6.8%	6.5%	6.3%	5.3%	4.6%
3 to 9 Units	9.1%	8.0%	6.9%	6.0%	5.5%
10 to 19 Units	1.0%	1.5%	2.1%	1.9%	1.7%
20 to 49 Units	0.6%	0.3%	0.0%	0.0%	0.0%
50 or more Units	0.0%	0.0%	0.0%	0.0%	0.0%
Mobile Home or Trailer	3.4%	9.1%	14.4%	25.1%	32.3%
All Other	0.0%	0.6%	1.1%	0.4%	0.0%

Source: U. S. Bureau of the Census (SF3), DCA - Georgia Planning

**TABLE C-5
NUMBER OF HOUSING TYPES
PUTNAM COUNTY
1980- 2000**

Category	1980	1985	1990	1995	2000
Total Housing Units	3,661	5,387	7,113	8,716	10,319
Single Units (detached)	2,768	3,462	4,155	5,083	6,011
Single Units (attached)	52	59	65	122	178
Double Units	122	123	124	130	136
3 to 9 Units	202	184	165	169	172
10 to 19 Units	17	35	53	50	47
20 to 49 Units	10	5	0	5	10
50 or More Units	0	0	0	0	0
Mobile Home or Trailer	490	1,493	2,496	3,126	3,756
All Other	0	28	55	32	9

Source: U. S. Bureau of the Census (SF3), DCA - Georgia Planning

**TABLE C-6
PERCENT OF HOUSING UNITS
PUTNAM COUNTY
1980 - 2000**

Category	1980	1985	1990	1995	2000
Total Housing Units	100.0%	100.0%	100.0%	100.0%	100.0%
Single Units (detached)	75.6%	64.3%	58.5%	58.3%	58.3%
Single Units (attached)	1.4%	1.1%	0.9%	1.4%	1.7%
Double Units	3.3%	2.3%	1.7%	1.5%	1.3%
3 to 9 Units	5.5%	3.4%	2.3%	2.0%	1.7%
10 to 19 Units	0.5%	0.6%	0.7%	0.5%	0.5%
20 to 49 Units	0.3%	0.1%	0.0%	0.0%	0.1%
50 or More Units	0.0%	0.0%	0.0%	0.0%	0.0%
Mobile Home or Trailer	13.4%	27.7%	35.1%	35.9%	36.4%
All Other	0.0%	0.5%	0.8%	0.4%	0.1%

Source: U. S. Bureau of the Census (SF3), DCA - Georgia Planning

TABLE C-7
SUBSTANDARD HOUSING UNITS
City of Eatonton, Putnam County, Region, Georgia, and United States
1990 - 2000

		Eatonton	Putnam	Region	Georgia	United States
Housing						
1990		1,843	7,113	153,935	2,638,418	102,263,678
2000		3,424	10,319	183,541	3,281,737	115,904,641
w/o plumbing						
1990		74	153	1,970	28,494	1,124,900
2000		70	128	2,092	29,535	1,738,569
w/o kitchens						
1990		62	82	1,724	24,900	1,114,674
2000		71	79	2,349	31,504	1,854,474

Source: U. S. Bureau of the Census (SF3)- Physical housing Characteristics, DCA - Housing Conditions

Substandard Housing

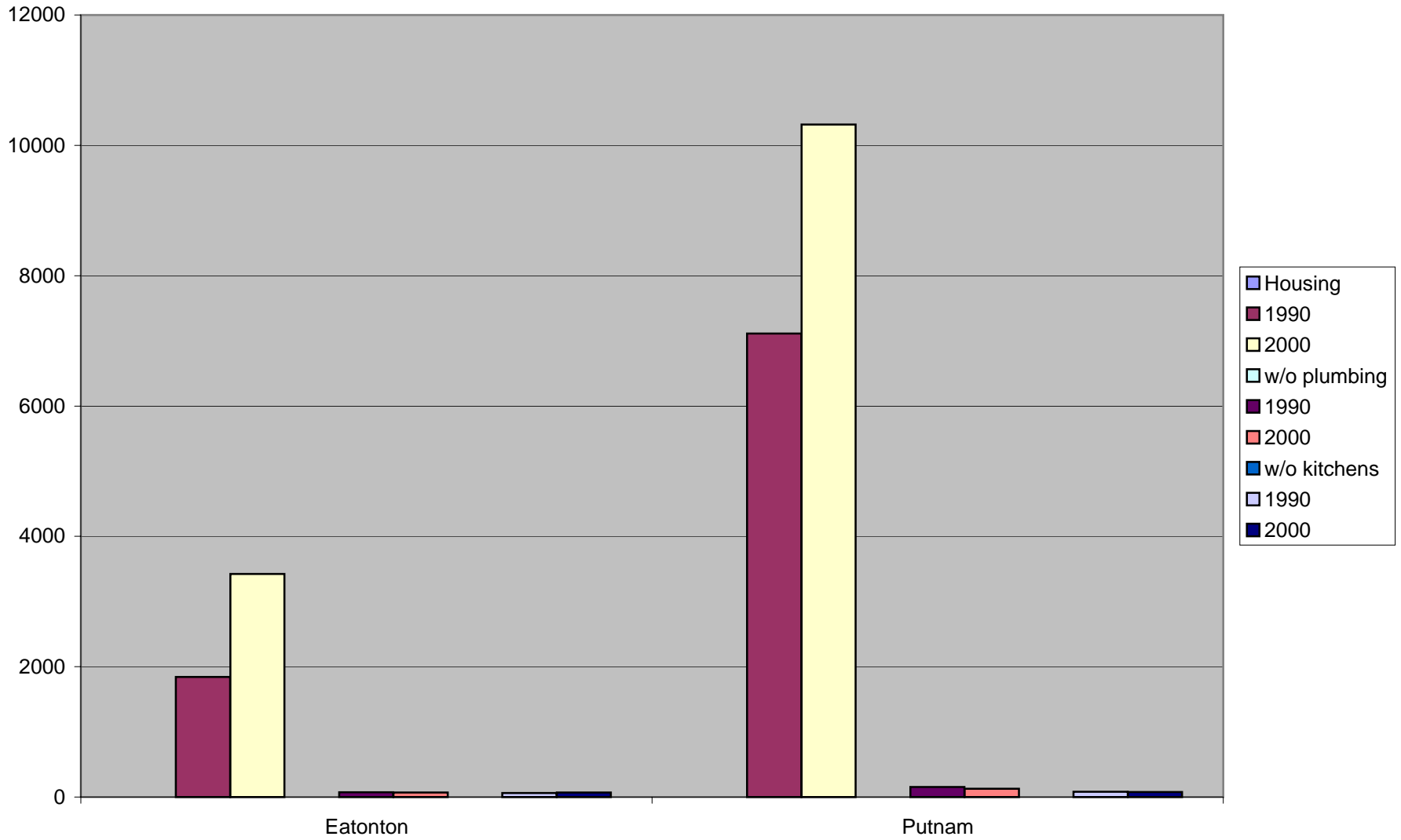
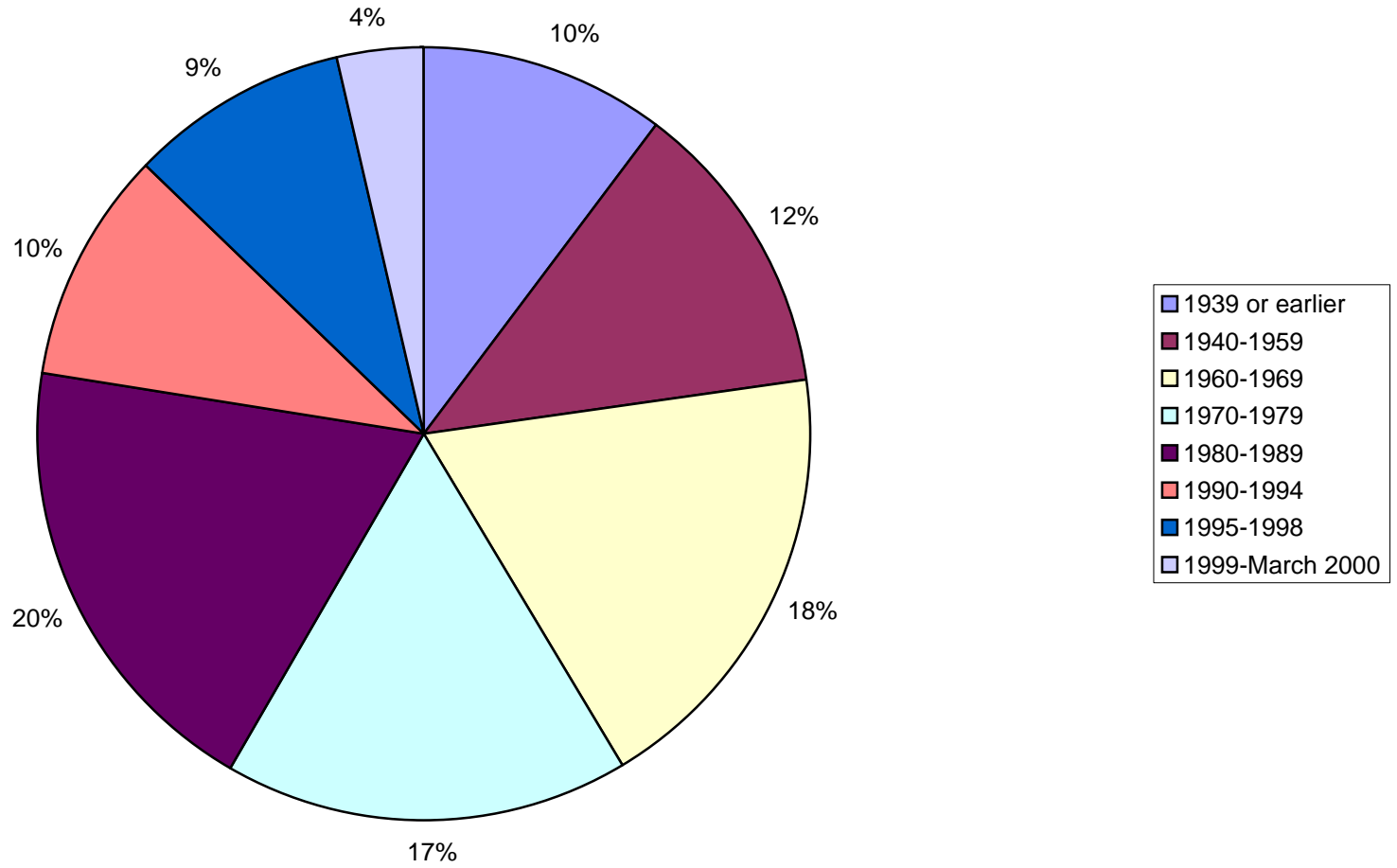


TABLE C-8
NUMBER AND PERCENT OF HOMES BUILT
City of Eatonton, Putnam County, Region, Georgia, and United States
1939 or Earlier to March 2000

	1939 or earlier	1940-1959	1960-1969	1970-1979	1980-1989	1990-1994	1995-1998	1999-March 2000	Total Homes Built
City of Eatonton	354 or 10.3%	426 or 12.4%	633 or 18.5%	581 or 17%	664 or 19.4%	333 or 9.7%	313 or 9.1%	120 or 3.5%	3,424
Putnam County	487 or 4.7%	662 or 6.4%	928 or 9%	1,640 or 15.9%	2,708 or 26.2%	1,669 or 16.2%	1,553 or 15%	672 or 6.5%	10,319
Georgia	192,972 or 5.9%	427,488 or 13%	416,047 or 12.7%	608,926 or 18.6%	721,174 or 22%	370,878 or 11.3%	413,557 or 12.6%	130,695 or 4%	3,281,737
United States	17,380,053 or 15%	23,145,917 or 20%	15,911,903 or 13.7%	21,438,863 or 18.5%	18,326,847 or 15.8%	8,467,008 or 7.3%	8,478,975 or 7.3%	2,755,075 or 2.4%	115,904,641

Source: U. S. Bureau of the Census/2000 - Selected Housing Characteristics

City of Eatonton - Homes Built



Putnam County - Homes Built

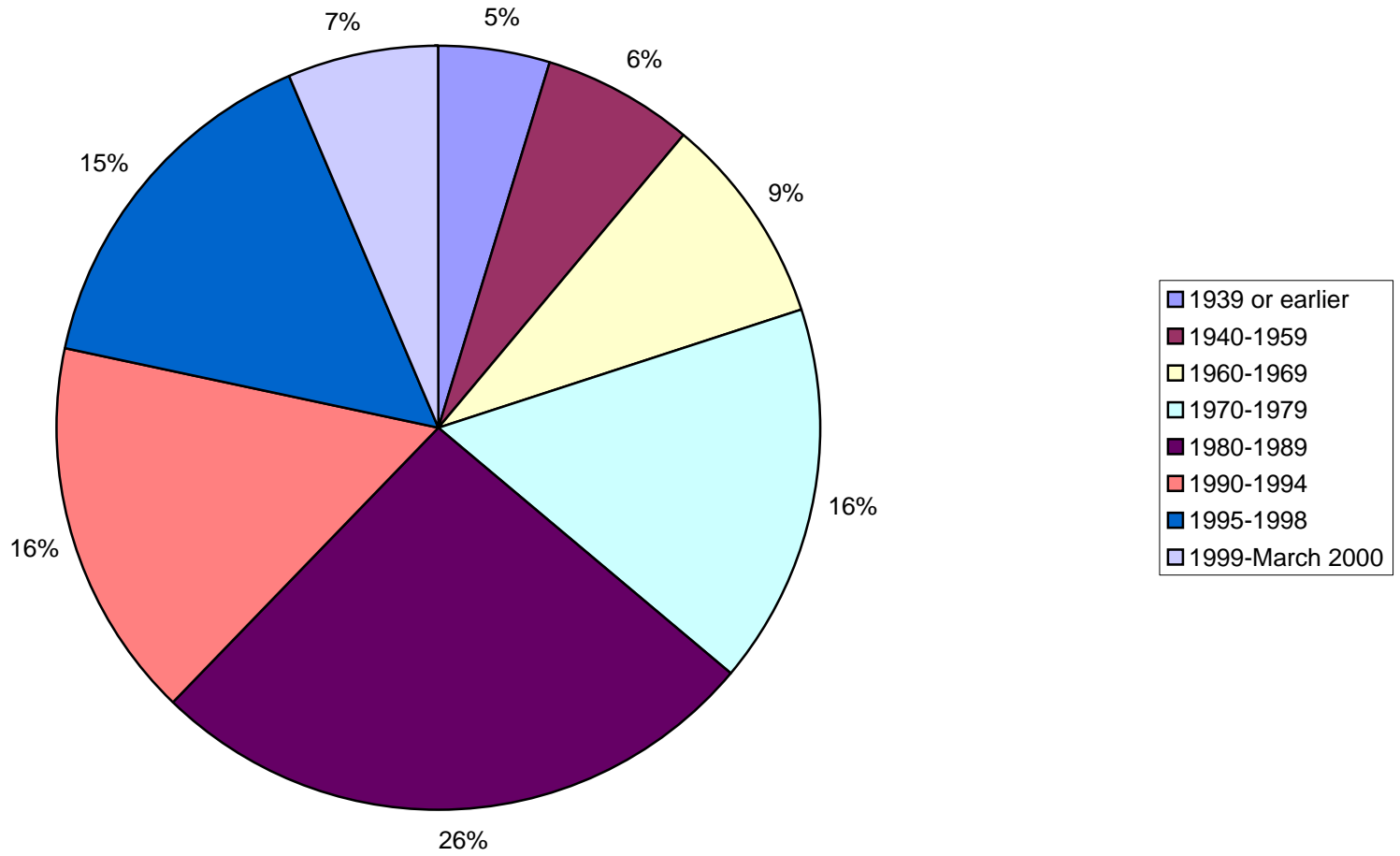


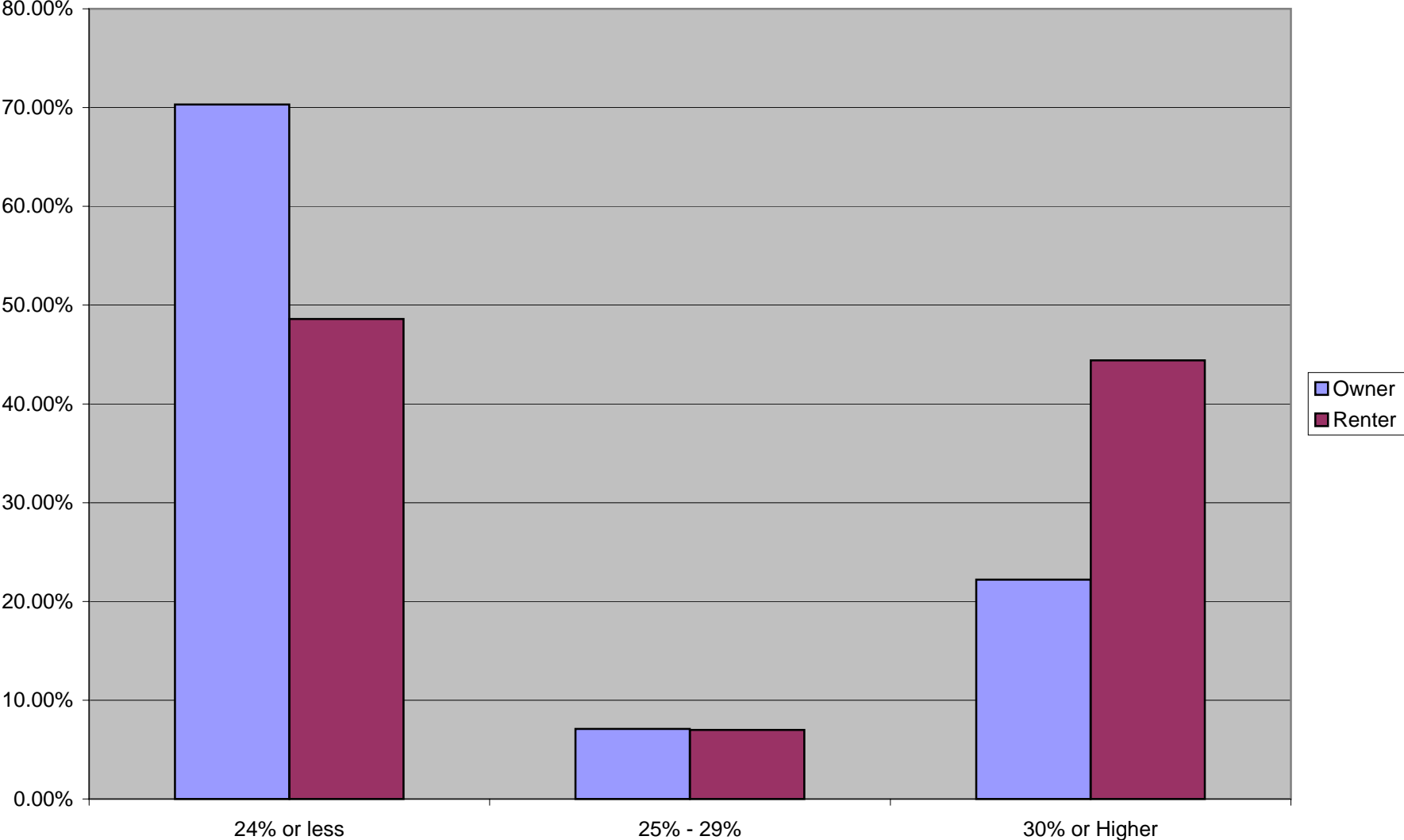
TABLE C-9
% OF HOUSEHOLD INCOME USED FOR MONTHLY HOUSE COSTS BY PERCENTAGE
OWNER-OCCUPIED HOUSEHOLDS IN 2000
AND
% OF HOUSEHOLD INCOME USED TOWARD GROSS RENT BY PERCENTAGE
RENTER HOUSEHOLDS IN 2000

City of Eatonton, Putnam County, Region, Georgia and United States

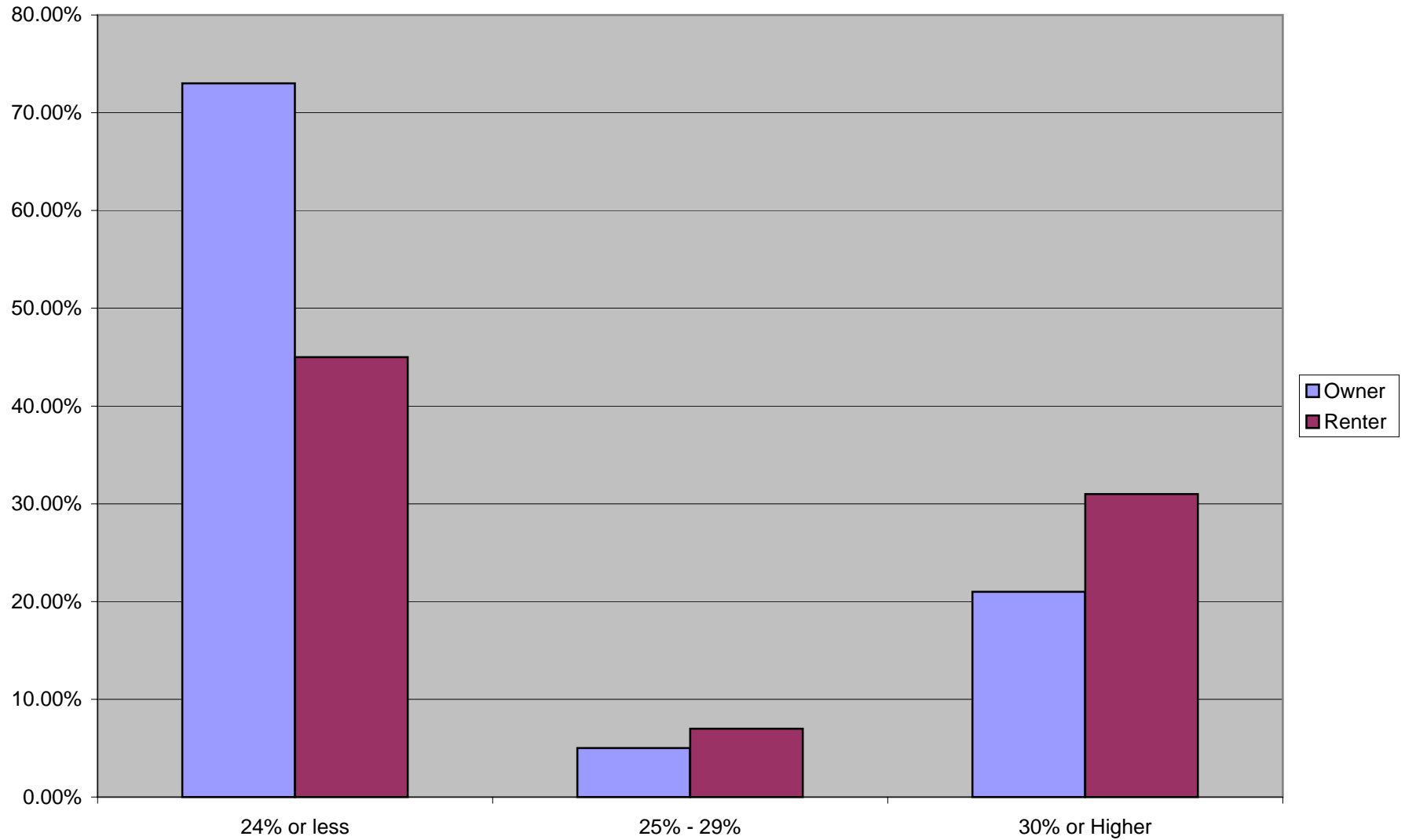
		24% or less	25% - 29%	30% or Higher
Eatonton				
	Owner	70.30%	7.10%	22.20%
	Renter	48.60%	7.00%	44.40%
Putnam County				
	Owner	73.00%	5.00%	21.00%
	Renter	45.00%	7.00%	31.00%
Middle Georgia Region				
	Owner	72.13%	7.88%	18.90%
	Renter	45.84%	9.23%	33.79%
State of Georgia				
	Owner	68.91%	9.23%	20.98%
	Renter	45.70%	10.20%	35.40%
United States				
	Owner	67.95%	9.44%	21.82%
	Renter	45.20%	10.40%	36.70%

Source: U. S. Bureau of the Census - Selected Housing Characteristics

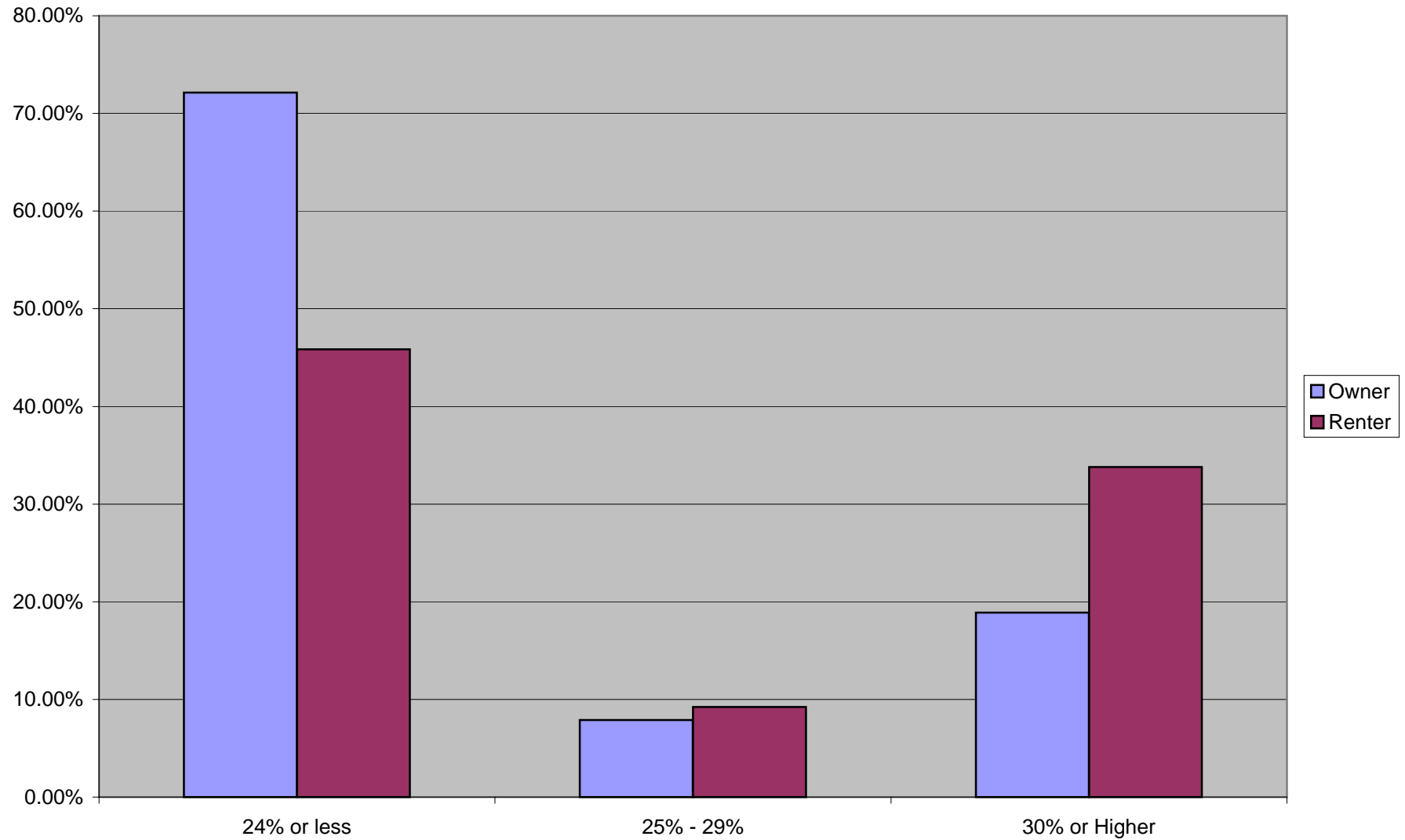
Household Income Used for Housing - Eatonton



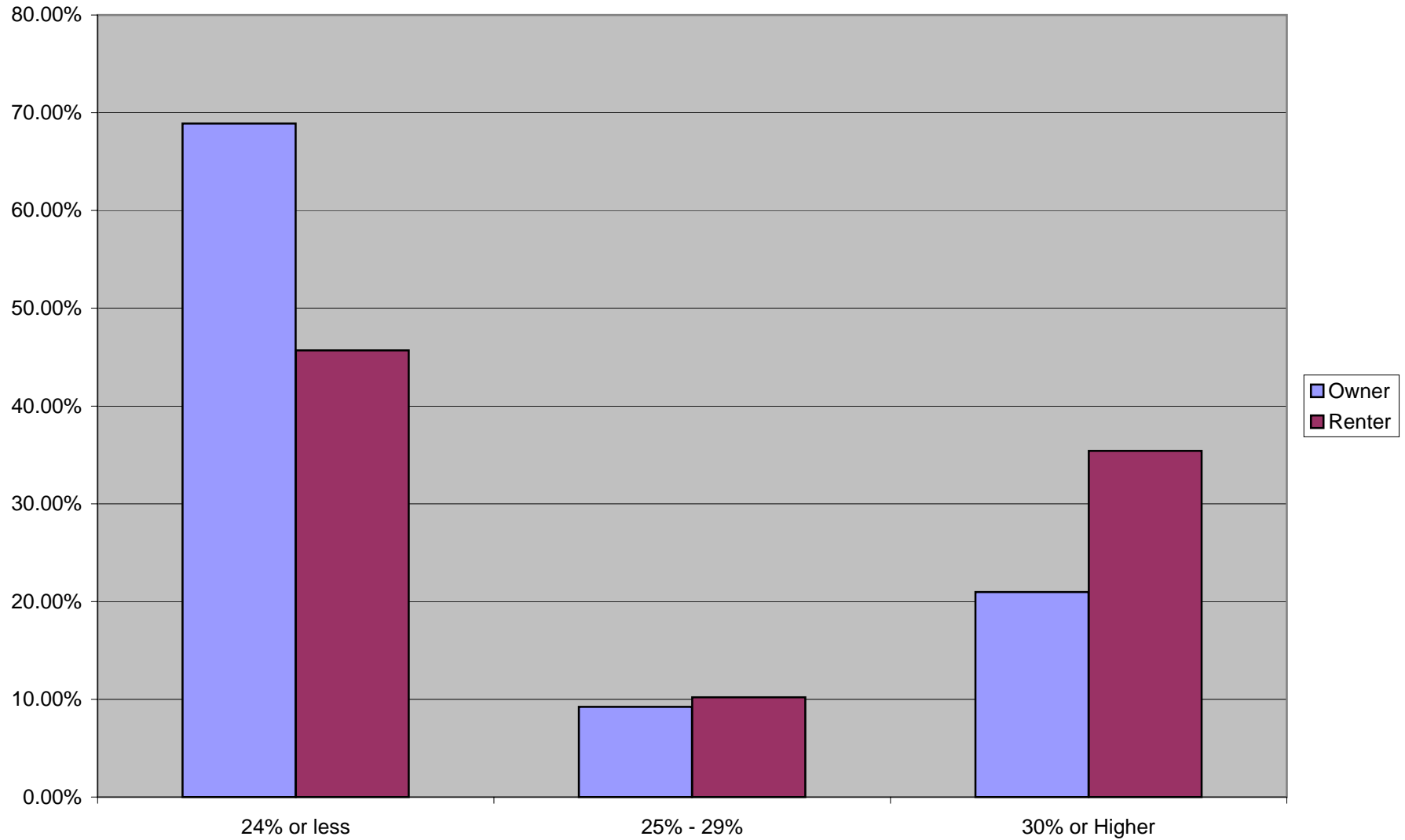
Household Income Used for Housing - Putnam County



Household Income Used for Housing - Middle Georgia Region



Household Income Used for Housing - Georgia



Household Income Used for Housing - United States

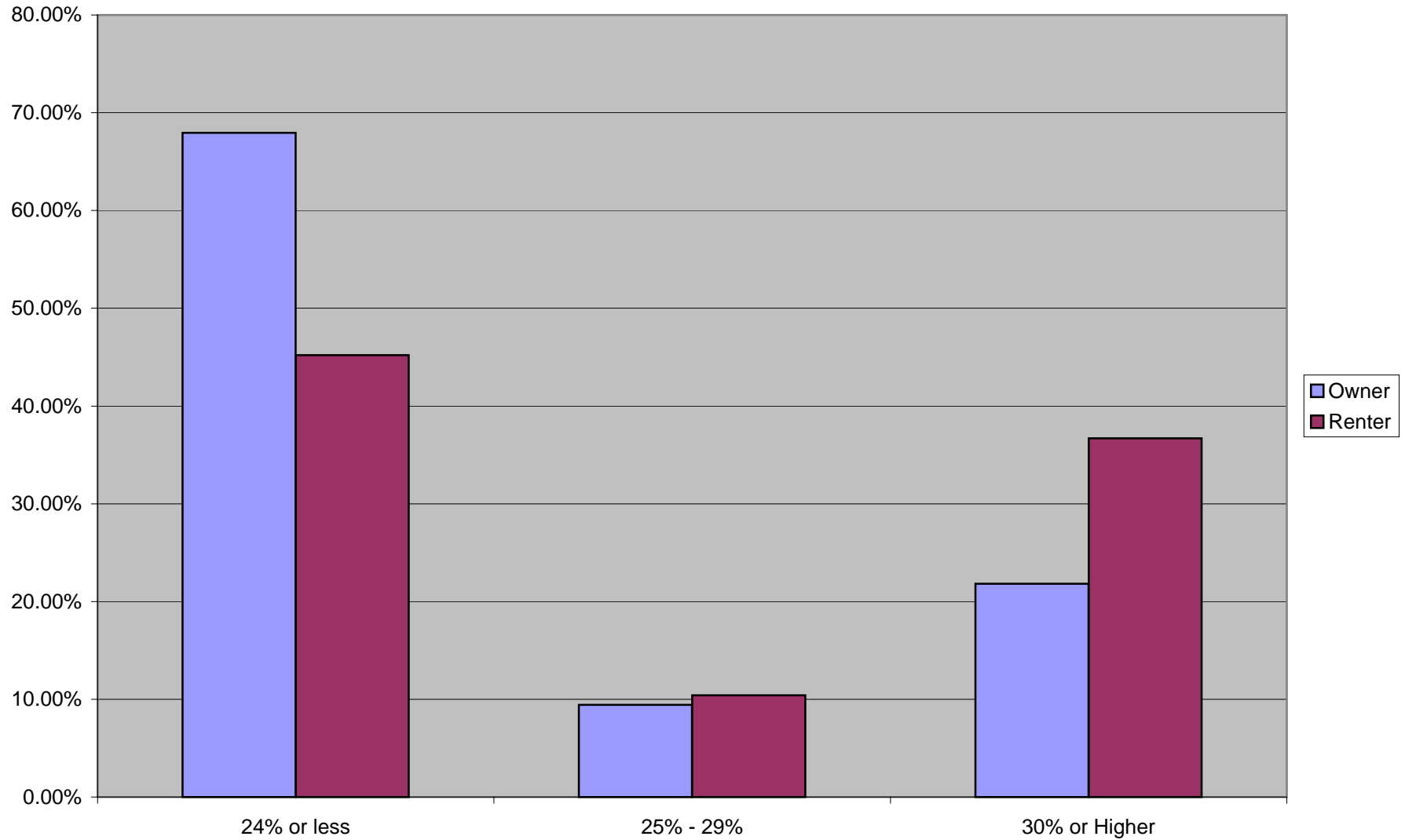


TABLE C-10
MEDIAN MONTHLY RENT
City of Eatonton, Putnam County, Region, Georgia, and United States
1980 - 2000

	1980	1990	2000	% Increase 1980-1990	% Increase 1990-2000	Total % Increase 1980-2000
City of Eatonton	N/A	\$244.00	\$320.00	N/A	31.00%	N/A
Putnam County	\$73.00	\$296.00	\$261.00	25.00%	-0.88%	28.00%
Middle Georgia Region	\$88.55	\$303.82	\$314.27	243.12%	3.44%	254.93%
State of Georgia	\$211.00	\$433.00	\$613.00	105.21%	41.57%	190.52%
United States	\$180.00	\$374.00	\$519.00	107.78%	38.78%	188.33%

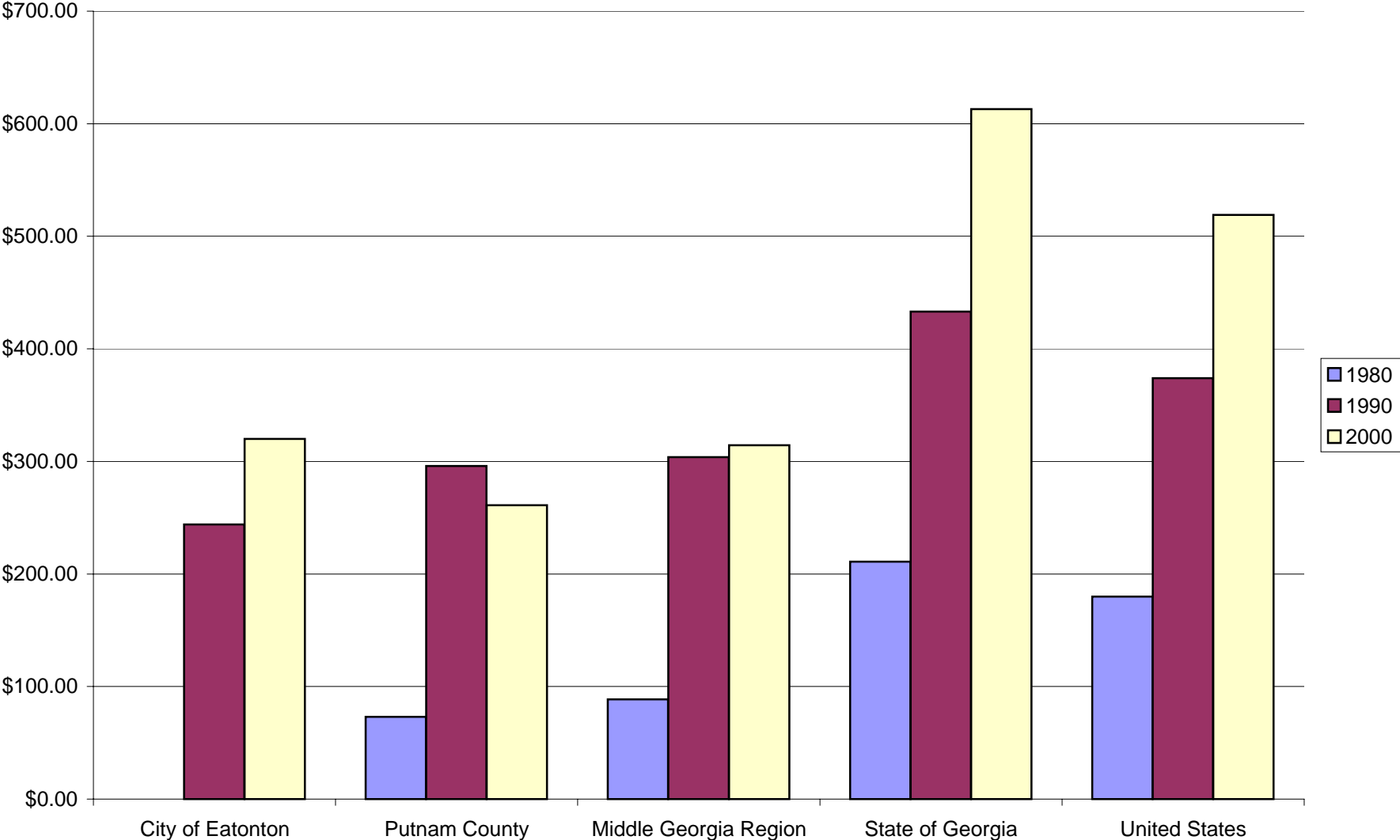
Source: U.S. Bureau of the Census, 2000

TABLE C-11
MEDIAN RESIDENTIAL PROPERTY VALUE
City of Eatonton, Putnam County, Region, Georgia, and United States
1980 - 2000

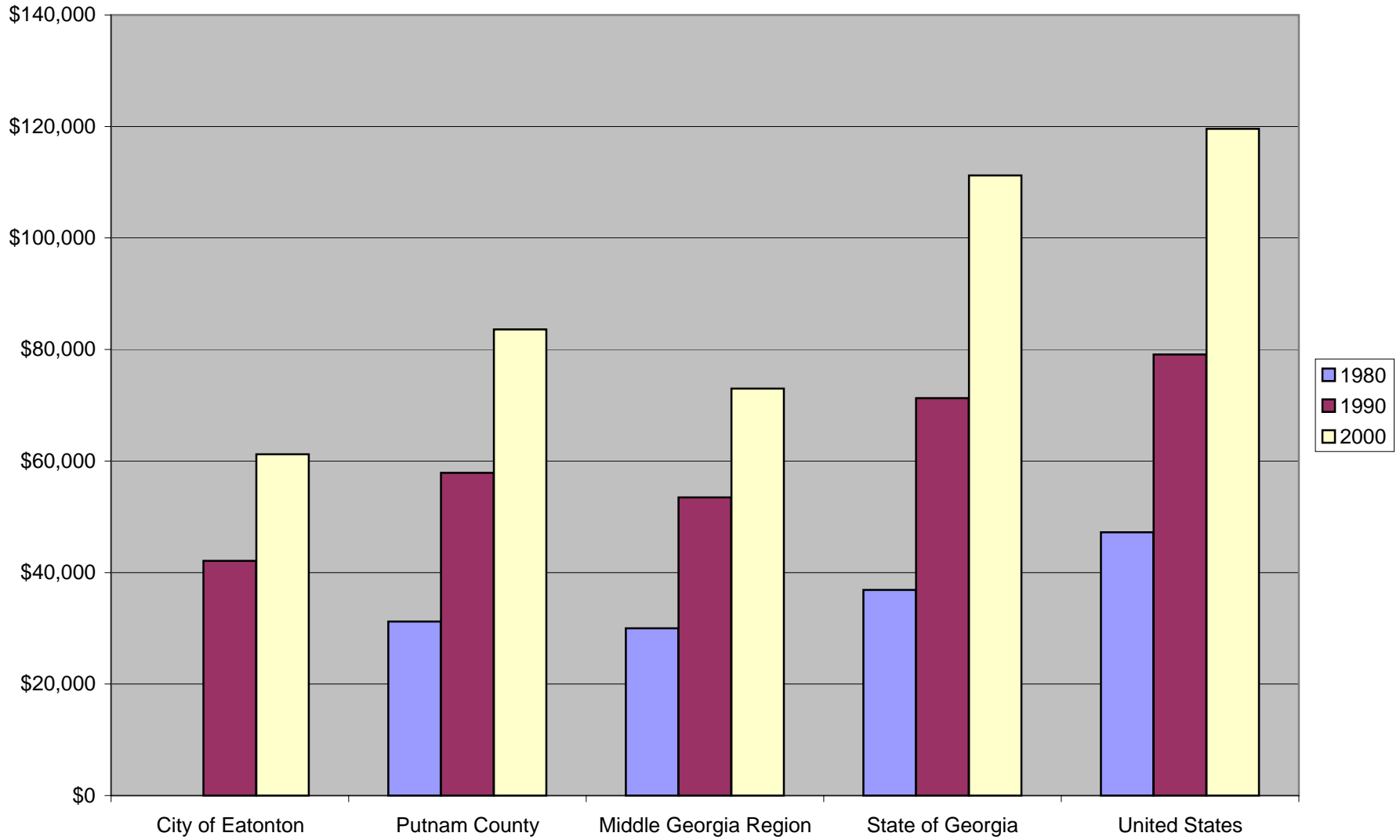
	1980	1990	2000	% Increase 1980-1990	% Increase 1990-2000	Total % Increase 1980-2000
City of Eatonton	N/A	\$42,100	\$61,200	N/A	45.00%	N/A
Putnam County	\$31,200	\$57,900	\$83,600	86.00%	44.00%	168.00%
Middle Georgia Region	\$30,000	\$53,455	\$72,991	78.18%	36.55%	143.30%
State of Georgia	\$36,900	\$71,300	\$111,200	93.22%	55.96%	201.36%
United States	\$47,200	\$79,100	\$119,600	67.58%	51.20%	153.39%

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

Median Monthly Rent



Median Property Values



SUPPORTING DATA AND ANALYSIS - NATURAL AND CULTURAL RESOURCES

Water Quality

Impaired Streams/TMDLs

- Putnam County is located in the Oconee River basin.
- Eight stream segments have been placed on the final 2004 303 (d) list by the State of Georgia for not meeting water quality standards.
- Total Maximum Daily Loads (TMDLs) and TMDL Implementation Plans that indicate the means and strategies to bring these streams into compliance with water quality standards have been prepared for most if not all of the impaired streams.
- Several of the impaired streams flow into neighboring counties, thus to bring the stream into compliance will require a cooperative effort of these counties.

Streams in Putnam County on the Final 2004 303 (d) List

Waterbody Name	Location	Basin	Water Use Classification	Criterion Violated	Violation Designation (Partially or Non-Supporting Use)
Crooked Creek	Putnam County	Oconee	Fishing	Biota	Partially Supporting
Little River	Gap Creek to Big Indian Creek (Putnam County)	Oconee	Fishing	Fecal Coliform	Partially Supporting
Little River	Glady Creek to Lake Sinclair (Putnam County)	Oconee	Fishing	Fecal Coliform	Partially Supporting
Murder Creek	Wolf Creek to Lake Sinclair (Putnam County)	Oconee	Fishing	Fecal Coliform	Partially Supporting
Big Cedar Creek	Hog Creek to Lake Sinclair (Jones/Putnam/Baldwin Counties)	Oconee	Fishing	Fecal Coliform	Not Supporting

Little River	Shoal Creek to Gap Creek (Morgan/Putnam County)	Oconee	Fishing	Fecal Coliform	Not Supporting
Rooty Creek	Rd. S926, Eatonton to Little Creek	Oconee	Fishing	Biota/Fecal Coliform	Not Supporting
Tributary to Little River	Eatonton to Little River (Putnam County)	Oconee	Fishing	Toxicity, Fecal Coliform	Not Supporting

Environmental Planning Criteria

Water Supply Watersheds

- The Little River, Lake Sinclair, and Sparta Water Supply Watersheds are situated in the various sections of Putnam County. It is vitally important that these watersheds are protected since the City of Eatonton, Putnam County, Baldwin County, and the City of Sparta depend on these surface water sources for their water supply.
- Putnam County and the City of Eatonton have adopted and are implementing the required Part V Environmental Criteria ordinance protecting the water supply watersheds in their respective jurisdictions.
- A Source Water Assessment Plan has been prepared for the Little River intake. Care should be taken to protect the surface waters feeding into Little River from uses that might contaminate Little River.
- Source Water Assessment Plans have also been completed for both the Ham and Baugh intakes in Milledgeville located on the Oconee River. The significance here is that Putnam County is located within the outer management zones of both of these intakes, and like the Little River intake, care should be taken to reduce potential contamination to the streams feeding into the Oconee River.
- Map 5 illustrates the location of the two water supply watersheds in Jones County.

Wetlands

- There are extensive wetland areas in Putnam County as displayed on Map 6.
- These wetland areas have become vulnerable to land development and other human activities in Putnam County.

- Putnam County and the City of Eatonton have adopted and are currently enforcing the Part V Environmental Criteria ordinance protecting wetlands in their jurisdictions.
- An extensive public education program would help reduce the ignorance factor as it relates to wetlands protection.
- The City of Eatonton and Putnam County could help utilize, manage, and preserve the wetland areas by revising their zoning regulations to include regulations and guidelines giving developers flexibility in design to protect wetlands and enhance the quality of the development and to give local officials the tools to protect wetland areas through the use of greenway zoning, open space development design, density bonuses, land trusts, conservation easements, purchase of development rights, and other innovative protection measures.

Significant Groundwater Recharge Areas

- There are no significant aquifers in Putnam County; however, there are several probable areas of thick soils that are potential areas concentrated along the northern portion of the County. Areas of thick soils can also be found in the southern section of Eatonton and extreme southern Putnam County (see Map 7).
- The groundwater pollution susceptibility is considered low for the entire County (see Map 8).
- Putnam County and the City of Eatonton have adopted and are enforcing the Part V Environmental Criteria ordinance protecting significant groundwater recharge areas.

Protected River Corridors

- The Oconee River, which a portion of the eastern border with Hancock County is classified as a protected river under State law and regulations. Map 9 presents the location of this corridor.
- Putnam County has adopted and is administering the Part V Environmental Ordinance protecting the Ocmulgee River Corridor.

Other Environmentally Sensitive Areas

Floodplains

- Floodplains are located along the Oconee River and the smaller streams and branches. Map 10 illustrates the location of the floodplains in the City of Eatonton and Putnam County.

- Enforcement of flood protection ordinances have provided some degree of protection related to future flood damage, but as far as water quality is concerned, it has little impact since some development is allowed in portions of the floodplain provided certain conditions are met.
- The City of Eatonton and Putnam County should use its regulatory and financial authority to establish innovative means of preserving the floodplains as natural and conservation areas and to locate development outside these areas.

Steep Slopes

- Of the total land area in Putnam County, 25.9%, or 57,945 acres, has slopes above 10%.
- Areas of steep slopes include western and southern portions of the county in the Oconee National Forest and between the Jenkins and Herndon Branches off Highway 16.
- Creating flexibility in the land development regulations will provide a developer or individual property owner the incentive to place the proposed use on the portion of the site with the lower slope, while preserving the steeper slopes as open space and conservation.

Soils

- Soil types that pose a severe limitation to septic tank absorption fields and dwelling units occupy 45.5% of the total land area, or 101,846 acres; another 11,560 acres (5.2% of total land area) of soils have a severe limitation for septic tank absorption fields and a moderate limitation for dwelling units. The table below lists the soil types found in Jones County, total acreage of those soils, and various soil characteristics that pose a limitation to development.

SOIL SUITABILITY IN PUTNAM COUNTY

<u>Soil Type for Dwellings</u>	<u># of Acres</u>	<u>Suitability for Septic Tanks</u>	<u>Suitability</u>
Buncombe Loamy Sand (Bfs)	260	Severe	Severe
Cecil Cobby Sandy Loam, 2-10% Slopes (CAC)	4,530	Moderate	Moderate
Cecil Sandy Loam, 2-6% Slopes (CyB2)	9,860	Moderate	Moderate
Cecil Sandy Loam, 6-10% Slopes (CyC2)	5,025	Moderate	Moderate
Cecil Sandy Loam, 10-25%	9,520	Severe	Severe

Slopes (CyE2)

Cecil Sandy Clay Loam, 2-6% Slopes (CzB2)	6,110	Moderate	Moderate
Cecil Sandy Clay Loam, 6-10% Slopes (CzC2)	15,565	Moderate	Moderate
Cecil Sandy Clay Loam, 10-25% Slopes (CzE2)	9,751	Severe	Severe
Chewacla and Starr (Cst)	10,790	Severe	Severe
Congaree and Toccoa (Cot)	11,920	Severe	Severe
Davidson Loam, 2-6% Slopes (DgB2)	27,550	Moderate	Moderate
Davidson Loam, 6-10% Slopes (DgC2)	5,750	Moderate	Moderate
Davidson Clay Loam, 6-10% Slopes (DhC2)	24,470	Moderate	Moderate
Davidson Clay Loam, 10-25% Slopes (DhE2)	23,825	Severe	Severe
Davidson-Urban Land Complex 2-10% Slopes (DyC)	815	Moderate	Moderate
Enon Urban Land Complex, 5-12% Slopes (EwD)	1,305	Severe	Severe
Enon Soils, 6-10% Slopes (EjC2)	1,090	Severe	Severe
Gwinnett Loam, 15-35% Slopes (GgF2)	3,650	Severe	Severe
Helena Sandy Loam, 2-6% Slopes (HyB2)	1,695	Severe	Severe
Helena Complex, 6-10% Slopes (HOC2)	3,730	Severe	Severe
Iredell Loam, 2-6% Slopes (IcB)	1,250	Severe	Severe
Pacolet Sandy Loam, 10-25% Slopes (PfE)	2,255	Severe	Severe
Starr and Toccoa (Sen)	800	Severe	Mod-Severe
Vance Sandy Loam, 2-6% Slopes (VaB2)	5,840	Severe	Moderate
Vance Sandy Loam, 6-10%	3,900	Severe	Moderate

Slopes (VaC2)			
Vance Sandy Loam, 10-25% Slopes (VaE2)	3,230	Severe	Severe
Wehadkee Soils (Whs)	1,310	Severe	Severe
Wilkes Sandy Loam, 2-10% Slopes (WiC2)	1,820	Severe	Moderate
Wilkes Soils, 10-25% Slopes (WiE)	15,465	Severe	Severe

Source: Soil Survey of Baldwin, Jones, and Putnam Counties, Georgia, U.S. Department of Agricultural, Soil Conservation Service, September 1976.

- Future development map should direct development away from soils that have severe limitations to urban uses.
- Flexibility in site design regulations would permit areas where soil limitations are a problem to be conserved.
- Soils map should be consulted during project review, and if necessary, alternative design recommended.

Plant and Animal Habitats

Birds, Fish, and Plants on Federal or State Protected List Located in Putnam County

1. Altamaha Shiner - Georgia
 2. Robust Redhorse - Georgia
 3. Red-cockaded Woodpecker - Federal and Georgia
 4. Pool Spite - Federal and Georgia
 5. Mat-forming Quillwort - Federal and Georgia
- Enormous residential and commercial growth over the last 20 years in Putnam County has increased the vulnerability of local plant and animal habitats to land development and other human activities.
 - In the western part of Putnam County, which includes the Oconee National Forest, the plant and animal habitats in that area have been effectively preserved.

Significant Natural Resources

Prime Agricultural Areas

- According to the Soil Survey for Putnam County, 35.0% of the total land area in Putnam County, or 78,765 acres, has prime agricultural soils. Most of these areas are now mostly in pine forest or pastureland.

Scenic Areas

- The major scenic area in Eatonton and Putnam County is the Historic-Piedmont Scenic Byway Corridor along Highway 16 from Highway 142 through the City of Eatonton to the Hancock County Line.
- The County, through its enforcement of the local zoning regulations and other laws, should ensure that no additional intrusions be allowed along the scenic byway route that could jeopardize the Scenic Byway designation.

Major Parks, Recreation, and Conservation Areas

Putnam County is home to five major park/recreation/conservation areas: Oconee National Forest, Georgia Power Lake Sinclair facilities, Georgia Power Lake Oconee Facilities, Rock Eagle 4-H Center, and Oconee Springs Park.

- **Oconee National Forest** - 118,000 acres; contains campsites, hiking and biking trails, fishing and hunting, horseback riding, and wildlife preservation and management services. It includes the Cedar Creek and B.F. Grant Wildlife Management Areas that are managed by the Georgia Department of Natural Resources.
- **Georgia Power Lake Sinclair Facilities** - 15,330 acres of water; 417+ miles of shoreline. It is site of the Oconee Wildlife Management Area and Water Fowl Management Area.
- **Georgia Power Lake Oconee Facilities** - Includes Lawrence Shoals Recreation Area off Highway 16 East; picnic facilities, camping, boat ramps, beach area, etc.
- **Rock Eagle 4-H Center** – A prehistoric stone mound shaped like an eagle; an environmental education center where programs are conducted for children of all ages; lodging and conference center.
- **Oconee Springs Park** - A 12-acre park owned and managed by Putnam County; contains a picnic area, campsites for tents and motor homes, a boat ramp, a large pavilion, a marina, and modern rental cabins.

Air Quality

- In 2004, the area around Plant Branch was placed on EPA's non-attainment list for failing to meet the Particulate Matter-2.5 ambient air quality standard.
- A State Implementation Plan will be prepared by the Georgia Department of Natural Resources-Environmental Division that will identify actions to be taken to bring this area into attainment with EPA air quality standards.
- Local officials should be aware of the recommendation in the SIP, and insure any actions taken by the local government should be consistent with the SIP and in no way further degrade air quality in that area.

Cultural Resources

The following categorized inventory of historic and cultural resources located within Putnam County was completed as the result of a windshield survey conducted in July 2000. The inventory includes all locally, regionally, or nationally significant districts, sites, or individual structures that are listed in the National Register of Historic Places or may be eligible for that designation. In addition to the windshield survey, resources were also identified by reviewing past comprehensive surveys and by consulting local sources. The locations of all historic resources in the inventory are marked on a map of the county and are numerically keyed to its corresponding description (see Map 13).

I. **Residential Resources:** Historic residential districts, neighborhoods and individual homes

- 1a) Eatonton Historic District, (Residential Section) - Listed in the National Register of Historic Places on June 13, 1975. The residential section of the district features over 100 antebellum and Victorian-era residential and institutional resources, as well as a significant number of early 20th century structures. The district boasts several high-style examples of Greek Revival, Queen Anne, and Folk Victorian, as well as Gothic Revival. A small, but significant African-American section of the district features several fine examples of 19th and early 20th century vernacular architecture. Resources in the district include:

Bledsoe-Green House (c1817)	Trippe-Hunt-Loft House (c1854)
Napier-Reid-Bronson House (c1824)	Eatonton Public Library (c1915)
Slade Hall (c1852-54)	Riley-Williams House (c1904)
Davis-Ashurst House (c1888)	Spivey-Johns-Dunn House (c1900)
Williamson-Branham-Davis-House (c1816-1818)	Wilkinson-Cooper House (c1814)
	Adams-Hearn-Hume House (c1856)

Branham-Imperial Mill House (c1816) Collingsworth-McCullough House
 Reid-Greene Lawrence House (c1855) (c1888)
 Ezell-Tatum House Abercrombie-Rosser House (c1818)
 First United Methodist Church (c1857) Harris-Reid-Griffith House (c1816)
 Thomas-Nisbet-Taliafero House Tunison-Paschal-Lawson House
 (c1836) (c1854)
 Eatonton Presbyterian Church (c1897) Ebenezer Baptist Church (c1891)
 Panola Farm (c1850s)

- 2) Ivy Hill, 105 Lower Harmony Road - Built c1820, Ivy Hill is characterized as a two-story, braced frame Plantation Plain house featuring clapboard siding, 6/6 and 9/9 windows, and heavy gable end exterior brick chimneys. Other features include a nice transom and sidelight door surround with sidelights around the upper hall window. Very early house, located on the outskirts of Eatonton.

II. Commercial Resources: Historic commercial districts (e.g., crossroads, downtowns, etc.) and individual buildings (e.g., general stores, offices, etc.)

- 1b) Eatonton Downtown Commercial District (Eatonton Historic District)
 The downtown commercial district is centered around the courthouse square and features several one- and two-story, load-bearing brick, 19th and early 20th century commercial buildings. Most of these resources are in the commercial style, although a few exhibit Beaux Arts stylistic elements. Resources include:

Putnam County Courthouse (c1905)	Tucker-Hearn-Deas Building (c1853)
Brick Warehouse (c1853)	Temperance Hall (c1850)
Harvey's Corner (c1850)	Prudden Block (c1909)
Odd Fellows Hall (c1828)	Bank of Eatonton (c1904)

- 3) Dennis Station Road General Store, SW corner of Dennis Station and Twin Bridges Road - Gable front, balloon frame general store with clapboard siding, 6/6 windows, field stone pier foundation, functional wood shutters, and double doors. Appears to have two rooms. Lateral exterior brick chimney in front room, interior slope brick flue (for coal stove/heater) in rear room. Appears to date from the early 1900s.

III. Industrial Resources: Historic railroad structures and buildings, mills, factories, etc.

- 4) Enterprise Mill and Mill Village, on U.S. 441 on the outskirts of Eatonton - Turn-of-the-century mill complex consisting of mill buildings and housing built between 1900-1950. The mill site is made up of load-bearing brick, concrete block, and steel frame buildings. The oldest load bearing-brick structure appears to have been built c1900 and is characterized as a rectangular, one-story structure with a parapet gable roof, common bond exterior, and 12/12 segmental arch windows. The mill village is located adjacent the mill site, with the most intact section situated along U.S. 441 and Enterprise Street (and is made up of a concentration of at least 25

buildings). A majority of the housing units are shotgun type houses, although a few are saddlebag and side gable cottage types. All of the mill housing appears to have been built between 1910-1930, are balloon frame, and feature clapboard siding, 4/4 windows, and have brick pier foundations.

- 5) Imperial Mill and Mill Village, Imperial Mill Road (NW downtown Eatonton) - Extensive turn-of-the-century factory and housing complex. The mill building is a large, rectangular, two-story, load-bearing brick structure, featuring common bond brick exterior, heavy exposed rafter ends, segmental arch window openings, and an ornate, square, four-story entry tower with pyramid roof, segmental arch openings in apex, and pattern brick design. The mill has been retrofitted for modern use: windows have been bricked in or covered with framing. Several historic related buildings survive, including a frame administrative building. The mill village is wonderfully intact. The village plan consists of one main corridor, Imperial Avenue, and three perpendicular streets and is made up of several housing units (at least 50 or more) built between 1910 and 1930. Most of the mill houses are balloon frame shotgun and side gable house types featuring clapboard siding, 4/4 windows, and brick pier foundations. Possibly National Register eligible as a historic district. **Has been recently demolished-not shown on map.**
- 6) Eatonton Water Works, 457 Sumter Street - Made up of two buildings. The oldest building is a front gable, load-bearing, common bond brick structure with segmental arch openings built around the turn of the century. The second building is a 1930s era, two-story, load-bearing, Flemish bond brick structure with a shaped, concrete parapet front, metal casement windows, and concrete window sills. The facade bays are separated by flat brick buttresses with concrete imposts. Eatonton Water Works is inscribed in the concrete signboard below the parapet.

IV. Institutional Resources: Historic institutional districts and individual buildings (e.g., schools, military complexes, churches, etc.)

- 7) Rockville Academy, Rockville Road, Rockville Community - Built in 1889, consolidated in 1890, and graded in 1892, Rockville Academy is said to be the first consolidated rural school in Georgia, as well as the first standard rural school and the first vocation rural school in the state. The building is characterized as a large, balloon frame, two-story, hip roof structure with standing seam metal roof, clapboard siding, 9/9 windows, and continuous fieldstone foundation. Other features include 12 light casement windows, ½ glazed double doors with sidelights, overhanging box eaves, small gable stoops with round Tuscan columns on both sides of the building, and a partial width gable entry porch with Tuscan columns and pilasters in the facade. A defining stylistic feature of the building is a small, centered gable supported by shaped brackets situated over the upper facade window. The building is situated in rural, sylvan surroundings along side St. Paul's Methodist Church.

- 8) St. Paul's Methodist Church, Rockville Road, Rockville Community - Built c1871, St. Paul's Church is a very nice braced frame, Carpenter Italianate/Greek Revival style, temple front church building with a moderately steep front gable roof, clapboard siding, and 9/9 windows. The facade features a pointed arch wood vent and gable return. The building displays a distinct molded cornice under the eaves and rake with dentil course and alternating ornate-shaped consoles and paired, scrolled brackets (small consoles only along rake). A main feature is the centered, partial width recessed porch that features a single fluted Tuscan column in the center flanked by square Doric pilasters/corner boards. Two very wide paneled doors in facade. Situated in a very rural, sylvan setting alongside the Rockville Academy building.
- 9) Phoenix Academy, 297 McMillen Road - Originally part of Turnwold Plantation, the building was moved during the 1990s to the Singleton-McMillen House property, which is listed on the National Register of Historic Places. Phoenix Academy was listed on the National Register in 1980 as a part of Turnwold Plantation. Phoenix Academy was built in 1862 by Joseph Addison Turner, the owner of Turnwold Plantation, who, at one time, served as a teacher at the academy and as president of the board of trustees. The academy was built on the site of Union Academy, which was organized in 1819 with the help of Turner's father, William Turner. Joel Chandler Harris, author of the "Uncle Remus" stories, attended the academy during his apprenticeship at Turnwold between 1862-1866 (see Turnwold Plantation, Section V). The academy is characterized as a one-story, braced frame, gable front building with two facade doors, interior brick chimneys, clapboard siding, and brick pier foundation. The building exhibits outstanding Greek Revival stylistic elements such as a pediment, pilasters with Ionic-order scrolls and molding around the door and window frames. The unusually fine application of Greek Revival details to one of the few surviving examples of rural antebellum academies in Georgia which makes the Phoenix Academy a unique and noteworthy structure.
- 10) Mount Ararat Methodist Church, Dennis Station Road - Original church building built in 1824, destroyed by Sherman's troops during the March to the Sea in the winter of 1864. Extant building appears c1870s, with some historic alterations. Church marked extant on 1878 Putnam County Map. Building is characterized as a braced frame, front gable, late vernacular Greek Revival structure with recessed, full-width gable portico supported by slightly battered wood columns, 6/6 windows on the sides, and two paneled doors in the facade. Interesting square patterned wood work/paneling in gable. Projecting, three-sided bay with 2/2 windows in rear. Features an old cemetery with some ornate cast iron fencing and Victorian-era markers. Located in wooded surroundings.
- 11) Friendship Road Church - Small front gable frame church with clapboard siding, 6/6 windows, and paneled double doors. Has a small hip entry porch with simple entablature supported by square Doric columns. Small cemetery in rear. Probably built c1920s.

- 12) Central Methodist Church, Central Road - Simple, traditional front gable, early 20th century frame rural church featuring clapboard siding, 6/6 windows, and field stone pier foundation. Also features a gable portico supported by square wood posts and double doors. Situated in rural, wooded surroundings with a large graveyard located nearby under cover of trees.
- 13) Pierce Chapel Methodist Church, Pierce Chapel Road - Very steeply pitched, balloon frame, gable front church with clapboard siding, 9/9 windows, and brick pier foundation. There is a one-story hip roof verandah in the facade with square, battered wood columns resting on brick piers. Two doors in facade. The congregation was established in 1899; the present building may date from this period. Rural, wooded surroundings adjacent a pecan grove.
- 14) Silver Pages of Life Church, Pierce Chapel Road - Located just south of Murder Creek, this building may have originally been associated with Ramoth Church, depicted on the 1878 Putnam County map. This building is very similar to the Pierce Chapel building. It is a steeply pitched, balloon frame, gable front church with clapboard siding (originally), brick pier foundation, and full width hip verandah with full height, square battered wood columns. Set in wooded surroundings with abandoned dwelling in back. Also features a small graveyard with granite coping around several family plots. Earliest graves date to the 1910s. Extant building appears to date from around the turn of the century (but may be older)
- 15) Concord Methodist Church, Pea Ridge Road - Organized in 1810, Concord Methodist Church is the oldest Methodist congregation west of the Oconee River. The first building was a log structure situated along the stage coach line between Athens and Milledgeville. The present structure is a small, frame, vernacular Greek Revival building with a recessed, full width gable portico (temple form) supported by thin square posts, 9/9 windows on the sides. Small, partial width gable ell centered off rear (sacristy). Building was probably built c1870s (extant on 1878 Putnam County Map), although it may be older. Small graveyard in back of property with some ornate cast iron fencing and markers.
- 16) Wesley Chapel, corner of Sparta and Carter-Dearman Road - Typical, late 19th century, frame, front gable, rural church building with steeply pitched roof, clapboard siding, field stone pier foundation, and two facade doors. Built in 1880, this is the second church building built by the Wesley Chapel Methodist Church Congregation (a new sanctuary built in 1953 is located on the opposite corner).
- 17) Philadelphia United Methodist Church, New Phoenix Road - Greek Revival style, temple front rural church with pedimented portico supported by square, full height Doric columns. Features two doors in facade, each with Greek Revival-inspired door mold. Probably built c1850. Set in rural, wooded surroundings with small graveyard located nearby under the cover of trees.

- 18) Crooked Creek Baptist Church, Old Phoenix Road - Frame, gable front church featuring 9/9 windows, asbestos siding, and field stone pier foundation. Front gable portico with foyer added c1940s. Features 6/6 windows, double doors with transom, dentil course along rake, and round Tuscan columns. Original portion of building was probably built in the early 20th century. Situated in rural, wooded surrounding.
- 19) Ward Chapel AME Church, Ward Chapel Road - Significant as the church attended by renowned local author Alice Walker, where she was baptized and attended services during her formative years. Walker is best known as the author of “The Color Purple.” The building, built during the 1940s, is a simple front gable, balloon frame structure featuring clapboard siding, standing seam roof, triple hung 6/6/6 windows, exposed rafter ends, and brick pier foundation. The cemetery, where her parents and ancestors are buried, is located across the road. The church is located in rural, wooded surroundings.
- 20) Jefferson Baptist Church, Harmony Road - Balloon frame, front gable rural church featuring 4/4 colored glass windows, clapboard siding, and boxed eaves. Portico and steeple nonhistoric additions. Building appears to have been built during the 1920s.
- 21) Harmony Baptist Church, Harmony Church Road - Very nice balloon frame, T-shaped rural church featuring a main pedimented front gable mass with centered wings. Small hip foyers with paneled double doors and transom are located between the wing and main mass of the building. Other features include clapboard siding, overhanging boxed eaves, 9/9 windows, and pointed arch wood vents in gables. The cemetery, which exhibits several ornate markers as well as several plots lined with concrete or marble coping, is located across the road. The entrance is marked by a galvanized metal gateway with “Harmony Cemetery” and the date 1908 inscribed above. Situated in a rural, picturesque setting.
- 22) Mt. Gilead Baptist Church, Glades Road - Early 20th century country church set in heavily wooded surroundings. Building is characterized as a one-story, balloon frame, front gable church with asbestos siding and fixed colored glass windows.
- 23) Union Chapel School, Union Chapel Road - Union Chapel School is an outstanding example of a turn-of-the-century country school. Built during the 1910s, the school was open for classes between 1913-1946. The building is characterized as a one-story, front gable, balloon frame building with clapboard siding, 9/9 windows, brick pier foundation, and turned porch posts. Set in rural, picturesque surroundings.
- 24) Union Chapel United Methodist Church, Union Chapel Road - Outstanding vernacular Greek Revival country church set in rural, picturesque surroundings. Church is characterized as a large, one-story, braced frame building having a pedimented gable front with boxed eaves and molded cornice. Dentils under rake.

Nice entablature with dentil course under facade eave. Three-bay facade is broken up by large, flat Doric pilasters. Also features functional wood shutters, two cross panel doors, and large field stone pier foundation. The congregation was established in 1858.

V. Rural Resources: Historic landscapes, farm complexes, crossroads communities, bridges, roadways, barns, plantations, etc.)

- 25) Glenwood Springs Road Steel Bridge, Murder Creek - A trussed steel bridge reinforced with steel cables and having a wood plank floor. Probably built during the 1920s.
- 26) Terrell-Sadler House, 122 Harmony Road - Listed in the National Register of Historic Places on March 31, 2000. The Terrell-Sadler House, once the main house of a 700- acre antebellum plantation, is a braced frame, one-story, five-bay, triple-pile house designed in the Greek Revival style. The house is situated on a raised brick and stone basement and features a pedimented gable portico supported by Greek Doric columns with a dentil cornice that wraps around the entire house. Highlights include a very heavy, ornate pedimented door surround supported by square Doric pilasters. Moldings, corner boards, and door and window surrounds are stylistically consistent throughout the interior and exterior of the house. The house was built by William Terrell in 1855. During the Civil War, the 14th Corps of Sherman's Army camped on the Terrell Plantation grounds. The house remained in the family until the turn of the century, during which much of the original acreage was sold. Today, the house retains a rural/agricultural context which includes formal box wood gardens, 19th century landscaping, outbuildings, and the Terrell Family cemetery. The house is considered an outstanding example of the Greek Revival style.
- 27) Woodland Plantation, 750 Harmony Road - Listed in the National Register of Historic Places on January 29, 1979. The Woodland Plantation House is an exceptional one-story, braced frame, high style Greek Revival Georgian cottage featuring a recessed, full width porch displaying sawn brackets and supported by fluted Doric columns. Other stylistic details include a Greek Revival transom and sidelight door surround, distinct entablature with dentil course, and corner boards consisting of stylized vernacular Doric pilasters. A large, two-story, hip roof building was added to the rear of the main plantation house c1880s. The main house was designed and built by Wesley Gaines Kimbrough, a farmer and mason, in 1858. The plantation originally included 450 acres with several outbuildings. The plantation house, two original outbuildings, and five acres remain in the family (Kimbrough-Scott).
- 28) Singleton-McMillan House, 299 McMillan Road - Listed in the National Register of Historic Places on October 1, 1974. Built in 1854, the Singleton-McMillan House is a simple, yet elegant, one-and-a-half story, Greek Revival style Georgian cottage featuring a partial width, pedimented gable portico supported by Doric

columns. A pair of brick gable-end exterior chimneys flank each side of the house. Eaves, windows, and doors feature distinct molded cornices. The transom and sidelight door surround is framed by square Doric pilasters, which is repeated in the corner boards. Round arch windows, an Italianate stylistic element, are located in the side gables. The house, which was the main house of a 1,500-acre plantation, was built by prominent Putnam County citizens David and Rebecca Singleton. By the 1860s, a small farming village known simply as Avelina Post Office grew up around the plantation. By the end of the 19th century, the village was known as the Willard Community. Today, the house is located in a pastoral setting with several outbuildings and secondary dwellings. Phoenix Academy, originally located on the grounds of Turnwold Plantation, was moved to the property during the late 1990s.

- 29) Tompkins Inn, Highway 441 - Listed in the National Register of Historic Places on October 5, 1978. The Tompkins Inn, built c1812, is a 1 1/2-story braced frame structure with a hall-parlor type plan, a modified pitched roof, clapboard siding, heavy lateral exterior brick chimneys, and wraparound shed porch. The building is located in a rural setting along the old post road between Milledgeville and Athens, Georgia (now U.S. 441) and was operated as a stagecoach inn by the Tompkins family until the mid 19th century. Several state legislators stayed at the inn during their travels to and from the state capitol. An outbuilding which served as the quarters for servants and stagecoach drivers is located behind the inn, with the Tompkins family cemetery being located across the road. In addition to its use and operation, the Tompkins Inn is significant as one of the few surviving examples of the earliest architecture of Putnam County.

- 30) Turnwold Plantation, 366 Old Phoenix Road - Listed in the National Register of Historic Places on March 10, 1980. Turnwold Plantation was originally made up of two plantation houses, the Alexander-Turner House and the Lane-Turner House; Phoenix Academy, a mid 19th century school; historic outbuildings and tenant houses; and two family cemeteries. The plantation is significant for its association with Joel Chandler Harris, author of "Uncle Remus," and as the site where the "Countryman," a weekly newspaper, was edited, printed, and published by the owner of the plantation, Joseph Addison Turner. From 1862-1866, Joel Chandler Harris, a slave on the plantation, lived and worked as a printer's apprentice on the "Countryman." Harris also attended the Phoenix Academy (See Section IV), built in 1862, one of the only surviving antebellum academies in the state. It was at Turnwold that Harris received his inspiration for his literary works. Mr. Turner, a planter, lawyer, scholar, and writer encouraged Harris in writing and in the use of the plantation's library. In addition to his formal training, Harris' literary work was shaped by his experiences in the slave quarters where he heard African animal legends and the Negro folklore of the Old South. The Alexander-Turner House, the house of Joseph Addison Turner, is a very early 19th century, braced frame, two-story I-house featuring clapboard siding, 9/9 and 9/6 windows, double shouldered gable end exterior brick chimneys, and monumental, full height portico with large square columns (added in the 1930s). The Lane-Turner House, the house of Joseph Turner's father William, is an early 19th century, braced frame, Federal-style I

house featuring a hip roof, clapboard siding, 9/9 windows, and heavy gable end exterior brick chimneys. The facade bays are divided by full height pilasters, and the cornices are wide, boxed and paneled. The Lane-Turner House was demolished during the late 1990s, and Phoenix Academy was moved to the Singleton-McMillen House grounds where it is used as an office.

- 31) Napier House, 229 Napier Road - Very nice two-story, Folk Victorian style I-house with 6/6 windows, transom and sidelight door surround, Italianate door, and one-story, full-width verandah with ornate sawn work balusters, posts, and frieze (gingerbread). Wooded surroundings, pecan grove, and field systems. Extant historic outbuildings. Located at the opposite end of Napier Mill Road. Appears to date from the 1870s (extant on historic 1878 Putnam County map), but may possibly be older (gingerbread porch may have been added c1880s).
- 32) John Compton Maddox House, corner of Glenwood Springs and Fold's Road - Very nice plantation complex consisting of several outbuildings, including a tenant house (ruin), as well as surrounding field systems. The plantation house itself appears to be an older building that was remodeled around the turn of the century. The house, which appears to have been built c1820s, is a two-story, braced frame, vernacular Greek Revival I-house with a gable-on-hip roof (later addition), small nonprojecting facade gable, large gable end exterior brick chimneys, clapboard siding, and 9/9 windows. Features a one-story, partial width gable portico with square, grouped Doric columns and a ½ glazed door with sidelights. Large rear ell as well as a two-room service ell (kitchen/dining room). The Maddox family, made up of five brothers, migrated to Putnam County from North Carolina in the early 19th century. The Putnam County Maddoxes descended from Maryland Governor Notley and the family who first settled Maddox, Maryland. The house and land remain in the Maddox Family.
- 33) Baldwin House, Price Road - Extensive, intact antebellum plantation featuring antebellum plantation house, early 20th century secondary dwelling, several tenant houses, surrounding field systems, pecan groves, and several historic outbuildings. The main plantation house is an ornate, one-story, braced frame, Greek Revival-style Georgian cottage featuring a hip roof, clapboard siding, 9/9 windows, interior brick chimneys, and a heavy random stone pier foundation. Other features include a plain, yet substantial, entablature, nice Greek Revival door surround featuring sidelights and molded entablature, square Doric pilasters for corner boards, and a flat, partial width portico featuring unusually ornate fluted Ionic columns. The main house appears to have been built c1850s.
- 34) Denham-Freeman-Fierman House/Twelve Stones Farm, 436 Greensboro Road - Very nice high style, Greek Revival plantation house. The building is essentially an I-house with a full width recessed portico featuring an entablature with large dentils and massive, full-height, fluted Doric columns and square pilasters. Also features a simple, elegant transom and sidelight door surround flanked by square Doric pilasters supporting a dentiled entablature. Interior gable end brick chimneys on

each end. Some late 19th century alterations. The house appears to have been built c1830s. Situated among rural surroundings with outbuildings and field systems.

- 35) Denhamville Plantation, Greensboro Road/GA 44 - Plantation dates from about c1815.
- 36) Spivey House, 960 Sparta Road - Very interesting house and farm complex. Main house exhibits exceptional architecture. The house appears to be a very early 19th century building with several Folk Victorian stylistic elements added c1880s. The original portion of the house is characterized as a 1 ½ story, braced frame, vernacular Greek Revival style, central hall plan house featuring clapboard siding, 6/6 windows, exterior gable end brick chimneys, square Doric corner boards (pilasters), and transom and sidelight door surround. The roof, which has a mansard-like shape, features gable roof dormers with 6/6 windows in the facade and 6/6 windows in the side gables (on each side of the chimney shaft). The roof may or may not be original. Folk Victorian elements added during the 1880s include a centered, nonprojecting facade gable and a wrap-around porch with ornate turned posts and balusters and sawn work brackets. The property also features an extensive array of historic outbuildings surrounded by field systems. Picturesque, 19th century landscape.
- 37) Edmonson House/Stonegate Farms, 437 Milledgeville Road - Large, vernacular Greek Revival-style Georgian House featuring a gabled, partial width, two-story double portico with square Doric columns, 6/6 and 9/9 windows, and two lateral exterior chimneys on each side of the building (8 fireplaces in all - one per room). Local sources contend that the house was built during the 1820s. Metal "barrel tile" shingles probably added in the 1920s. Features a transom and one sidelight door surround (double doors probably removed c1920s). Agricultural context, field systems.
- 38) Odum-Resseau House, 257 Highway 212 - Two-story I house with brick gable end exterior chimneys. Agricultural context, extant outbuildings, field systems. The house was moved from its original location. Probably built early to mid-19th century.
- 39) Waller-Hearn House, 383 Twin Bridges Road - Two-story I house with clapboard siding, gable end exterior brick chimneys, and 9/9 windows. According to local sources, the house was built c1830s.
- 40) Dennis Station Road - Ornate, Folk Victorian style, gable ell house with steeply pitched cross gable roof, pattern wood shingles in gables, 6/6 windows, and wraparound porch with dentil course and round Tuscan columns. Large ell section off rear. Building appears to date from the 1890s.
- 41) Park Road - Two-story I-house with clapboard siding, transom and sidelight door surround, and 6/6 and 9/6 windows. Also features a one-story, full width hip

verandah with square, vernacular Doric posts and a ½ glazed Victorian-era door. 6/6 windows in side gables - may be 2 ½ stories. House may possibly date from the 1840s. Agricultural context, field systems.

- 42) Beall-Gorley House, 1851 Oconee Springs Road - Nice braced frame, vernacular Greek Revival style Georgian house featuring a main hip roof, stuccoed masonry interior chimneys, 9/9 windows, clapboard siding, and a Greek Revival transom and sidelight door surround. One-story, partial width hip verandah with square vernacular Doric posts resting on brick piers. Dentil course under roof and porch eaves. House appears to have been built c1850s. Rural, pastoral setting with pecan grove. Allen A. Beall built this house as the main residence of his 1,500-acre corn and cotton plantation in the years preceding the Civil War. Upon his death in 1861, his widow, Caroline Davis Beall, resumed the operation of the plantation and the construction of a grist mill on Crooked Creek, which began operation in 1862 (see Mrs. Beall's Mill Site in Section IV).
- 43) 370 Crooked Creek Road - Very nice, c1910s farm complex consisting of a farmhouse, pasture, and several agricultural outbuildings. Most of the outbuildings are horse barns or stables, some historic, several new (exhibiting traditional designs and compatible construction and materials). Historic metal windmill/water collection tower. The farmhouse appears to be a variation on a gable ell cottage. The house is 1½ stories and features a gambrel roof ell and a non-projecting gable in the facade, each with rustic wood shingles. Other features include a transom and sidelight door surround, ½ glazed door, corbelled chimneys, and Craftsman style porch with square wood columns resting on brick piers.
- 44) 425 Crooked Creek Road - Very early 19th century, braced frame, double pen farmhouse with double pitch roof in rear (indicating additional shed rooms - probably original). The front shed porch has been enclosed on each side of the entry doors, creating "porch rooms" (very common in the 19th century). The original facade area under the porch reveal large, horizontal flush boards and rough batten doors. The house also features functional wood shutters (doesn't appear to have had windows originally). There are brick, gable end exterior chimneys with heavy random stone foundations on each side of the house. More information is needed to determine the resource's significance.
- 45) Jenkins Hill, 451 Oconee Springs Road - Outstanding, braced frame, vernacular Greek Revival I house with 9/6 and 9/9 windows, transom and sidelight door surround, and heavy brick, gable end exterior chimneys. Features a one-story, partial width hip portico with distinct entablature and dentil course supported by square Doric porch posts. Located on the outskirts of Eatonton in rural, wooded surroundings. Building is a good example of early Greek Revival, probably built in the 1830s or 1840s.
- 46) Oconee Springs Road - Folk Victorian style I-house featuring a centered, non-projecting gable in the facade with decorative wood shingles and bargeboard.

Features transom and sidelight door surround, 2/3 glazed door, 9/9, 6/6, and 2/2 windows, and a full width hip verandah with dentil course supported by round Tuscan columns. Building appears to date from the 1880s, although it may be an older house that was updated during this period.

- 47) 806 Oconee Springs Road - Nice plantation house with surrounding grounds, fields, and outbuildings. Plantation house is a balloon frame, Folk Victorian style I-house featuring two nonprojecting gables in the facade with decorative wood shingles and triangular wood vents. Features a one-story, full width, hip wrap-around porch with turned posts. The design of the house is dominated by a centered, pedimented gable balcony located between the two facade gables and situated above the one-story porch. The balcony features wood shingles in the gable and is supported by turned posts and pilasters. Other features include 1/1 and 2/2 windows, transom and sidelight door surround, decorative, 2/3 glazed door, and three-sided bay on the west side of the house. The house appears to date from the 1880s.
- 48) Dawson House, 329 Hillsboro Road - Very impressive farm complex with assortment of outbuildings. The road separates the domestic and agriculture related buildings and field systems. There are several horse barns, vehicle and storage sheds, etc. There is a gable front building near the main house that appears to be a 1920s era farm store building. Very picturesque, pastoral 19th/early 20th century landscape. The main plantation house is characterized as an early 19th century, braced frame, hall-parlor I-house with massive gable end exterior brick chimneys, clapboard siding, and rear ells. Also features a one-story hip verandah with rustic log posts.
- 49) 123 Scuffleboard Road - Typical early 20th century farm complex situated in rural, pastoral surroundings with several outbuildings (including sheds, barns, dairy) and surrounding field systems. The main farmhouse is characterized as a simple, frame, hip roof Georgian cottage (c1910s) with clapboard siding, standing seam roof, and 9/9 windows. Also features a partial width gable portico with round Tuscan columns and pilasters.
- 50) 1015 Sparta Road - Very nice frame, Folk Victorian style, T-shaped gable ell house featuring clapboard siding, 4/4 windows, and decorative wood shingles and six-light casement windows in gables. Displays nice 19th century landscaping. Set among rural, pastoral surroundings with several outbuildings and fruit trees. House appears to have been built c1890s.
- 51) 498 Sparta Road - Typical late 19th century farmhouse and grounds. The main house is a balloon frame, T-shaped gable ell cottage displaying an interesting floor plan in which the wing consists of a central hall and two rooms (rather than just one). Other features include clapboard siding, 6/6 and 6/9 windows, one-light transom, 2/3 glazed door, and square, chamfered porch posts with turned balusters. Set in rural, pastoral surroundings.

- 52) New Phoenix Road - Nice farm complex surrounded by extensive field systems with several large outbuildings (vehicle shed, dairy, windmill/water collection tower, etc). Farmhouse is characterized as a two-story, balloon frame, Folk Victorian style house with several projecting ells and wings. Features wood shingles in gables with fixed stained glass windows, transom and sidelight door surround, and wraparound porch with turned posts and sawn work brackets. House appears to have been built c1895-1905.
- 53) 168 Old Phoenix Road - Nice two-story, braced frame, vernacular Greek Revival style I-house displaying a door surround featuring a simple entablature with five-pane sidelights, simple molded entablature with dentils over windows, and a partial width shed verandah with round Tuscan columns. Displays two exterior gable end brick chimneys with very heavy drip course at base. Situated in rural, wooded surroundings, pecan groves.
- 54) 129 Little Road - Late 19th/early 20th century farm complex. Farmhouse is a central hall type house built c1880s featuring one exterior gable end brick chimney, 6/6 windows, clapboard siding, and three-light sidelights. Situated in wooded surrounding with several abandoned outbuildings located throughout the area on both sides of the road. A nice frame, 1930s-era farm store with recessed facade section and brick-tech exterior is located next to the house along the road.
- 55) 291 Old Phoenix Road - Nice turn of the century farmhouse with associated outbuildings located on both sides of the road. Farmhouse is characterized as a balloon frame, Folk Victorian style I-house displaying a central, nonprojecting gable in the facade with wood shingles and a rectangular wood vent. Other features include 6/6 windows, brick gable end exterior chimney, 2/3 glazed Victorian door with applied Eastlake ornament, spindle work Victorian screen door, and chamfered porch posts. Situated in pastoral surroundings.
- 56) H. N. Ralston Dairy Farm, 444 Old Phoenix Road - Extensive dairy farm complex featuring a pecan grove, field systems, and several historic outbuildings, including cattle pens and dairy sheds. The main house is characterized as a T-shaped, Folk Victorian style, gable ell house featuring clapboard siding, 1/1 windows, transom and sidelight door surround, porch with chamfered posts and sawn work baluster and brackets, and decorative wood shingles in gables. House appears to have been built c1900s. Complex is significant as a good example of an important county industry.
- 57) Alice Walker Childhood Home, Ward Chapel Road - Appears to be a balloon frame, hall-parlor house featuring board and batten exterior, standing seam roof, brick pier foundation, and facade and rear ells. Large gable end exterior chimney with heavy field stone base and brick shaft. Built c1910s. Set in rural surroundings. Presently, part of a dairy farm operation with cattle corral, stalls, and pasture.

- 58) 813 Greensboro Road - Late 19th century farm complex set among pastoral surroundings and featuring several outbuildings. The farmhouse appears to be a Georgian cottage raised on a brick pier foundation with a gable-on-hip roof, interior brick chimneys, and clapboard siding. Partial width gable ell on the facade. Also features full height 2/2 windows on the porch, transom and sidelight door surround, 2/3 glazed door, and a Craftsman-style wraparound porch with square, battered wood columns resting on brick piers. Sawn work brackets under porch eaves. Appears to have been built c1880s (probably had Folk Victorian stylistic elements on the porch originally).
- 59) Linch House, 674 Shady Dale Road - Extensive farm complex consisting of several historic outbuildings on both sides of the road. Features a curved driveway with outbuildings situated toward the rear of the main house. The main house is characterized as a hip roof Georgian house exhibiting fine Folk Victorian stylistic elements. Features a very ornate porch made up of a full width one-story verandah and a centered, second-story gable portico, both having round Tuscan columns and pilasters, turned balusters, and dentil course under eaves. The main entrance is recessed and features a Greek Revival transom and sidelight door surround with double doors and molded pilasters with entablature. Partial width, two-story gable projections are located on both sides of the house, flush with the facade. All gables feature pattern wood shingles and diamond shaped wood vents. The house appears to have been built c1880s, but may actually be an older house that has been remodeled.
- 60) Linch-Pearson House, 365 Shady Dale Road - Large, two-story frame house set in rural, wooded surroundings. Home site is overgrown and house abandoned, yet pecan grove and 19th century landscape characteristics are still extant. House appears to be a very early 19th century, braced frame house with clapboard siding, flush rake, and tightly boxed eaves. Need more information.
- 61) Walker House, 332 Shady Dale Road - Large dairy farm with extensive pastureland and streams. Main house appears to be a very early 19th century, braced frame, Plantation Plain type house featuring massive gable end exterior chimneys set in Flemish bond. Facade re-oriented toward the south with one-story verandah supported by round Tuscan columns added early 20th century. House may have been built as early as 1810. Appears to have been an important early house.
- 62) 413 Lower Harmony Road - Nice farm complex in picturesque setting featuring field systems, pecan grove, and several outbuildings. Frame, front gable farm store located adjacent road. Main house is characterized as a braced frame, antebellum I-house (c1840s) featuring clapboard siding, 9/9 windows, and Greek Revival door surround. Craftsman style porch added c1930s.
- 63) Central Georgia Experiment Station, Godfrey Road - A state-run facility, the Central Georgia Experiment Station is made up of several late 19th and early 20th century farmsteads located along Godfrey Road. Of the historic farm houses

located in the complex, a nice 1880s era Carpenter Gothic cottage is the most notable.

- 71) Gatewood House, Gatewood Road, 6 miles NE of Eatonton off GA 44 - Listed in the National Register of Historic Places on June 20, 1975.

VI. Historic, Archeological and Cultural Sites: Historic battlegrounds, tabby ruins, cemeteries, burial grounds, etc.

- 64) Rock Eagle, Rock Eagle 4-H Center, 6 miles northeast of Eatonton off GA 44 - Listed in the National Register of Historic Places on May 23, 1975. The Rock Eagle is a prehistoric effigy mound of great archeological importance composed of white quartz rocks in the form of a bird. From head to tail, the effigy is 102 feet in length, and from wing tip to wing tip, it is 120 feet in width. Although the age and function of the mound are debated, it is thought to be nearly 6,000 years old and to have possibly been used as a sacred religious ceremonially site. The property was acquired by the federal government during the 1930s by a Land Use Authority project of the WPA. A stone observation tower built as a result of the project is included as a part of the Rock Eagle National Register Site. Today, the site is managed by the University of Georgia Agricultural Extension Service, which is located adjacent the Rock Eagle 4-H Center. In addition to the Rock Hawk Mound, also located in Putnam County, the Rock Eagle is the only other mound in Georgia built of rocks in an effigy form attributable to prehistoric Indians of the Woodland period.
- 65) Rock Hawk - East of Eatonton, just north off the Sparta Road - The Rock Hawk is a prehistoric effigy mound composed of white quartz rock very similar to that of the Rock Eagle, although smaller in size. From head to tail, the effigy is 102 feet and 3 inches in length, and from wing tip to wing tip, it is 103 feet in width. In addition to the Rock Eagle Mound, also located in Putnam County, the Rock Hawk is the only other mound in Georgia built of rocks in an effigy form attributable to prehistoric Indians of the Woodland period. A National Register Nomination for the Rock Hawk Effigy Mound is currently pending.
- 66) Mrs. Beall's Mill Site, Oconee Springs Road - Following the death of Allen A. Beall in 1861, his widow, Caroline Davis Beall, despite having charge of seven minor children and the 1,500-acre corn and cotton Beall Plantation, completed the construction and began operating a grist mill at this site on Crooked Creek in 1862. The mill escaped destruction by Sherman's Army during the Civil War and continued to serve as an important gathering site for east Putnam residents until it ceased operation in the early 1900s. The ruins of the mill, consisting of field stone foundations and a brick wall, is set among picturesque surroundings. Historical Marker denotes the site.
- 67) Eatonton Depot Ruin, Jefferson Avenue (Downtown Eatonton) - Late 19th century train depot ruin consisting of load-bearing, common bond exterior brick walls,

concrete lintels and window sills, and large segmental arch openings. Cast iron bracket supports for wood cornice braces still extant.

68) Denhamville Tannery Site, Tanyard Road

69) Ferry Sites

- A. *Oconee River Sites*: Gardner's Ferry, Lawrence Ferry, Little Ferry, Warren's Ferry, Boat Ferry, Waller's Ferry
- B. *Little River Sites*: Sheffield's Ferry, Humbers Ferry

70) Mill Sites

- A. *Oconee River Sites*: Spivey Mill
- B. *Little River Sites*: Humbers Mill, Pearson's Mill, Marshall Mill, Eatonton Factory Mill, Singleton Mill, Hudson Mill
- C. *Crooked Creek Sites*: Denham Mill, Mrs. Beall's Mill (see above)
- D. *Rooty Creek Sites*: Hearn Mill, Jenkins Mill
- E. *Murder Creek Sites*: Lazenby Mill, Farley's Mill, Key Mill, Clopton's Mills

71) Cussetta Indian Village Site - Located in the northwest section of the county in the vicinity of Godfrey Road. In 1790 Birdtail King, Chief of the Cussetta, represented the tribe in the Treaty of New York.

72) Gatewood House

73) Old Baldwin County Courthouse Site

- A more recent survey was conducted by the University of Georgia that provided a comprehensive assessment of the county's preservation planning needs and potential.
- Local officials should utilize both surveys to:
 - Identify and prioritize the significant historic resources and districts that are eligible for the National Register of Historic Places; then begin National Register nomination applications for the highest priority individual listing and districts; and
 - Identify threatened and culturally significant resources in greatest need of preservation and/or stabilization, and then find the necessary funds to preserve or stabilize these resources.
- Map 14 displays the areas where important archaeological sites are located. It is recommended that before development is permitted in these areas, an archaeological survey be conducted of the site to identify and categorize important archaeological resources and to mark these sites on the site plans as preservation or no development areas.

SUPPORTING DATA AND ANALYSIS - COMMUNITY FACILITIES AND SERVICES

Water Supply and Treatment

- New water treatment plant at Lake Sinclair combined with Eatonton's water treatment facility and new clear well will provide adequate supply of water during the planning period for southern Putnam County and the City of Eatonton. It is getting this water to the areas that need it is of the most concern.
- Piedmont Water Company provides water to the areas near Lake Oconee. The expected growth in this area and Highway 44 will require additional supply source to adequately serve the projected demand. If Piedmont Water Company's source withdrawal permit from Lake Oconee is approved, the supply of water will be sufficient to meet this demand.

Sewerage System and Wastewater Treatment

- Eatonton's two treatment plants have the design capacity to handle projected demand during the planning period. Serious inflow/infiltration problems with Eatonton's sewerage collection system prevent the capacity from being used for other needs. Eatonton has been working on the problem by installing new pipe and beginning to separate the storm water/sewerage system in the old sections of town.
- The Georgia EPD has issued the City of Eatonton a consent order to correct several deficiencies with their sewerage collection system; getting rid of the grit and junk that collects at the heads of the treatment plants and taking the chlorine out of the water before it goes into the receiving stream. To resolve these problems, the City plans to install a new headworks and a dechlorination system.
- Leaking from older septic tanks into Lake Sinclair has been a concern for some time. As newer units replace older structures, so will be the replacement of septic tanks, thus reducing the possibility of contamination into the lake.
- New development around Lake Oconee is served by Piedmont Water Company's private sewerage system that uses spray irrigation as the means of discharging the sewerage after it is treated. New spray irrigation locations or some other alternative disposal method will have to be found to meet the future demand in this area.
- To serve projected growth in the Highway 44 and Harmony Road corridors, additional sewerage treatment capacity must be provided.

Public Safety

Emergency Management Services

- Ambulance and fire protection services in unincorporated Putnam County is provided by a consolidated County EMS/Fire Department. The City of Eatonton provides similar services within the City Limits. An intergovernmental agreement allows the City to provide assistance within two miles of the city limits, while the County can be called upon to provide services within the City if requested. The County has recently constructed a new fire station near Rock Eagle to serve the growth in that portion of the County.
- To accommodate the need for more trained staff at the new fire station and the loss of trained firefighters to other counties, the County is reviewing the feasibility of cross-training EMTs, paramedics, and firefighters.
- The focus of the future will be to set specific levels of service for EMS facilities and manpower to ensure the quality of these services are not jeopardized.

Law Enforcement

- The Putnam County Sheriff's Department is headquartered in the Law Enforcement Center off Highway 441/129 in the City of Eatonton. Within the Center are the offices for administrative services, deputies, and dispatching/911, and the county jail. Facilities are adequate at present, but future expansion will likely have to be considered within the next ten years. Consideration is being given to establishing a substation in the Lake Oconee area.
- The City of Eatonton Police Department operates out of the old City Hall on Marion Street in the downtown area. The Gray Police Department responds to all calls within the City Limits that are dispatched from the Putnam County Sheriff's Office. Assistance is provided by the Sheriff's Office when requested.
- To maximize resources and the effectiveness of the law enforcement process in Eatonton and Putnam County, the Eatonton Police Department and the Putnam County Sheriff's Department and other state and federal law enforcement agencies must continue to work together and seek ways to better coordinate law enforcement responsibilities.

Parks and Recreation

- Below is a list of the parks and recreational complexes that are managed by the Putnam County Recreation Department and the facilities that are located within them. (See Maps 15a and 15b.)
 - Poole Recreation Center
 - Jimmy Davis Park
 - Uncle Remus Golf Course
 - Oconee Springs Park
- The City of Eatonton operates and maintains the Marion Street pool and adjoining community hut.
- Future recreation needs include:
 - Additional playground, greenspace, and picnic areas for persons of all ages.
 - Improvements to existing ball fields.
 - Expand existing harness track.
 - Create walking tracks.
 - Create recreation area around new water treatment plant.
 - Replace existing center at Jimmy Davis Park.
 - Construct new rental cabins at Oconee Springs Park.

Stormwater Management

- Regulations from the U.S. Environmental Protection Agency and the Georgia Natural Resources-Environmental Protection Division have placed more emphasis in recent years in managing urban stormwater runoff, one of the leading sources of water pollution to local streams and rivers.
- The greatest stormwater runoff problems in Putnam County come from: (1) Soil erosion from building and construction sites; (2) Roads, parking lots, and driveways where vehicles have leaked fluids; (3) Trash and litter from roadsides, parking lots, and yards; and (4) Chemicals from lawns.
- Putnam County currently does not participate in the EPA stormwater management program.
- There are several stormwater issues that will require attention in the future, and they are:
 - Improve storm drainage in downtown area and nearby residential areas.
 - Review feasibility of requiring curb and gutter in new subdivisions in Putnam County.
 - Address concern about stormwater runoff at Lake Oconee and Lake Sinclair.
- A recent law passed by the Georgia General Assembly has made it mandatory that all persons involved in land-disturbance activities must take certain training courses and pass a written test and become certified by December 2006 in order to continue in such activities.

SUPPORTING DATA AND ANALYSIS - INTERGOVERNMENTAL COORDINATION

Presented below are the existing coordination mechanisms and processes with the following governments and entities:

- Adjacent local governments;
- Independent special authorities and districts;
- School boards; and
- Independent development authorities and districts

These mechanisms and processes could include joint planning and service agreements, special legislation or joint meetings, and work groups for the purpose of coordination.

Adjacent Local Governments

- The City of Eatonton currently has a mutual aid agreement with Putnam County to assist with emergency services within two miles of the City Limits.
- Putnam County currently has a mutual aid agreement with Greene County for emergency services and is also part of a multi-county hazmat agreement.
- Intergovernmental agreements between City of Eatonton and Putnam County are currently being reviewed and updated as part of the Service Delivery Strategy.

Independent Special Authorities and Boards

- City of Eatonton and Putnam County are working out final details of an agreement with the Sinclair Water Authority to provide water from the new treatment plant to portions of Putnam County and the City of Eatonton.

School Boards

- There are no agreements, joint meetings, or work groups between Putnam County, the City of Eatonton, and Putnam County Board of Education.

Independent Development Authorities and Boards

- There are no agreements or joint meetings or work groups between Putnam County, the City of Eatonton, and the Eatonton-Putnam County Development Authority.

SUPPORTING DATA AND ANALYSIS - TRANSPORTATION

Road Network

- Six state or U.S. highways serve Jones County (see Map 16).
 - U.S. 129 connects Putnam County with Jones County to the south and Interstate 20 to the north.
 - US 441 provides a connection to Milledgeville-Baldwin County to the south and Interstate 20 to the north; US 441/129 West Bypass provides alternative route around the City of Eatonton.
 - State Road 16 connects to Monticello to the west and Sparta to east.
 - State Road 44 connects the City of Eatonton with Lake Oconee and Greensboro to the northeast.
 - State Road 142 begins at Highway 16E and connects Putnam County to Jasper County and City of Covington to the northwest.
 - State Road 212 located in the extreme southern portion of the county, heads northeast to Monticello with an eventually terminus in DeKalb County just south of Interstate 20; it also proceeds to the southeast where it connects with State Route 22 in Milledgeville.

- Putnam County has an excellent state/federal state highway system. There is a critical need to connect Lake Sinclair and Lake Oconee (US 441/129 and State Route 44), and between State Route 44 and US 441/129 on the north.

- An eastern bypass around Eatonton is needed to relieve the traffic congestion coming into town and making the turn onto Highway 16 E. Plans are currently being prepared for this roadway.

- There are a total of 1,173.78 miles of road in Putnam County as of 12/31/2005.
 - 184.01 miles, or 15.7%, are state roads;
 - 865.87 miles, or 73.8%, are county roads;
 - 91.50 miles, or 7.8%, are city roads; and
 - 32.40 miles, or 2.7%, are other public roads.

- 100% of the state roads are paved; 82.6% of the county roads are paved; 99.9% of the city roads are paved; while 6.8% of the other public roads are paved.

- Road Functional Classification in Putnam County:
 - Arterials
 - US 129
 - US 441

- US 129/441 West Bypass
 - State Road 16
 - State Road 44
 - State Road 142
 - State Road 212
- Collectors
 - Glenwood Springs Road
 - Martin Luther King Jr., Drive
 - Long Shoals Road
 - Godfrey Road
 - Glades Road
 - Union Chapel Road
 - Brown's Chapel Road
 - Twin Bridges Road
 - Oconee Springs Road
 - Dennis Station Road
 - Pea Ridge Road
 - Harmony Road
 - Parks Mill Road
 - New Phoenix Road
 - Old Phoenix Road
 - Scott Road
 - Wards Chapel Road
 - Lower Harmony Road
 - Tanyard Road
 - Denham Road
 - Alexander Road
 - Folds Road
- Heaviest traffic volumes in Putnam County occur on US 441 and State Route 16 in the downtown area and along the US 441/129 West Bypass.
- Jones County also participates in the State transportation planning process, which includes the State Transportation Improvement Plan (STIP) document. The draft FY 2007-09 STIP shows: (1) widening of US 441 to four lanes both north and south of the Eatonton Bypass as part of the Governor' Road Improvement Program (GRIP); (2) widening of US 129 to three lanes from Jones County to US 441; (3) several bridge replacements; (4) intersection improvement on SR 16 near downtown Eatonton; (5) Improvements to railroad warning devices; (6) several projects related to the Scenic Byway Program; and (7) preliminary engineering work is scheduled for FY 2008 for the east bypass project, with right-of-way acquisition and construction scheduled after FY 2009.
- Georgia counties, such as Putnam County prioritize their transportation improvement needs annually and submit the list to Georgia DOT to determine how much funding they

will receive under the Local Assistance Road Program. The 2006 LARP for Putnam County shown below was selected from the county's prioritized list:

Eatonton

- Cooper Drive - 0.11 miles
- Davis Street - 0.12 miles
- George Lawrence Way - 0.20 miles
- Robert Williams Jr. Drive - 0.17 miles

Unincorporated Putnam County

- Crooked Creek Road - 1.30 miles
- North Wesley Chapel - 1.94 miles
- Intersections and Signage
 - As outlined in the draft FY 07-09 State Transportation Improvement Program, intersection improvements are schedule for SR 16 E in downtown Eatonton from Jefferson Avenue to East of Rooty Creek.
 - Another intersection of concern is at US 441 and Washington Street near the Putnam County Middle School. A number of children have to cross that intersection each day to go from the middle school to residences on the east side of the railroad tracks.
 - Local officials have not indicated any problems with road signage.

Alternative Modes

- Putnam County operates a 5311 rural public transit system. In 2005, the system provided 23,590 trips using four vans. Most of these trips were for personal reasons. The current net operating budget for the system was \$216,202. The Putnam County share was \$149,685, while the rest (\$66,517) was funded by Georgia DOT. Capital expenditures over the next several years include: one van w/o lift and a radio for the van in 2007; and two vans (one w/lift and one w/o lift) in 2008. The County share for the vans will be 10% of the actual cost, while the radio will be reimbursable at 100%.
- The Georgia Department of Human Resources contracts with the Middle Georgia RDC to administer the DHR Coordinated Transportation Program in the 11-county region including Putnam County. The RDC contracts with T & T Transportation to provide transportation services for Putnam County residents that are clients of the following human service agencies or programs: Putnam County Department of Children and Family Services; Putnam-Jasper Support Services (MHADDD); and the Department of Labor Vocational Rehabilitation Program-Milledgeville.
- In FY 2006, a total of 7,532 one-way trips were provided by T & T Transportation utilizing one van. Approximately 70% of the total trips were for clients of the Putnam-Jasper Support Services, while most of the remaining trips were provided to the clients of the Putnam County DFCS. The DOL Vocational Rehabilitation Program accounted for

only 62 of the total trips. The total expenses of the DHR Coordinated Transportation Program in Putnam County were \$97,197 or an average of \$12.90 per one-way trip. This is 3.8% of the total regional budget of \$2.572 million.

- Putnam County currently lacks an interconnected network of bikeways and walkways. A Regional Bicycle/Pedestrian Plan, prepared by the Middle Georgia RDC in early 2005, recommends several facilities within Putnam County; including a shared-use trail along State Route 44 between Eatonton and Lake Oconee, several bike lane facilities in both the City of Eatonton and the unincorporated area, and sidewalk improvements in the City of Eatonton (see Maps 17a and 17b).

Mobility Needs Analysis

- The Section 5311 rural transit program provides excellent demand-responsive service for any Putnam County resident that chooses to utilize the service. The focus of the existing system has been to provide personal needs trips other than for shopping, medical appointments, employment, training, school, etc. A transit program should be available to provide these trips as well, particularly to those where income and automobile availability is less and the need for public transit is the greatest. In addition, concern has been raised by the elderly population in the County about the lack of transportation. This is another opportunity for the transit system to truly become an effective mode of alternative transportation.
- By coordinating the requested trips from the various human service agencies, the DHR Coordinated Transportation Program: (1) creates cost savings than if the services were done by the individual HSP; and (2) it provides safe and quality service to the clients of these human service agencies. The biggest issue facing the DHR Coordinated Transportation is that the costs to provide the service has increased over the last several years, while the funding for the program has remained constant or for some areas has been cut, thus making it very difficult to maintain the level of service to the DHR clients, and for the transportation operators (who are few in number) to stay financially solvent.
- Bicycle and pedestrian facilities can be an important mode of transportation in Eatonton and Putnam County in the following ways:
 - In downtown Eatonton by reducing vehicular congestion and the need for the additional parking, thus making it easier and safer for pedestrian traffic.
 - As the density and intensity of development grows and expands in the Highway 44/Harmony Road Corridor near Lake Oconee, such facilities should be considered to reduce vehicular traffic, and increase pedestrian accessibility to the business in the area from the nearby residential areas.
 - In sections of the City of Eatonton to connect residential areas and major employment centers.
 - Finally, the shared-use facility along Highway 44 will become an increasingly important form of transportation not only connecting Eatonton with Lake Oconee, but also as a connector between the residential and commercial

developments that are expected to take place along this corridor during the planning period.

Parking

- There is need to secure additional parking in the periphery of the downtown area. There are no other problem areas at this time.

Railroads, Trucking and Airports

- There are no public airports located within Putnam County. The closest public airports are located in Bibb County, Baldwin County, and Madison. The Hartsfield-Jackson Airport in south Atlanta is situated 75 miles to the northwest of Putnam County.
- Putnam County is served by one Norfolk Southern line that connects Eatonton with Milledgeville and Gordon. From Gordon, this line connects major lines that connect to Macon, Columbus, Savannah, and Atlanta.
- There are no truck terminals within Putnam County. The nearest terminal is in Bibb County. There is extensive truck traffic that traverses Putnam County particularly along US 129 and US 441. Some of truck traffic takes the West Bypass to I-20 in Madison. However, those heading east must come through downtown Eatonton and turn on to SR 16. Again, this points out the importance of an East Bypass that connects to SR 16 and SR 44.

**COMPLIANCE WITH RULES FOR
ENVIRONMENTAL PLANNING CRITERIA**

COMPLIANCE WITH RULES FOR ENVIRONMENTAL PLANNING CRITERIA

Putnam County and the City of Eatonton have adopted all of the required “Part V” ordinances and are in compliance with the Rules for Environmental Planning Criteria.

**ANALYSIS OF CONSISTENCY
WITH SERVICE DELIVERY STRATEGY**

ANALYSIS OF CONSISTENCY WITH SERVICE DELIVERY STRATEGY

Action has been taken by Putnam County and the City of Eatonton to verify SDS in conjunction with the Plan Update. An SDS agreement has been reached in principle by the respective parties and is waiting on the resolution of a minor change requested by one of the parties.

**COMMUNITY PARTICIPATION
PROGRAM**

INTRODUCTION

Community planning is a decision-making activity that introduces change. Members of the community who will be affected by who will be affected by this change should have sufficient input into the decisions made in the development of the community plan. With this in mind, the leaders of the Putnam County and the City of Eatonton have identified three entities that will provide the necessary input into the Community Agenda portion of the Joint Comprehensive Plan. These entities are as follows:

- **Comprehensive Plan Steering Committee** – Members of this committee consist of persons appointed by the Eatonton City Council and Putnam County Board of Commissioners who represent an excellent cross section of community interests and people. The responsibilities of the Comprehensive Plan Steering Committee are to:
 - Assist the Plan Preparer in developing the Community Participation Program, including but limited to identifying the list of stakeholders participating in the development of the Community Agenda, and the various techniques to be employed to obtain input and interaction of the two groups mentioned below.
 - Assist the Plan Preparer in facilitating and organizing the meetings and other activities set forth in the Community Participation Program;
 - Review and comment on the draft Community Agenda documents; and
 - Approve the transmittal of the draft Community Agenda to City of Eatonton and Putnam County Board of Commissioners for appropriate action.
- **Stakeholders** – These individuals are the key public and private sector officials in the community who represent interests in local and state government, economic development, housing and real estate, social services, education, natural and historic resource protection, civic and interfaith community and news media. These men and women selected with great care and thought by the Comprehensive Plan Steering Committee have a great understanding of the issues/opportunities impacting not only their area of expertise, but also the entire community as well. A list of the stakeholders is presented on pages 155-157.
- **General Public** – These are citizens and business people of Eatonton and Putnam County that have not been identified a member of the Comprehensive Plan Steering Committee or a Stakeholder. Though they may not have a thorough understanding of the issues/opportunities facing the community as the CPSC or the Stakeholders, they do however, have a sincere interest of what affects their lives and pocketbooks. Given an opportunity to express their desires, thoughts and concerns at a variety of forums will provide community leaders with meaningful insight that would otherwise not be gained without their input.

The following sections of the Community Participation Program outline the techniques that have been recommended to maximize the input and interaction of the Comprehensive Plan Steering Committee, Stakeholders and the general public, as well as the schedule when these techniques will take place.

COMMUNITY STAKEHOLDERS

LIST OF STAKEHOLDERS
Eatonton-Putnam County Comprehensive Plan

	Prefix	First	Last	Title	Entity	Address 1	City	State	Zip	Phone	Phone 2	Email
Elected Officials												
	Mr.	John	Reid	Mayor	City of Eatonton	P. O. Box 3820	Eatonton	GA	31024	706-485-3311	706-485-9240	
	Mr.	Alvin	Butts	City Councilman	City of Eatonton	106 Boswell Drive	Eatonton	GA	31024			
	Mr.	Steve	Culberson	City Councilman	City of Eatonton	300 Carriage Way	Eatonton	GA	31024	706-485-8542	706-485-5286	
	Mr.	James	Gorley	City Councilman	City of Eatonton	117 George Lawrence Way	Eatonton	GA	31024	706-485-2900	706-485-8984	
	Mr.	Powell	Griffith III	City Councilman	City of Eatonton	209 Crestview Drive	Eatonton	GA	31024	706-485-9941	706-485-8541	
	Mr.	Jim	Hall	City Councilman	City of Eatonton	205 Oak Way	Eatonton	GA	31024	706-485-8506	706-485-4810	
	Ms.	Alma	Stokes	City Councilperson	City of Eatonton	604 W. Walnut Street	Eatonton	GA	31024	706-485-4121		
	Mr.	Harvey	Walker, Jr.	City Councilman	City of Eatonton	211 Crestview Drive	Eatonton	GA	31024	706-485-8506	706-485-7804	
	Mr.	Howard	McMichael, Sr.	Chairman	Putnam County Commission	283 Twin Bridges Road	Eatonton	GA	31024	706-485-6795	706-473-0777	
	Mr.	Bob	Landau	Commissioner	Putnam County Commission	164 Rock Springs Road, NE	Eatonton	GA	31024	706-484-2331	706-473-2100	
	Ms.	Janie	Reid	Commissioner	Putnam County Commission	103 Beech Avenue	Eatonton	GA	31024	706-485-0721	706-473-1781	
	Mr.	Billy	Webster	Commissioner	Putnam County Commission	116 Little River Court	Eatonton	GA	31024	478-968-5880	706-474-6761	
	Mr.	Wesley	Willis	Commissioner	Putnam County Commission	119 Hunts Chapel Road	Eatonton	GA	31024	706-485-9690	706-484-9406	
Local Government												
	Mr.	Danny	Elmore	City Administrator	City of Eatonton	P. O. Box 3820	Eatonton	GA	31024	706-485-3311		
	Mr.	Tony	Clack	County Manager	Putnam County	108 S. Madison Avenue, Suite 300	Eatonton	GA	31024	706-485-5826		tclack@putnamcountyga.us
	Ms.	Sharyn	Darlington	Director	Putnam County Planning & Development	100 S. Jefferson Ave. ; Suite 122	Eatonton	GA	31024	706-485-2776		sdarlington@putnamga.com
	Mr.	Mansell	Ezzard	City Utility Superintendent	Eatonton Water and Sewer Department	P.O. Box 3820	Eatonton	GA	31024	706-485-3311		
	Mr.	Stevie	Young	Director	Putnam County Recreation Department	140 Recreation Road	Eatonton	GA	31024	706-485-8565		syoung@netcommander.com
	Mr.	Vincent	Ciampa	Chairman	Sinclair Water Authority	125 Cherry Point SE	Eatonton	GA	31024	706-485-6492		
	Mr.	Keith	Fielder	Agent	Putnam County Extension Service	663 Godfrey Road	Eatonton	GA	31204	706-485-4151		kfielder@uga.edu
Public Safety												
	Mr.	Howard	Sills	Sheriff	Putnam County Sheriff's Department	101 Ridley Drive	Eatonton	GA	31024	706-485-8557		
	Mr.	Kent	Lawrence	Chief	City of Eatonton Police Department	Jefferson Street	Eatonton	GA	31024	706-485-3311		
	Mr.	James	Gregory	Director	Putnam County EMS	882 Oak Street	Eatonton	GA	31024	706-485-9096		
	Mr.	Steve	Reid	Chief	Eatonton Fire Department	East Marion Street	Eatonton	GA	31024	706-485-2531		
Economic / Development												
	Ms.	Roddie Ann	Blackwell	President Banks	Eatonton/Putnam County Chamber of Commerce	P. O. Box 4088	Eatonton	GA	31024	706-485-7701	706-485-3277	
	Mr.	Joe	Hudson	Executive Vice-President	Farmers and Merchants Bank	100 South Madison Avenue	Eatonton	GA	31024	706-485-9941		
	Mr.	Chuck	Haley	President	The Peoples Bank	209 South Jefferson Avenue	Eatonton	GA	31024	706-485-8542		
	Mr.	Dennis	Addy	Vice-President	First National Bank of the South	1105 Lake Oconee Parkway	Eatonton	GA	31024	706-485-4500		
	Mr.	Bob	Hooson	Director	Eatonton Better Hometown	570 River Lake Drive	Eatonton	GA	31024	706-485-2357		
	Mr.	Larry	Moore	Chairperson	Historic Piedmont Scenic Byway Corporation	190 Collis Circle, NE	Eatonton	GA	31024	706-485-1234	706-473-2453	
	Mr.	Sammy	Blackwell		Eatonton-Putnam Development Authority	105 South Washington Avenue	Eatonton	GA	31024	706-485-3277		
Business Owners/Major Employers												
	Mr.	Rudy	Hicks		Horton Homes, Inc.	101 Industrial Boulevard	Eatonton	GA	31024	706-485-8506		
	Mr.	Lee	Glenn		Georgia Power Land Management Office	Wallace Dam Road	Eatonton	GA	31024	706-485-8770		
	Mr.	Kevin	McCraney		Georgia Power Company	203 South Oak Street	Eatonton	GA	31024	888-655-5888		
	Mr.	Mike	Rainey		Tri-County EMC							
	Ms.	Tina	Woodall		Rayonier, Inc.	370 Dennis Station Road, SW	Eatonton	GA	31024	706-485-4271		
	Mr.	Lawrence	Lipscomb		Hy-Lite Products, Inc.	117 Sara Lee Drive	Eatonton	GA	31024	706-485-8694		
	Mr.	Darrell	Oglesby		Putnam County General Hospital	101 Lake Oconee Parkway	Eatonton	GA	31024	706-485-2711 (204)		
	Mr.	Bill	Rainey		Rosse Oil Company	305 E. Sumter Street	Eatonton	GA	31024	706-485-4771		
	Mr.	Dean	Perigard	General Manager	Haband Company, Inc.	#1 Peachtree Drive	Eatonton	GA	31024	706-485-4568 (2010)		dean.perigard@haband.net
	Mr.	Adam	Schafer		Piedmont Water Company	P.O. Box 190219	Atlanta	GA	31119	404-235-0666		
	Mr.	Steve	Sammons			416 N. Maple Street	Eatonton	GA	31024			
Housing and Commercial Development												
				Homebuilders Association								
	Mr.	Rick	Clark		Lake Oconee Home Builders Association	864 Harmony Road NE	Eatonton	GA	31024	706-484-0015	706-484-9858	
				Realty Companies								
	Mr.	Robert	Murray		Coldwell Banker Lake Oconee Realty	1020 Greensboro Road	Eatonton	GA	31024	706-485-6232		
	Ms.	Tammy	Lankford		Lane Realty	126 Pea Ridge Road SE	Eatonton	GA	31024	706-485-9668		
	Ms.	Kay	Stevens		Re/Max Lake Oconee	1070 Lake Oconee Parkway	Eatonton	GA	31024	706-485-5700		

LIST OF STAKEHOLDERS
Eatonton-Putnam County Comprehensive Plan

	Ms.	Patsy	Craig		Rice & Batchelor Realty	112 South Madison Avenue	Eatonton	GA	31024	706-485-2501		
	Mr.	Jason	Minchey		Century 21/Minchey	994 Lake Oconee Parkway	Eatonton	GA	31024	706-485-1056		
	Mr.	Andrew	Ward		Cuscowilla on Lake Oconee	126 Cuscowilla Drive	Eatonton	GA	30124	706-484-0050		
	Mr.	Raybun	Neal		Linger-Longer Development Corporation	100 Linger Longer Road	Greensboro	GA	30642	706-467-3151		rneal@reynoldsplantation.com
	Mr.	Lee	Arberg		Reynolds Plantation on Lake Oconee	100 Linger Longer Road	Greensboro	GA	30642	706-467-3151		
	Mr.	Everett	Kilgore		Sinclair-Oconee Sales	904 Oak Street	Eatonton	GA	31024	706-485-6966		
	Mr.	Stewart	Aaron			7585D Ponce de Leon Circle	Doraville	GA	30340	404-353-1178		saaron@labsinc.com
				Neighborhood Associations								
	Mr.	Edward	Stewart		Long Island Forest POA	128 Forest Ridge Drive	Eatonton	GA	31024	706-485-0263		estew42@bellsouth.net
	Mr.	Richard	Unger		Sebastian Cove POA	147 Norris Lane	Eatonton	GA	31024	706-484-1829		dundermat@aol.com
	Mr.	Bud	Allen		Rock Island Point/Rock Harbor/Timberlake POA	159 Rock Island Springs Road	Eatonton	GA	31024	706-485-7736		budallen1@earthlink.net
	Mr.	Steve	Harrold		Great Waters Coalition	228 Broadlands Drive	Eatonton	GA	31024	706-923-0037		steveharrold@plantationcable.net
	Ms	Margaret	Wilde		Thunder Valley POA	102 Riverside Drive	Eatonton	GA	31024	706-485-7263		fiorela@bellsouth.net
Programs												
	Ms.	Cindy	Willis		Putnam County DFACS	675 Godfrey Road NW	Eatonton	GA	31024	706-485-4921		
	Ms.	Janie	Reid	Director	Eatonton-Putnam County Family Connection	300 N. Madison Avenue	Eatonton	GA	31024	706-485-7703		
	Ms.	Charlotte	Green	Director	Putnam County Health Department	103 North Washington Avenue	Eatonton	GA	31024	706-485-8591		
	Ms.	Annie	Bishop		Putnam-Jasper Support Services	149 Sara Lee Road	Eatonton	GA	31024	706-485-8391		
	Ms.	Vonda	Coleman	Director	Eatonton Housing Authority	208 Lawson Drive	Eatonton	GA	31024	706-485-5361		
	Ms.	Joan	Jones	Director	Putnam County Senior Center	457 E. Sumter Ave	Eatonton	GA	31024	706-485-9784		
Education												
	Mr.	Jim	Willis	Superintendent	Putnam County Board of Education	158 Old Glenwood Springs Road	Eatonton	GA	31024			
	Mr.	Mike	Rowland	Principal	Putnam County High School	140 Sparta Highway	Eatonton	GA	31024	706-485-9971		
	Mr.	Hank	Griffeth	Center Director	Central Georgia Technical College Putnam Co. Center	580 James Marshall Bypass	Eatonton	GA	31024	706-923-5000		
	Ms.	Laura	Thompson	Headmaster	Gatewood School	139 Phillips Drive	Eatonton	GA	31024			
Natural and Historic Resources												
					Oconee National Forest	1199 Madison Road	Eatonton	GA	31024			
	Mr.	Arch	Smith		Rock Eagle 4-H Center	350 Rock Eagle Road	Eatonton	GA	31024			
	Ms.	Shelegh	Fagan		Eatonton-Putnam County Historical Society	300 N. Madison Avenue	Eatonton	GA	31024	706-923-0031		
	Ms.	Sylbie	Yon		LOPOA	170 West Riverbend Drive	Eatonton	GA	31024	706-485-9243		
	Mr.	Scotty	Palmer	Regional Manager	USDA Service Center (NRCS and Farm Service Agency)	130 Sparta Highway	Eatonton	GA	31024	706-485-2291 (Ext 3)		
	Ms.	Jane	Ferguson	Regional Manager	USDA Rural Development Area Office	P.O. Box 829	Waynesboro	GA	30830	706-554-7001		
	Mr.	Chris	Groskreutz	Regional Representative	Georgia Soil and Water Conservation Serv-Regional Off.	3014 Heritage Road, Suite 1	Milledgeville	GA	31059	478-445-5776		
Civic/Interfaith												
				Churches								
	Ms.	Peggy	Little	Pastor	First United Methodist Church of Eatonton	302 North Madison Avenue	Eatonton	GA	31024	706-485-5871		
	Rev.	Gus	Kilgore	Pastor	Newlife Outreach Christian Center	206 South Forrest Street	Eatonton	GA	31024	706-485-5511		
	Mr.	William	Kitchen	Pastor	First Baptist Church	115 North Madison Avenue	Eatonton	GA	31024	706-485-3331		
	Mr.	Jesse	Porter	Pastor	Union Baptist Church	240 Martin Luther King Jr. Drive	Eatonton	GA	31024	706-484-1946		
	Mr.	Steven	Carter	Pastor	Grace Independent Baptist Church	163 Greensboro Road NE	Eatonton	GA	31024	706-485-5895		
	Rev.	Lilton	Farley	Pastor	St. John AME Church	205 Grand Avenue	Eatonton	GA	31024	706-485-6465		
	Mr.	Matthew	Dennis	Pastor	Ebenezer Baptist Church	100 E. Harris Street	Eatonton	GA	31024	706-485-5540		
	Mr.	Tom	Strickland	Pastor	Eatonton Presbyterian Church	307 North Madison Avenue	Eatonton	GA	31024	706-485-1103		
	Mr.	Ron	Schoenhorst	Pastor	Lake Oconee Lutheran Church	1089 Lake Oconee Parkway	Eatonton	GA	31024	706-485-4600		
				Civic Clubs and Other Important Community Organizations								
	Mr.	Tom	Rosseter		Eatonton Kiwanis Club	269 Loch Way	Eatonton	GA	31024	706-485-9941		
	Ms.	Doris	Bombich		Pilot Club of Eatonton, Inc.	P.O. Box 3031	Eatonton	GA	31024	706-485-1294		
Special Communities												
	Ms.	Maria	Siffert		Hispanic Community	110 Pine Street	Eatonton	GA	31024	706-453-1282	706-473-2354	mariasiffert@plantationcable.net
	Mr.	Taylor	Sills		Student-Youth	P.O. Box 3011	Eatonton	GA	31024			
	Ms.	Angel	Smith		Student-Youth	Rt. 2 Box 1129 B	Eatonton	GA	31024			
Agriculture and Forestry												
	Mr.	Tom	Thompson			103 Greensboro Road	Eatonton	GA	31024	706-485-6387		
	Mr.	Humber	Ingram			117 Windsor Drive	Eatonton	GA	31024	706-485-8265		
	Mr.	Jeff	Wooten			655 Gray Road SW	Eatonton	GA	31024	706-485-8349		
	Mr.	Richard	Key			859 Twin Bridges Rd	Eatonton	GA	31024	706-485-6821		
	Mr.	Bob	Moore			274 1/2 Booger Bear Rd. NE	Buckhead	GA		706-485-2047		

LIST OF STAKEHOLDERS
Eatonton-Putnam County Comprehensive Plan

Mr.	Terry	Embry			185 N. Wesley Chapel Rd. NE	Eatonton	GA	31024	706-485-2401		
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LIST OF STAKEHOLDERS
Eatonton-Putnam County Comprehensive Plan

Mr.	Bill	Dodson			539 1/2 Lower Harmony Rd NE	Eatonton	GA	31024	706-485-0380		
Mr.	Jesse	Copelan			174 Gatewood Rd.	Eatonton	GA	31024	706-485-6452		
Mr.	David	Deloach		Farm Bureau of Putnam County	106 N. Madison	Eatonton	GA	31024	706-485-8357		
Mr.	Tom	Wooten		Georgia Forestry Commission	302 Milledgeville Road	Eatonton	GA	31024	706-484-2995		
News Media											
Mr.	Mark	Smith		The Eatonton Messenger	100 North Jefferson Avenue	Eatonton	GA	31024	706-485-3501		
				WKVQ AM-1520	869 Church Street	Eatonton	GA	31024	706-485-8792		
Mr.	Chip	Lyness		Dock 103.9 WDDK-FM	1271-B E. Broad Street	Greensboro	GA	30642	706-453-4140		
Mr.	Tom	Ptak		WMGA 97.7 FM	156 Lake Laurel Road, P.O Box 83	Milledgeville	GA	31059	478-453-9406		

**IDENTIFICATION OF
PARTICIPATION TECHNIQUES**

Identification of Participation Techniques

The community participation techniques to be implemented by the City of Eatonton and Putnam County during the development of the Community Agenda have been divided into four sections:

- Stakeholder and public information and education on the comprehensive planning process;
- Comprehensive Plan Steering Committee input and interaction
- Stakeholder input and interaction; and
- Public input and interaction.

Marketing and Public Education

The City of Eatonton and Putnam County expect to utilize the following marketing tools to educate the stakeholders and general public on the comprehensive planning process and to inform them on the progress made to complete the Community Agenda and the dates, times, and locations of the open houses and other meetings (see below).

- Mailers through the local banks and Chamber of Commerce;
- Radio station interviews;
- Interviews and PSAs on the local Cable Channel 23;
- Putnam County Board of Commissioners website;
- Articles and Op-Eds in The Eatonton Messenger;
- Speakers Bureau to make presentations at local civic, professional, and religious organizations, and neighborhood association meetings.

Comprehensive Plan Steering Committee Input and Interaction

- The Comprehensive Plan Steering Committee will meet on a regular basis at the call of the Committee Co-Chairpersons to review the status of the Community Participation Program and to make adjustments where deemed necessary. The Committee Co-Chairpersons will provide the CPSC adequate notice of the meeting date, time and location via e-mail listserve.
- The Comprehensive Plan Steering Committee will assist the Plan Preparer in establishing the logistics for the various meetings and events. They will also be encouraged to attend and actively participate in the various Stakeholder and General Public participation programs.
- Finally, the Comprehensive Plan Steering Committee will provide input to the Plan Preparer on the major sections of the Community Agenda (Issues/Opportunities, Implementation Strategy and Community Vision at the end of the Stakeholder meetings; and on the draft Community Agenda reports at the conclusion of the open houses.

Stakeholder Input and Interaction

The City of Eatonton and Putnam County have identified a list of stakeholders who will take an active role in the development of the Community Agenda. These individuals have been selected as representatives of the varied interests of the community, with a good grasp on the issues and opportunities that face their particular group and the community at large. Below are the techniques that the City of Eatonton and Putnam County expect to implement to obtain their input and achieve their maximum interaction.

- Mail Blasts - To notify them of important events they are requested to attend to keep them informed on the status of the Community Agenda.
- Stakeholders to address community Issues and Opportunities.
 - The Stakeholders would be divided into groups based on subject areas (Economic Development, Housing, Community Facilities, Land Use and Natural/Historic Resources, Transportation, and Intergovernmental Coordination) by the Steering Committee.
 - A meeting of the Stakeholders would be called by the Steering Committee.
 - At the beginning of the meeting, the Stakeholders would first review the list of Issues and Opportunities prepared by the Steering Committee so as to guide the initial discussions.
 - Each group would then be asked to identify any additional issues and opportunities. They would then prioritize the needs and identify strategies to address the identified needs and opportunities.
 - The Steering Committee would take this input and develop a five-year work program and policy statements.
 - The Draft Work Program and policies would be sent to the Stakeholders for review and comments.
- General Public would be invited to attend the above Stakeholder meeting using the marketing and information tools noted above.
- A small group of diverse and representative Stakeholders selected by the Steering Committee would hold several meetings to develop the Community Vision (Countywide land use map and defining narrative for each character area).
 - First Meeting - After a light dinner, the Stakeholders would be divided into two groups; the first would focus on the future land use plan for the City of Eatonton, while the second one would develop a future land use plan for the unincorporated area of Putnam County. The two groups would meet back together and a spokesperson from each group would present their recommendations. By the end of the meeting a consensus would be reached on the future land use plans for both the City of Eatonton and Putnam County and to insure continuity and consistency between the two plans at the borders.
 - Second Meeting - After a light dinner, the Stakeholders would be divided into groups to discuss and arrive at a decision on the defining narrative for each character area (development pattern, proposed land uses, and implementation strategies). Prior to this meeting, materials would be sent to each stakeholder

- member that would give them a good background and understanding of the task that is before them and the expected results of that meeting. It will be up to each participant to be prepared and come with ideas to share with the group.
 - From this meeting, the Steering Committee would complete the work on the draft defining narratives in preparation for the next step below.
 - General Public would be invited to attend the above Stakeholder meetings using the marketing and information tools noted above.

Public Input and Interaction

In addition to being invited to the Stakeholder meetings mentioned above, the following techniques that will be applied by the City of Eatonton and Putnam County to obtain General Public:

- Hold a series of open houses at fire stations or other community facilities in the City of Eatonton and unincorporated areas of Putnam County. At these open houses, there will be a display of Issues and Opportunities for the City of Eatonton and Putnam County, Five-Year Work Programs and Policies for the City of Eatonton and Putnam County; and a display for each area of special concern and character area demonstrating the vision for that area. At each of the displays there will be comment cards for the General Public to complete and turn in at the open house or mail back in at their convenience. At least one member of the Steering Committee will man each of the displays answering questions from the public. The RDC project manager will roam the room answering questions and provide support to the Steering Committee members at the various tables.
- The draft Community Agendas for the City of Eatonton and Putnam County will be posted on the Putnam County and City of Eatonton website. Using the various marketing and public education techniques describe above as well as these open houses, the general public would be provided information on how they can access this link on the website and where to send comments on the draft Community Agenda.
- The Steering Committee would review input provided at these open houses and the website and make changes to the Community Agenda as deemed necessary.
- The final draft of the Community Agendas for the City of Eatonton and Putnam County would then be placed at the local public libraries, City Hall, County Courthouse, and County Administration Building for public review.
- Public hearings would be held in the City of Eatonton and the unincorporated area of the County to receive final public input.

COMMUNITY AGENDA SCHEDULE

Community Agenda Schedule






This section provides a presentation of the anticipated schedule for the implementation and completion of not only the Community Agenda but the entire Community Participation program of the Joint Comprehensive Plan. This schedule is not intended to be static. It is expected that the process itself will dictate that specific content and scheduling changes be made during the implementation phase of the project.

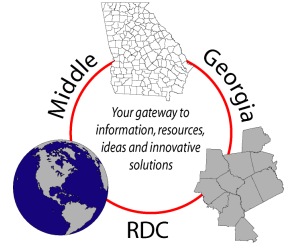
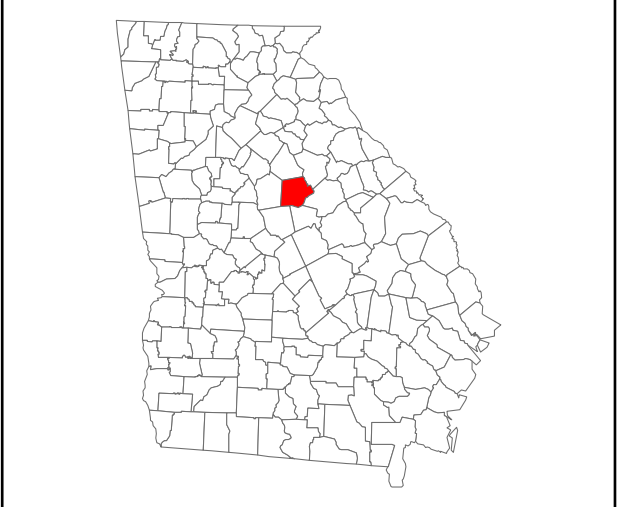
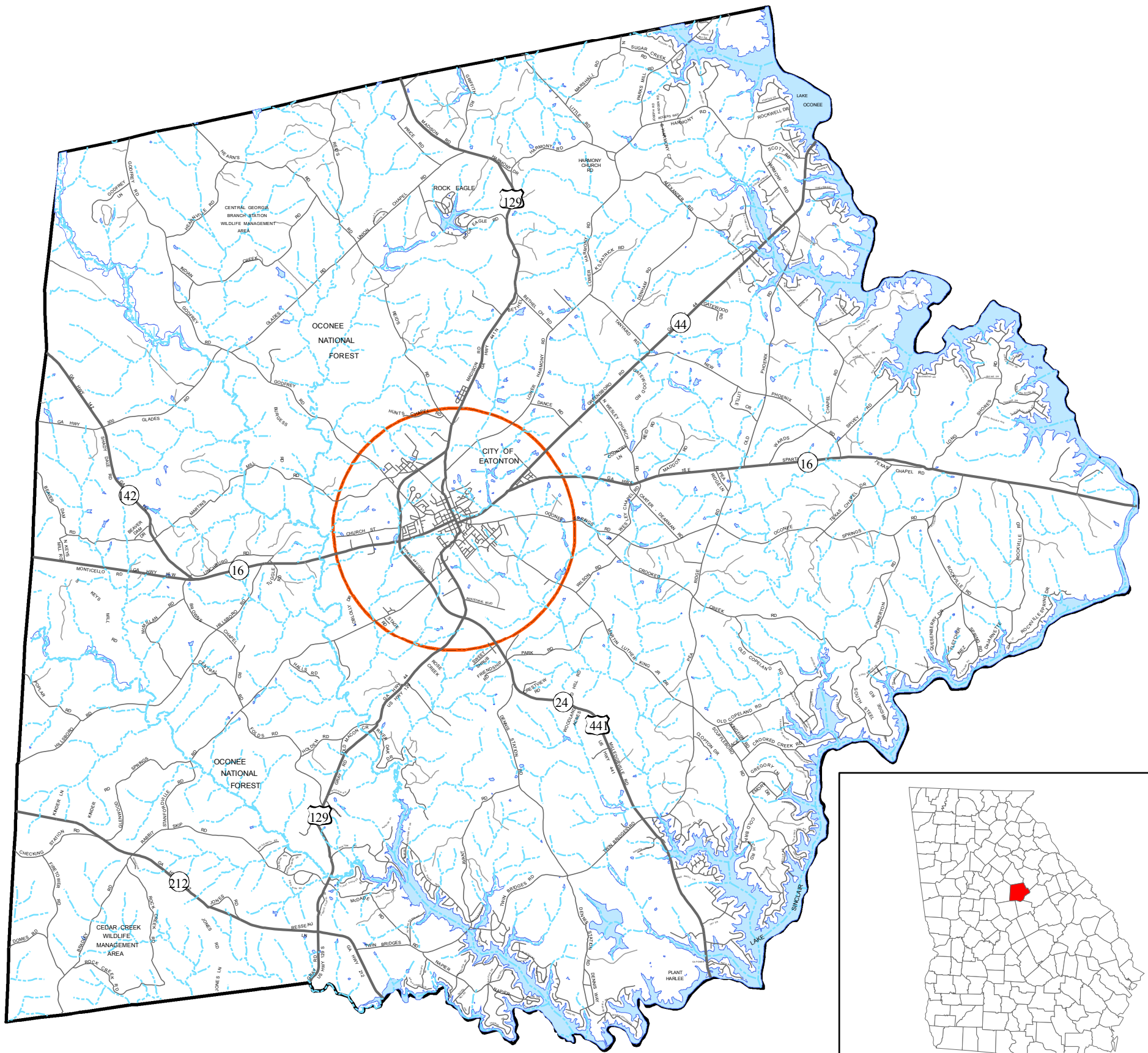
COMMUNITY AGENDA											
		2006				2007					
		Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
1	Conduct marketing and public education efforts to: (1) educate Stakeholders and General Public on comprehensive planning process; and (2) inform the General Public and Stakeholders of the progress made to complete the Community Agenda, and the dates, times and location of the open houses and other meetings.	X	X	X	X	X	X	X	X	X	
2	Conduct Stakeholder meeting to review and discuss identified community issues and opportunities. General Public would be invited to attend.					X					
3	Comprehensive Plan Steering Committee develops Five-year Work Program and Policy Statements with draft sent to Stakeholders for review and comments.					X					
4	Conduct meeting with select group of Stakeholders to develop future land use plans for City of Eatonton and unincorporated areas of Putnam County. General Public would be invited to attend.						X				
5	Conduct meeting with select group of Stakeholders to develop defining narratives for recommended character areas. General Public would be invited to attend.						X				
6	Host series of open houses for General Public and Stakeholders to review identified Issues and Opportunities, Five-Year Work Programs and Community Visions.							X	X		
7	Publicize draft Community Agendas on City and County website and thru other media.								X		
8	Comprehensive Plan Steering Committee finalizes Community Agendas based on input provided from town meetings and website responses.									X	
9	Final draft of Community Agendas placed in local libraries, City Hall, County Courthouse and County Administration Building for General Public and Stakeholder review.									X	
10	Public hearings in City of Eatonton and Putnam County to secure final General Public and Stakeholder comment on Community Agendas.										X
11	Adoption of transmittal resolution by local government and submittal of Community Agendas to RDC for review.										X

MAPS

Location Map

Legend

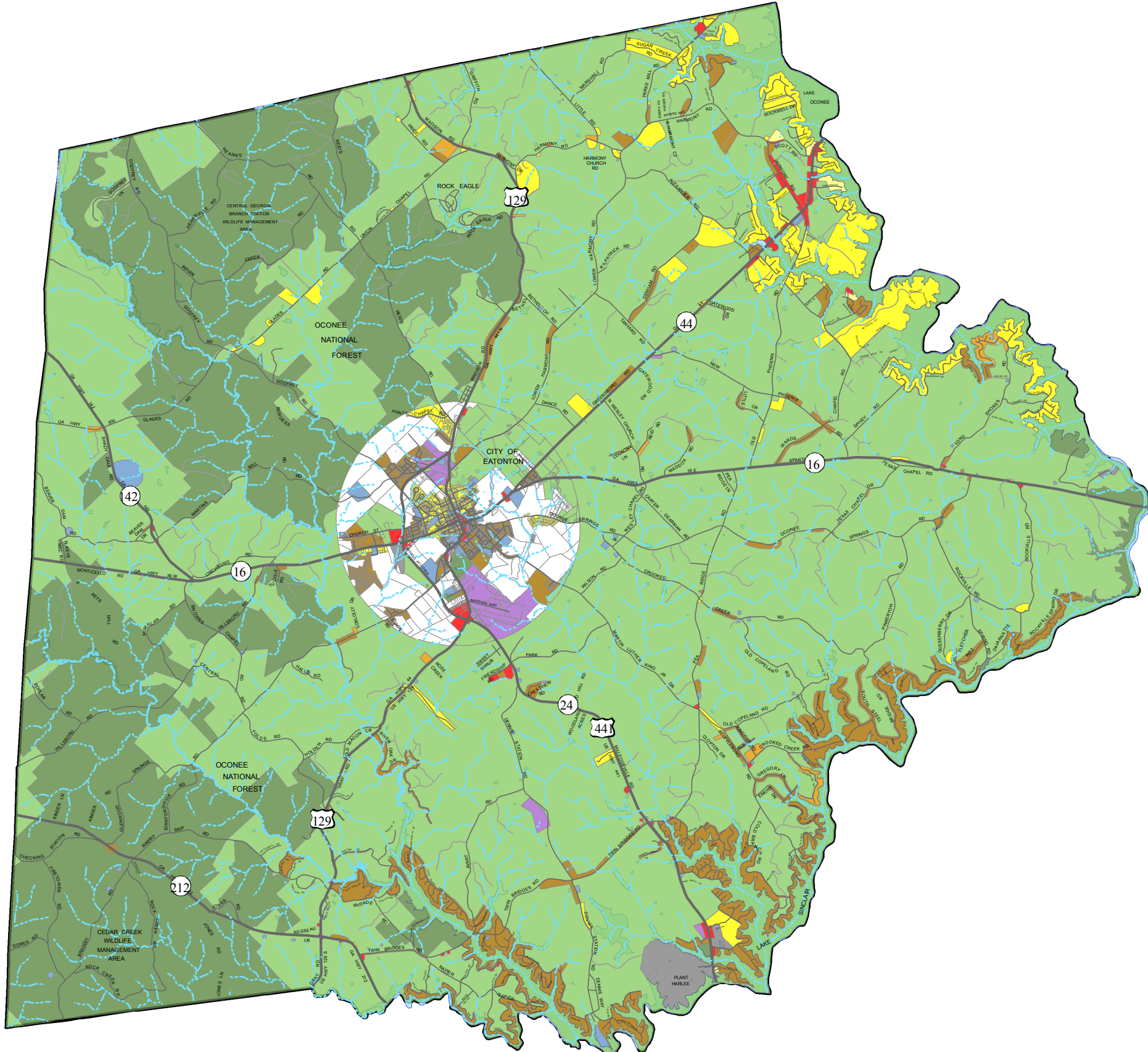
-  County Boundary
-  City Boundary
-  City Street
-  County Road
-  State Highway



0 1 2 4 Miles

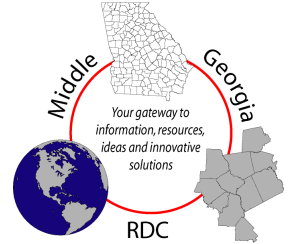


Existing Land Use Putnam County



Legend

- Agriculture/Forestry
- Commercial
- Industrial
- Manufactured Homes
- Mixed Residential
- Multi-Family Res
- Parks/Rec/Conserv
- Public/Institutional
- SF Residential
- Trans/Comm/Utilities
- Undeveloped
- County Boundary
- City Boundary
- City Street
- County Road
- State Highway

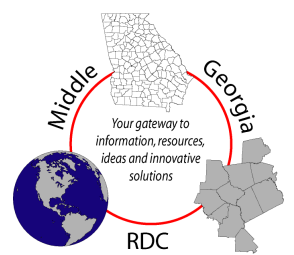
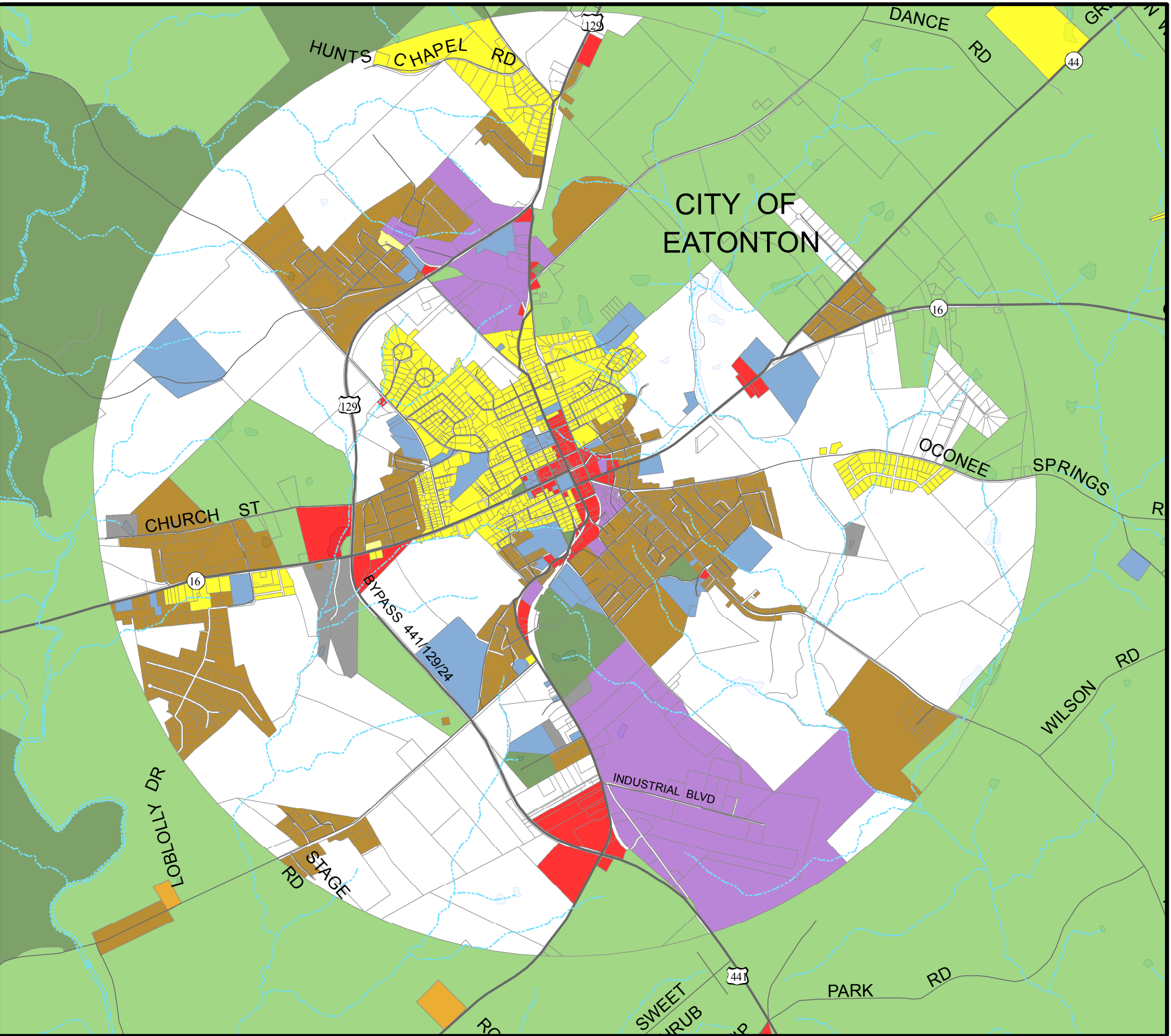


Map 2a

Existing Land Use City of Eatonton

Legend

- Agriculture/Forestry
- Commercial
- Industrial
- Manufactured Homes
- Mixed Residential
- Multi-Family Res
- Parks/Rec/Conserv
- Public/Institutional
- SF Residential
- Trans/Comm/Utilities
- Undeveloped
- County Boundary
- City Boundary
- City Street
- County Road
- State Highway









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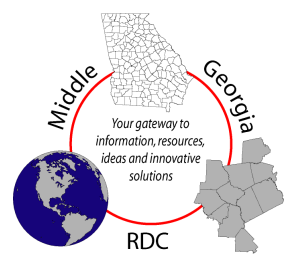
Map 2b

Areas Requiring Special Attention - Putnam County

Legend

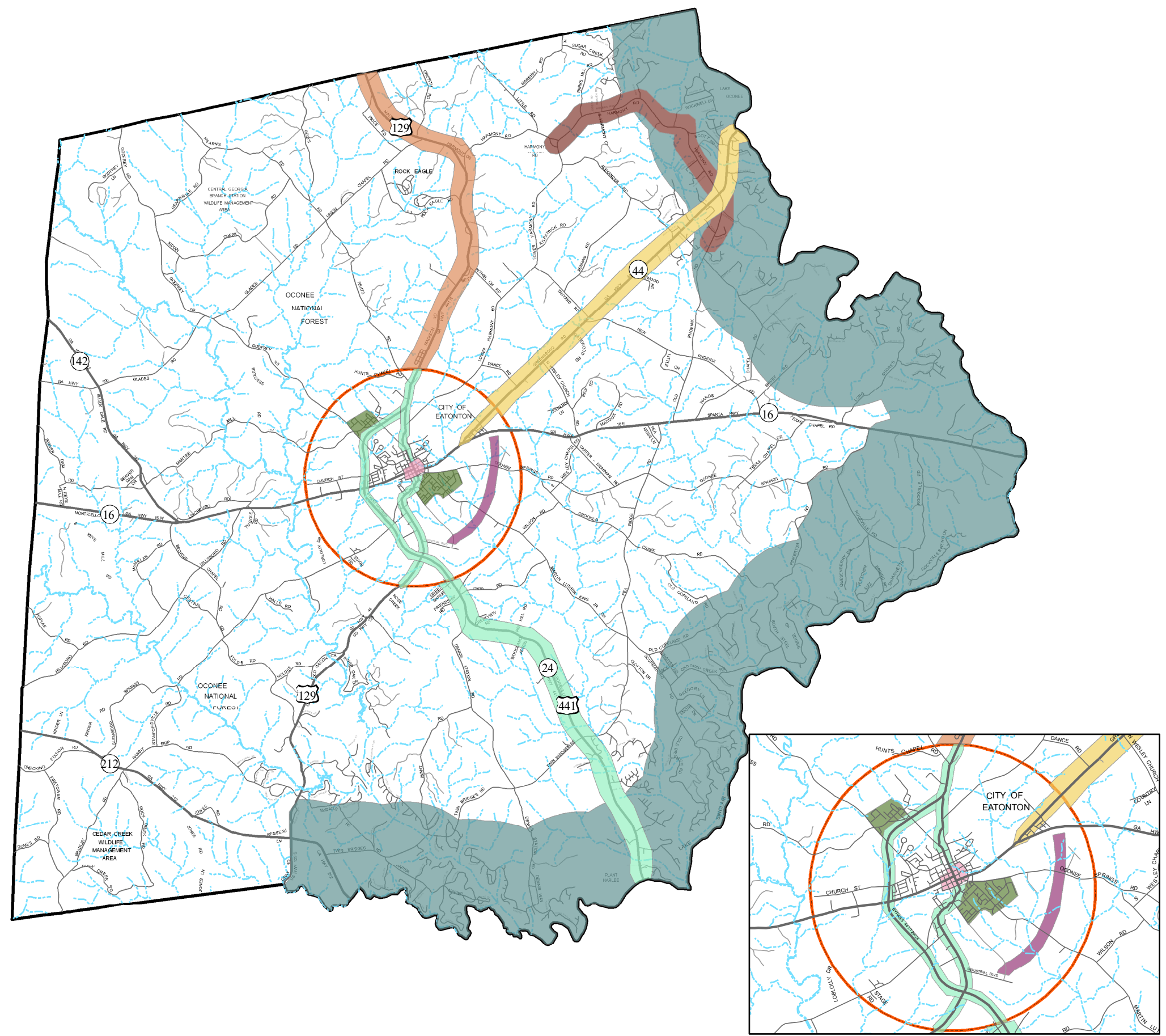
-  Downtown
-  East Bypass Corridor
-  Harmony Mixed Use Corridor
-  Hwy. 44 Commercial Corridor
-  Lake/River Corridor
-  Traditional Neighborhood Redevelopment Area
-  US 441 Commercial Corridor
-  US 441 Mixed Use Corridor

-  Putnam
-  Eatonton
-  City Street
-  County Road
-  State Highway

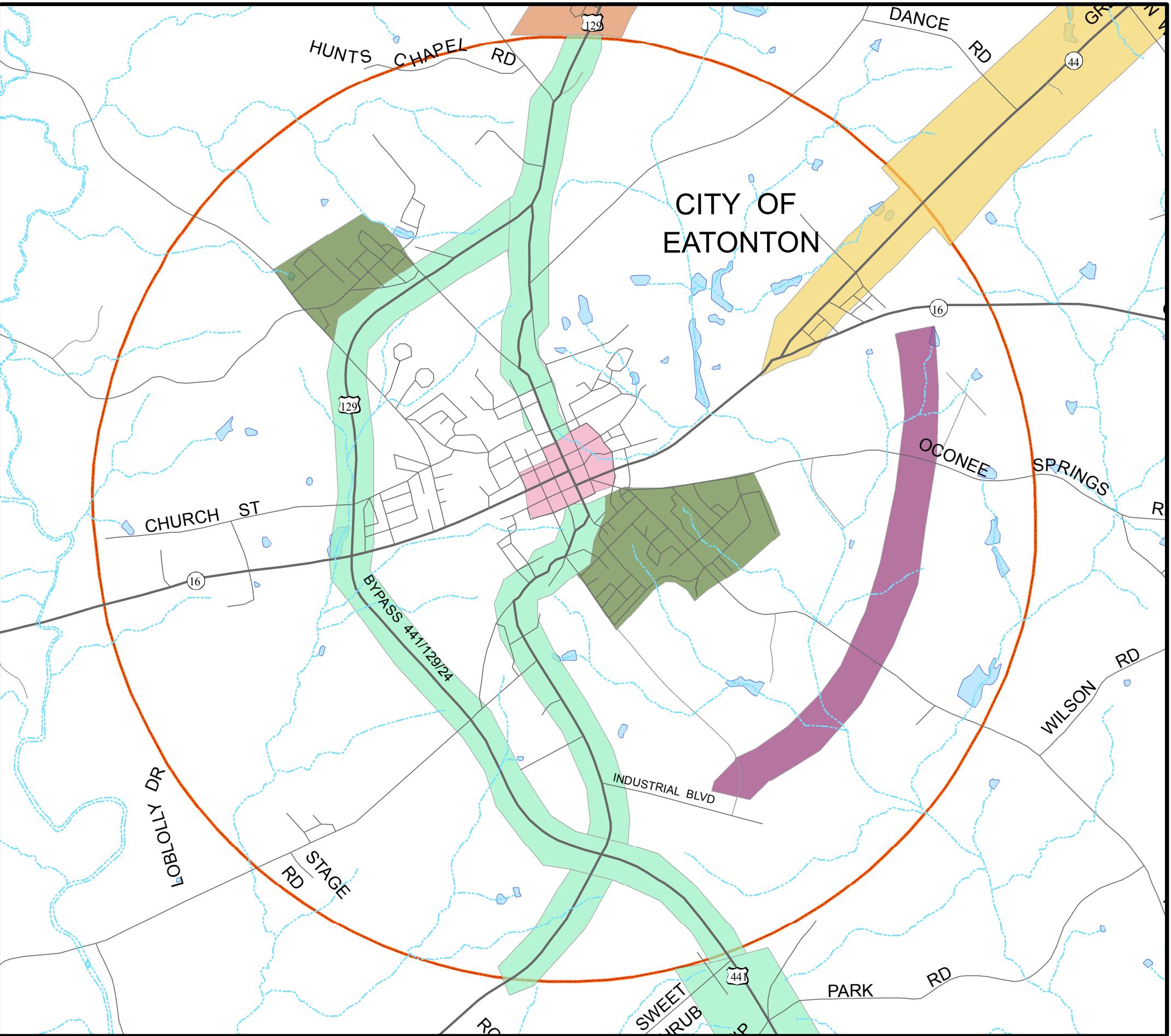


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Map 3a



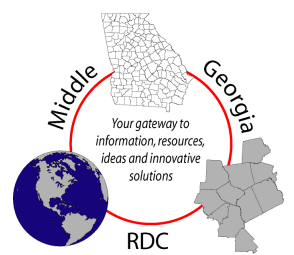
Areas Requiring Special Attention - City of Eatonton



Legend

- Downtown
- East Bypass Corridor
- Hwy. 44 Commercial Corridor
- Traditional Neighborhood Redevelopment Area
- US 441 Commercial Corridor
- US 441 Mixed Use Corridor

- County Boundary
- City Boundary
- City Street
- County Road
- State Highway



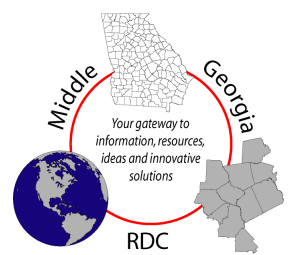
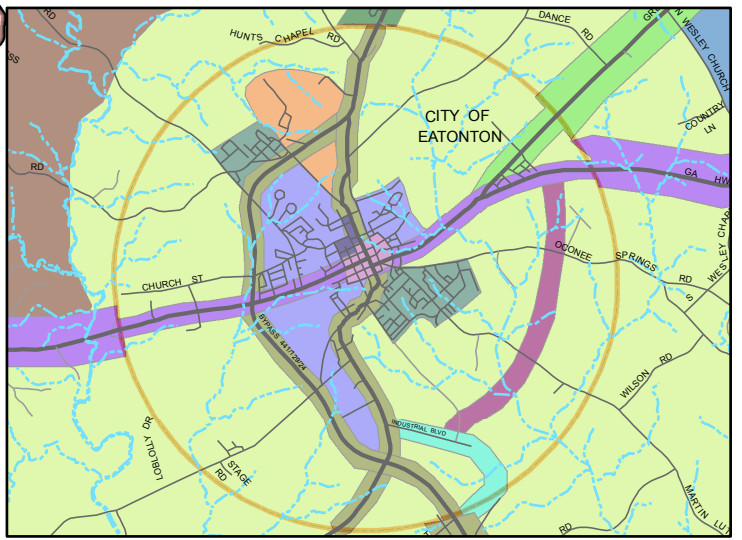
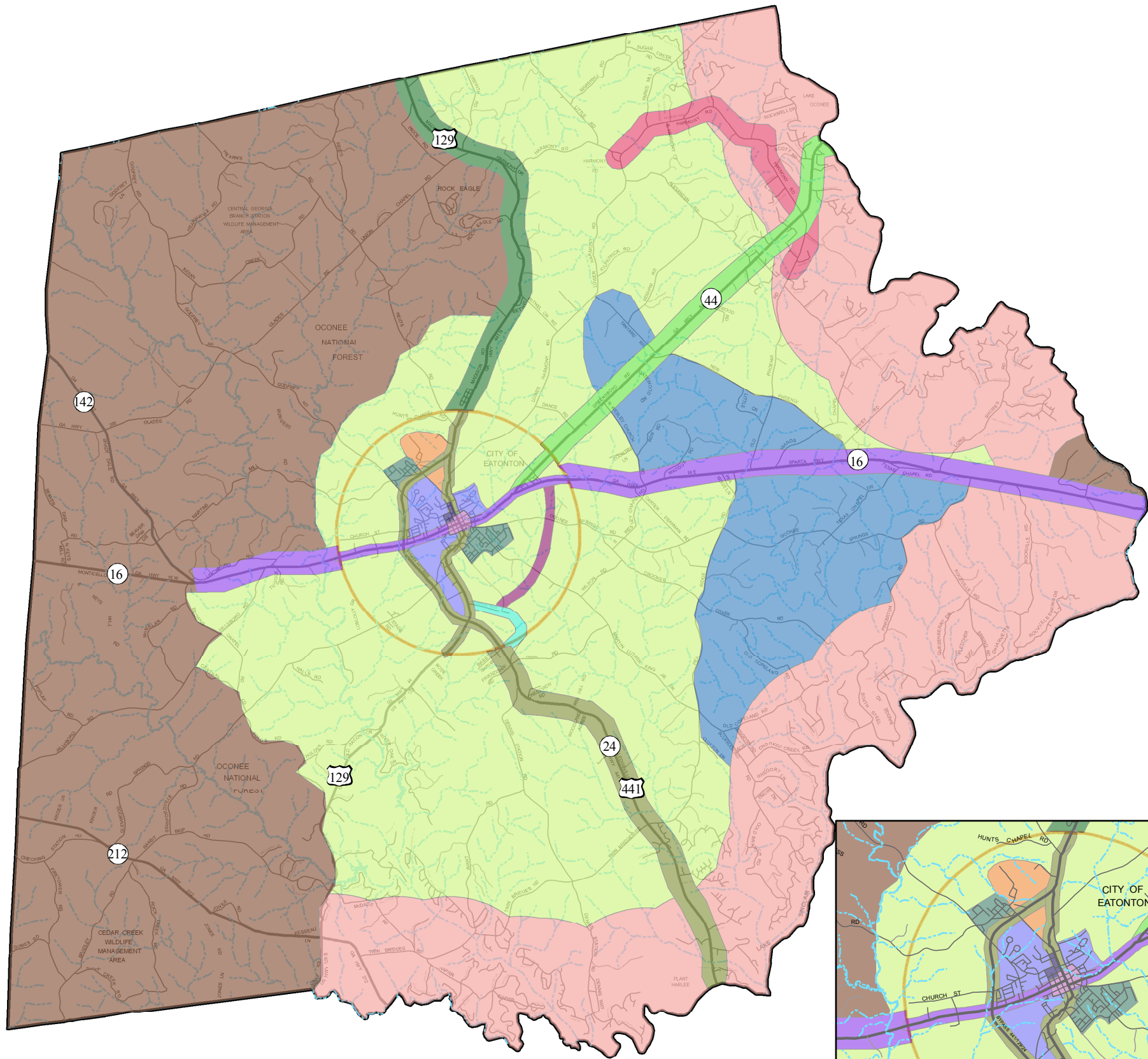
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Map 3b

Recommended Character Areas - Putnam County

Legend

-  Agricultural
-  Conservation and Greenspace
-  Downtown
-  East Bypass Corridor
-  Eatonton Historic District
-  Harmony Mixed Use Corridor
-  Hwy. 44 Commercial Corridor
-  Lake/River Corridor
-  North Industrial Park
-  Rural Residential
-  Scenic Corridor
-  South Industrial Park
-  Traditional Neighborhood Redevelopment Area
-  Traditional Neighborhood Stable
-  US 441 Commercial Corridor
-  US 441 Mixed Use Corridor
-  Putnam
-  Eatonton
-  City Street
-  County Road
-  State Highway

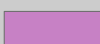


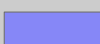


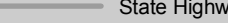


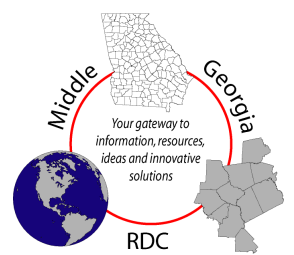
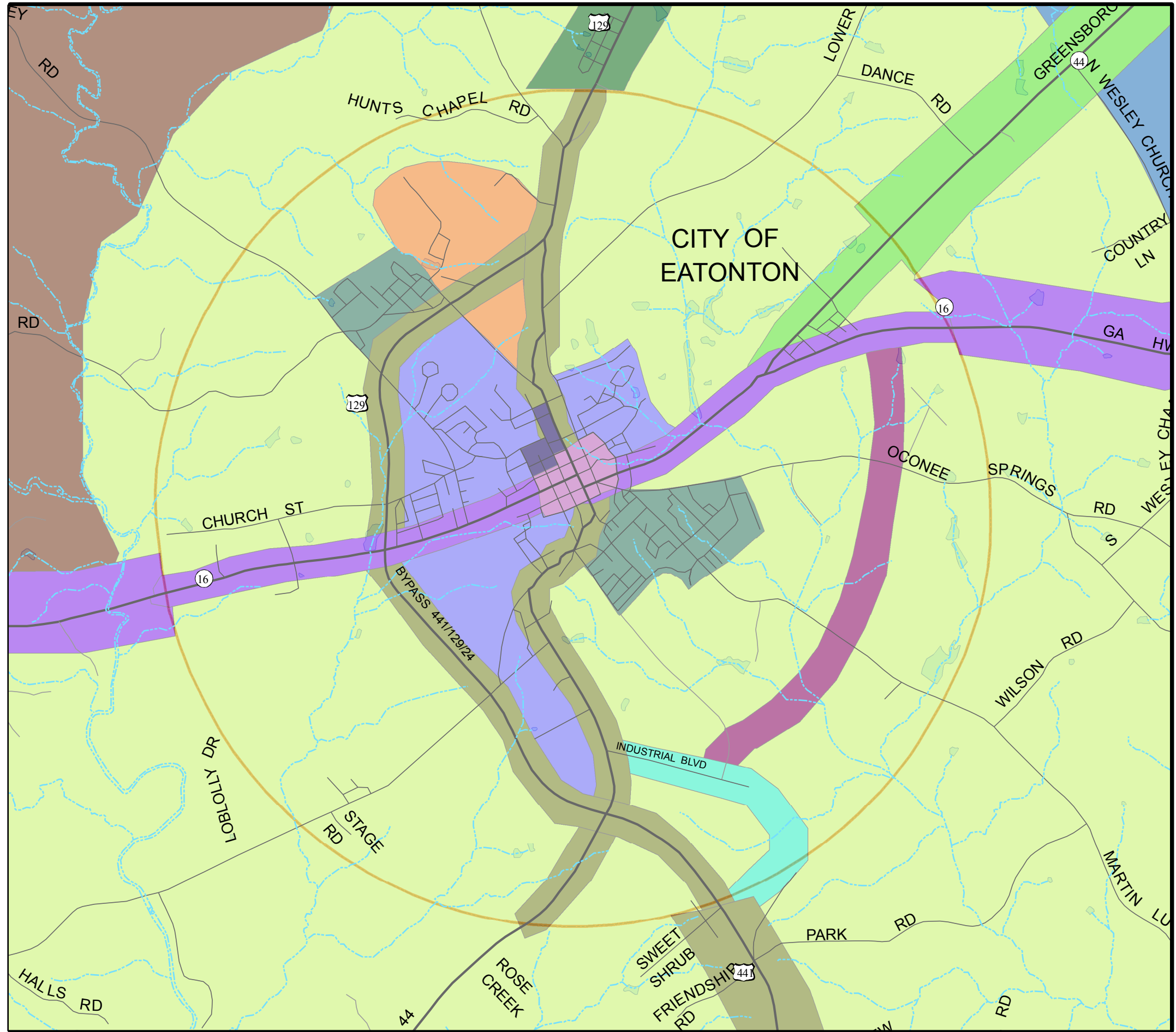
0 1.25 2.5 5 Miles

Map 4a

Recommended Character Areas - City of Eatonton

Legend

-  Conservation and Greenspace
-  Downtown
-  East Bypass Corridor
-  Eatonton Historic District
-  Hwy. 44 Commercial Corridor
-  North Industrial Park
-  Rural Residential
-  Scenic Corridor
-  South Industrial Park
-  Traditional Neighborhood Redevelopment Area
-  Traditional Neighborhood Stable
-  US 441 Commercial Corridor
-  US 441 Mixed Use Corridor
-  Putnam
-  Eatonton
-  City Street
-  County Road
-  State Highway







0 0.25 0.5 1 Miles

Map 4b


Water Supply Watershed

Legend


-  Little River Intake Watershed
-  Lake Sinclair Watershed
-  City of Sparta Intake Watershed


 Intakes


Note: Lake Sinclair Intake Watershed includes the entire county.

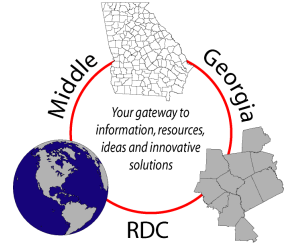
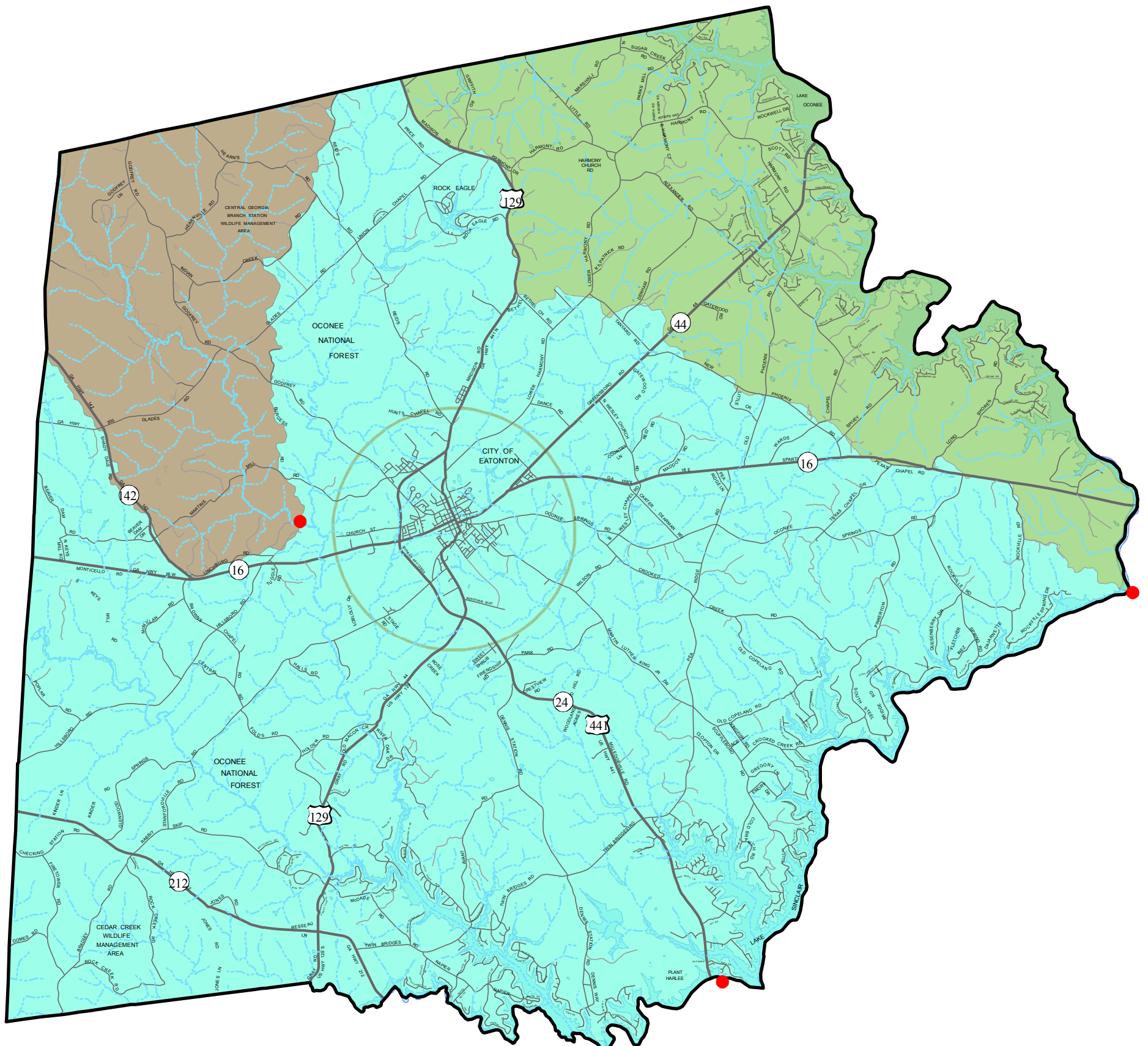
 County Boundary

 City Boundary

 City Street

 County Road

 State Highway

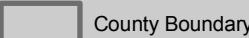


Wetlands

Legend



Wetlands



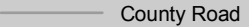
County Boundary



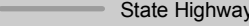
City Boundary



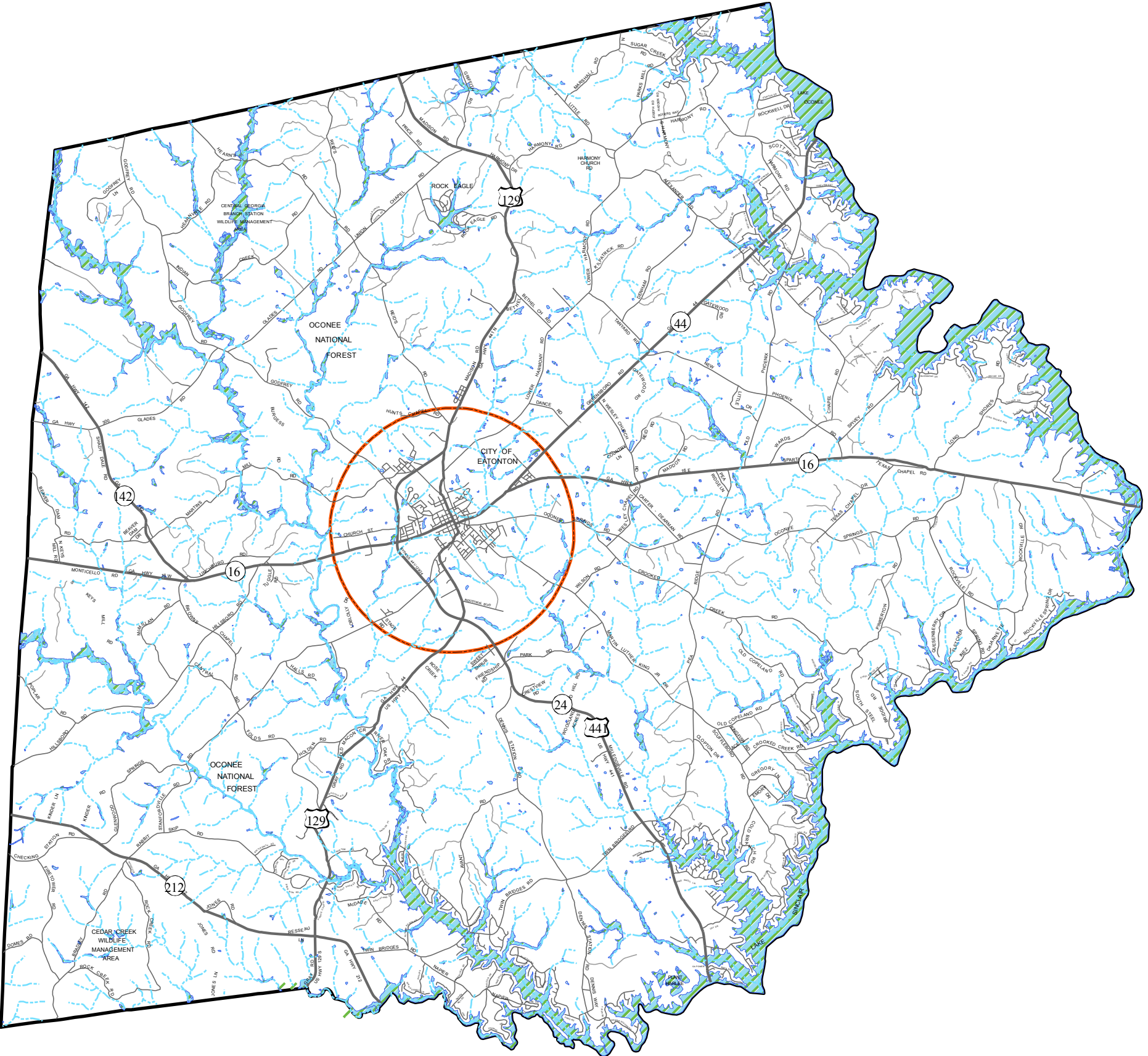
City Street



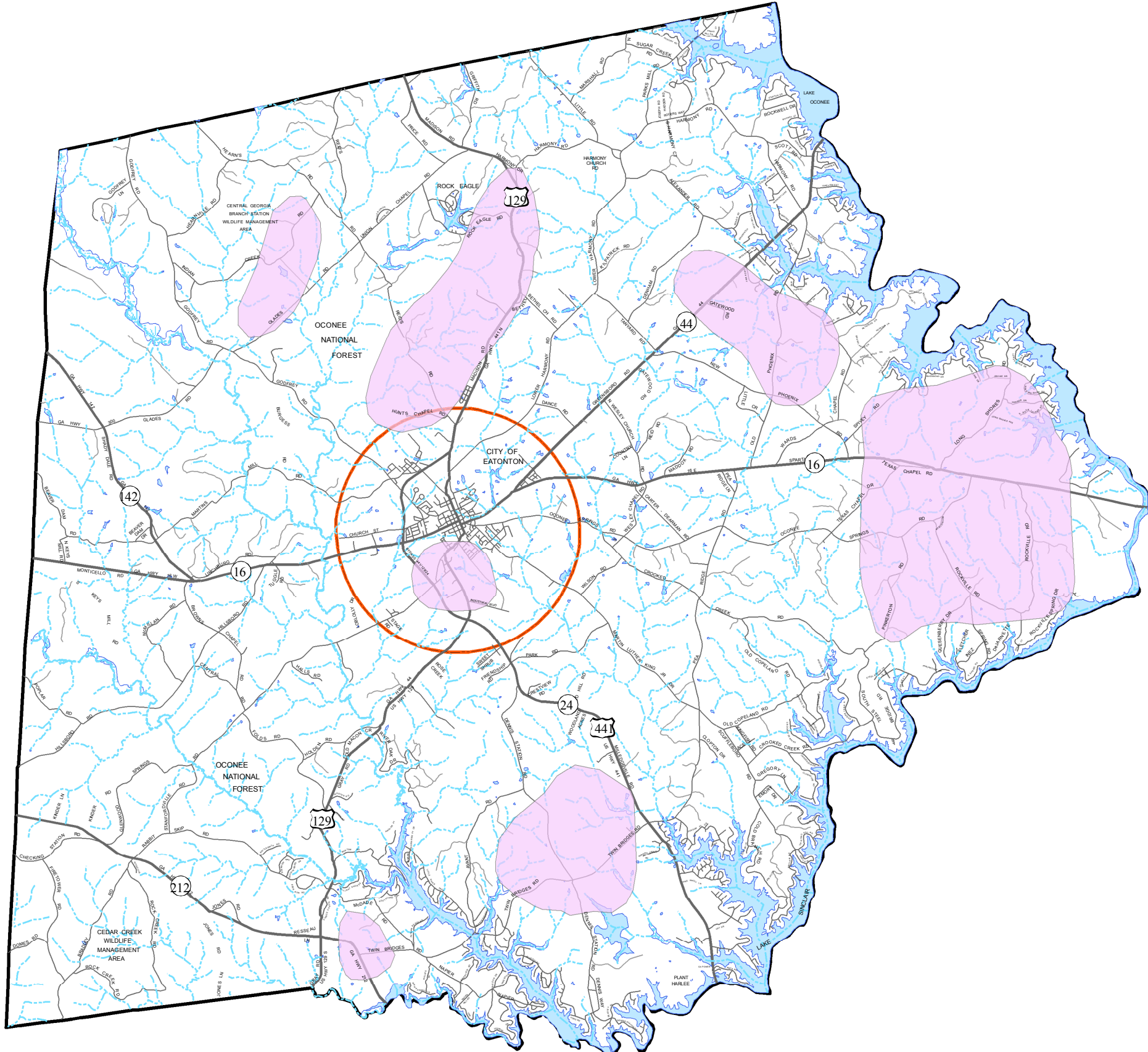
County Road









State Highway

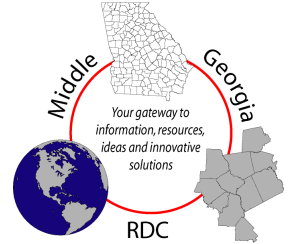


Significant Groundwater Recharge Areas



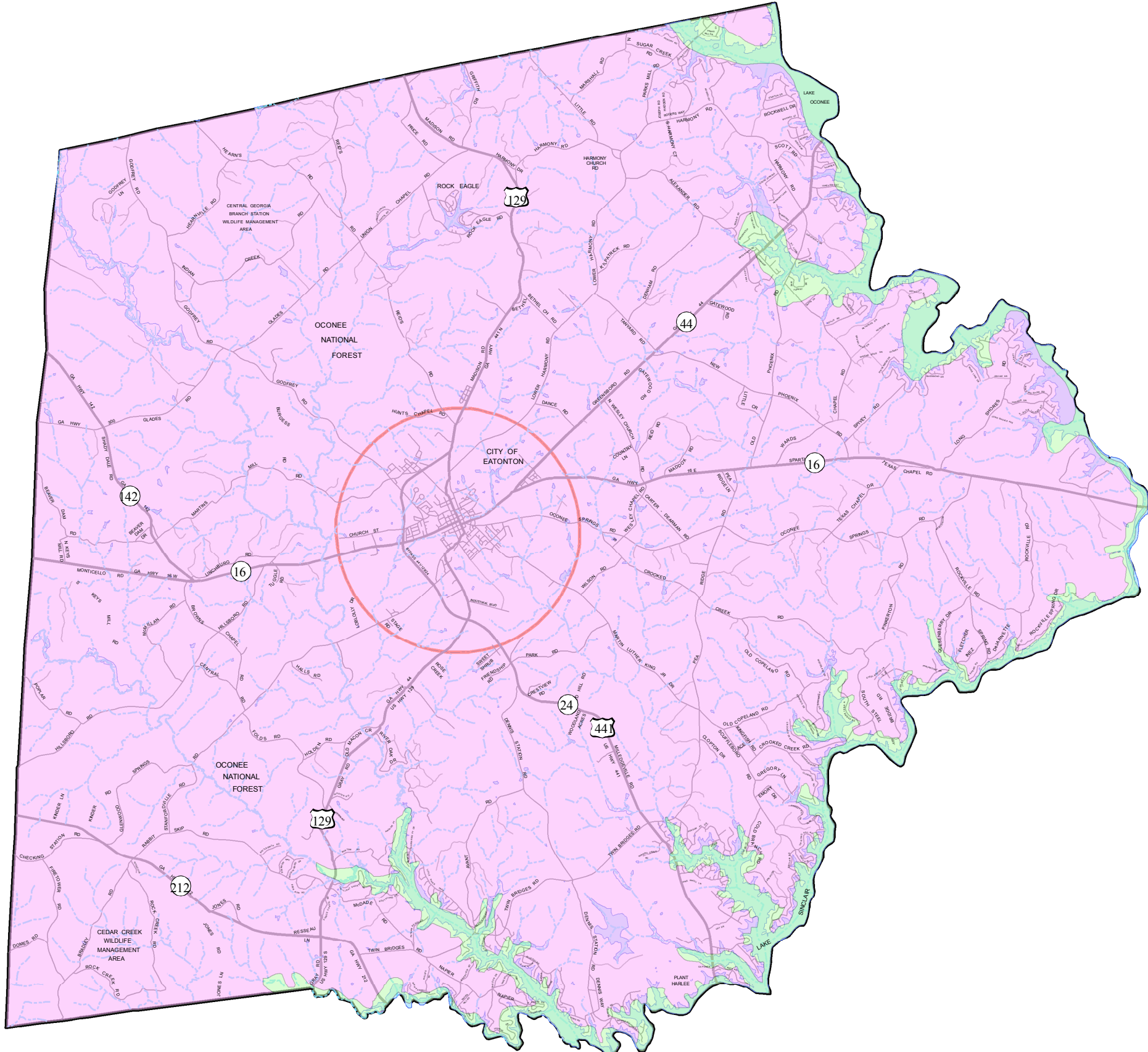
Legend

-  Probable areas of thick soils
-  County Boundary
-  City Boundary
-  City Street
-  County Road
-  State Highway



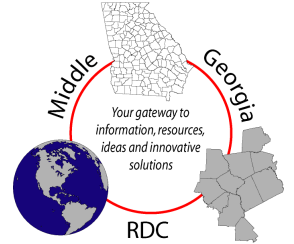
0 1 2 4 Miles

Pollution Susceptibility



Legend

- LOW
- WATER
- County Boundary
- City Boundary
- City Street
- County Road
- State Highway




0 1 2 4 Miles



Protected River Corridors

Legend


 River Corridors

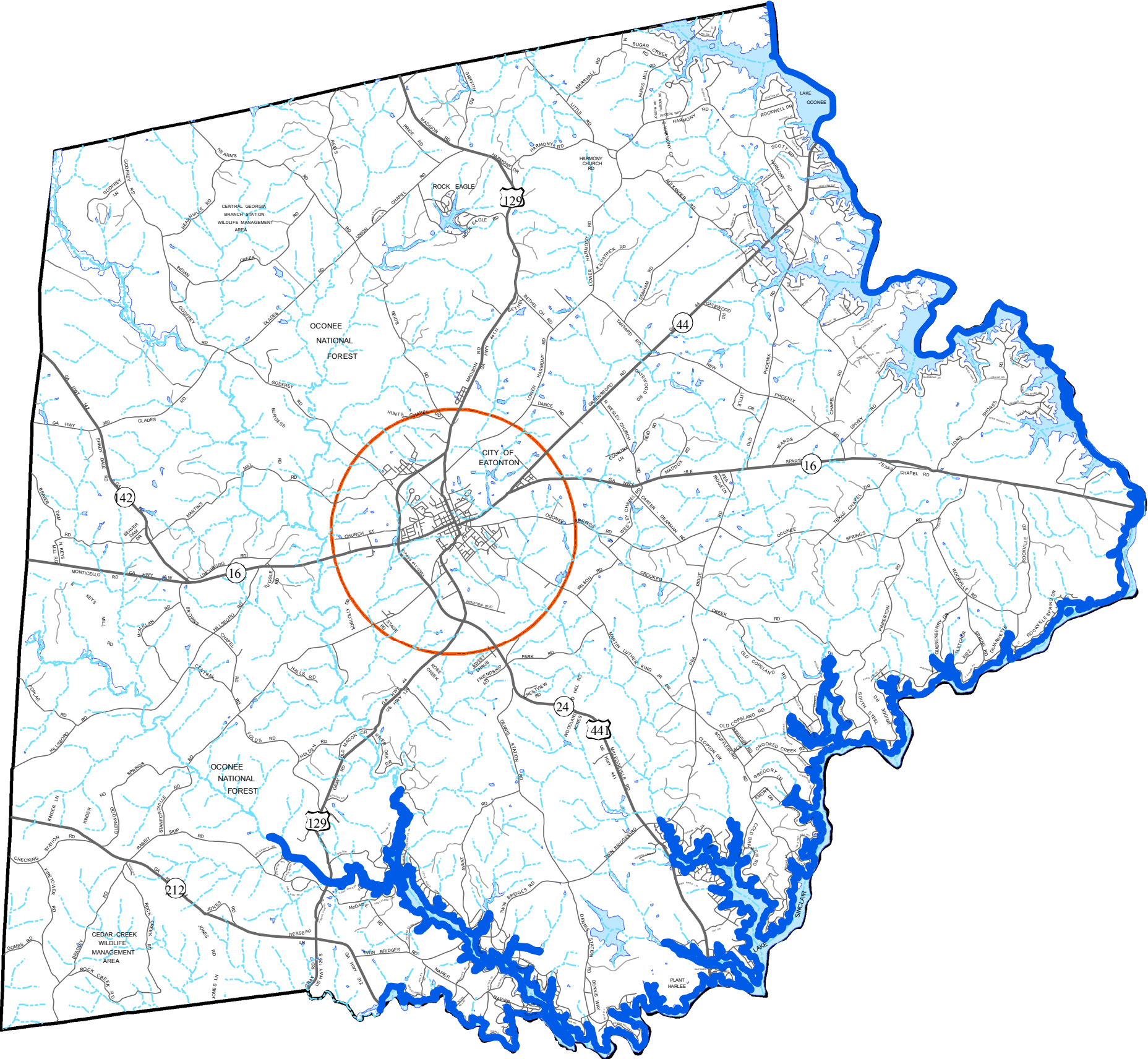
 County Boundary

 City Boundary

 City Street







 County Road

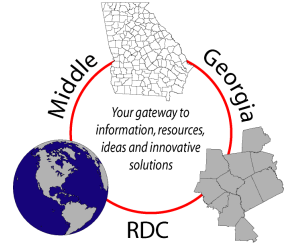
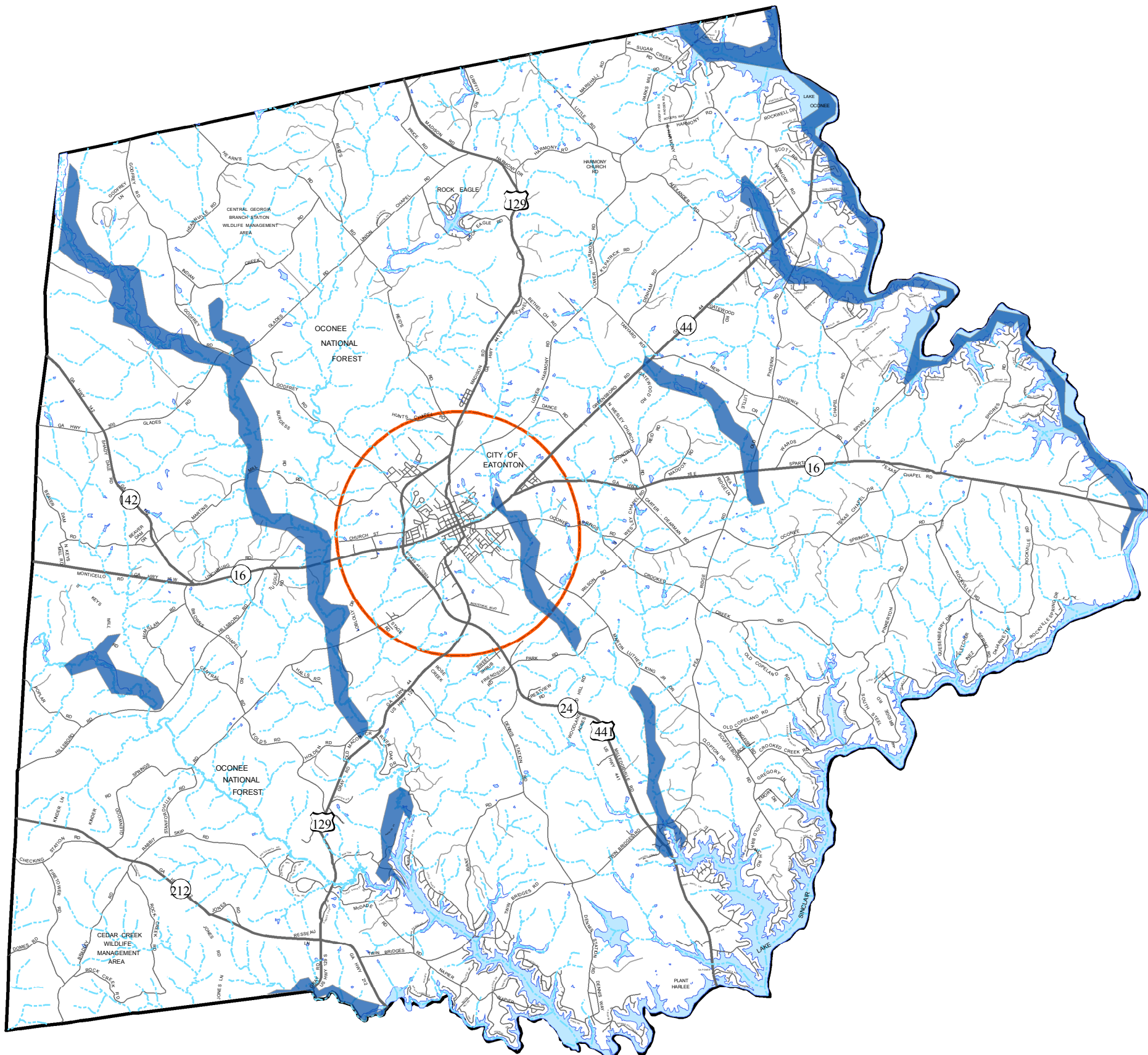
 State Highway



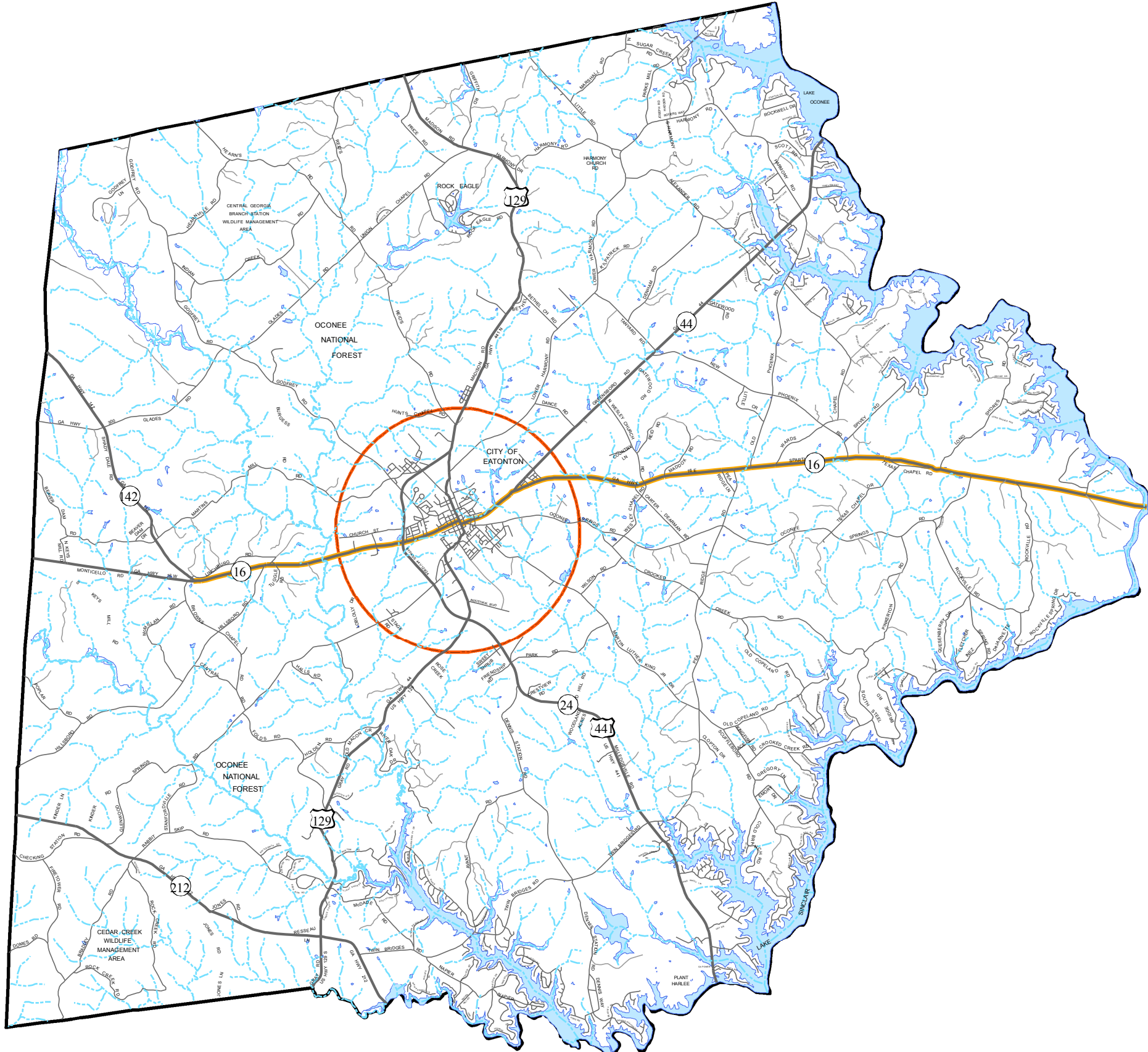
Floodplains

Legend

-  Floodplains
-  County Boundary
-  City Boundary
-  City Street
-  County Road
-  State Highway




0 1 2 4 Miles




Scenic Areas


Legend

 Scenic Areas

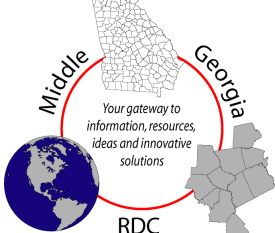
 County Boundary

 City Boundary

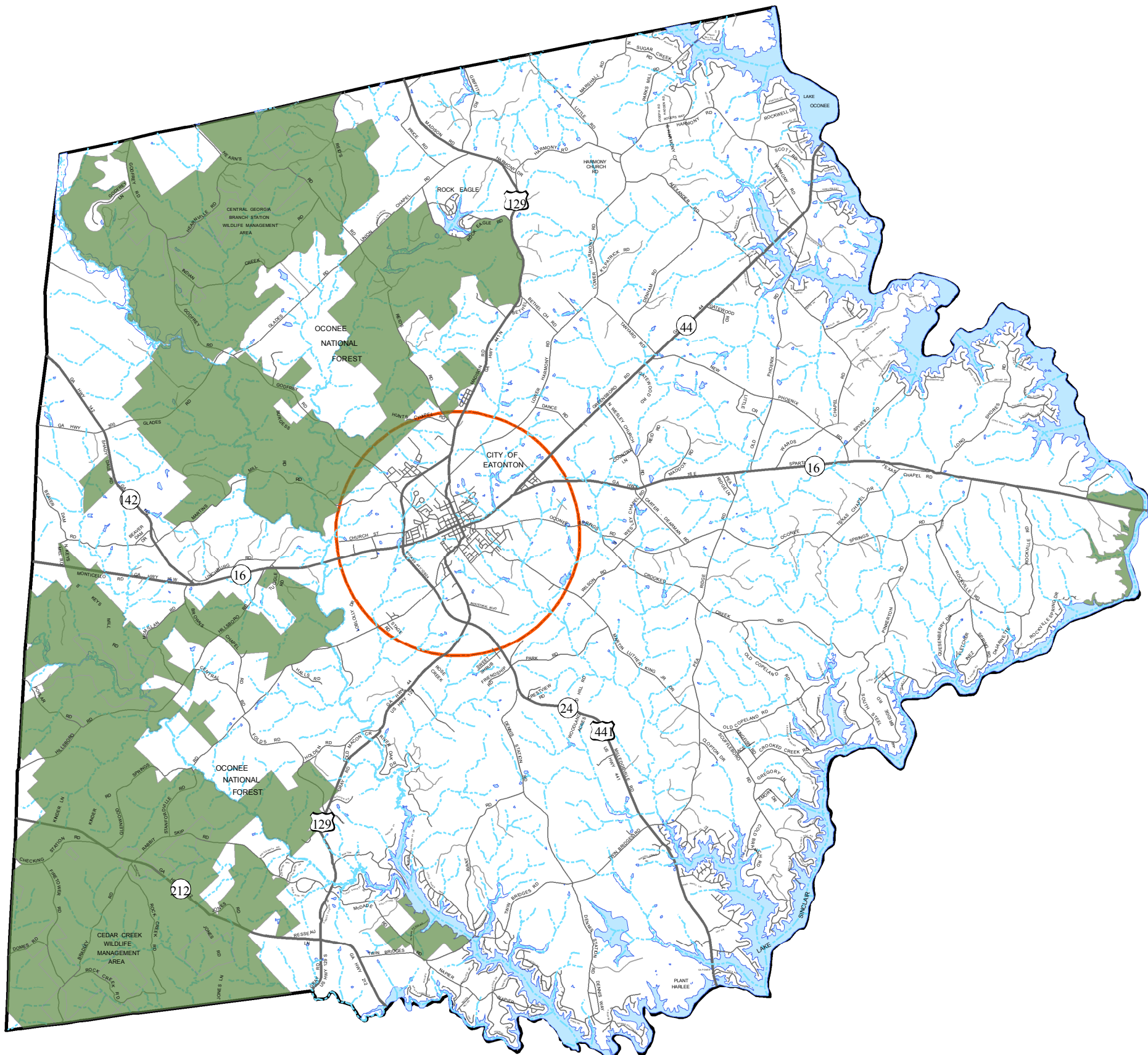
 City Street

 County Road







 State Highway

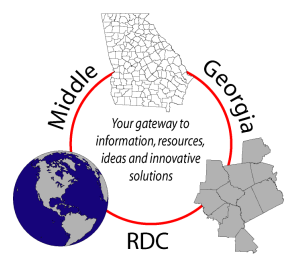


Major Parks, Recreation and Conservation Areas



Legend

-  Parks/Recreation/Conservation
-  County Boundary
-  City Boundary
-  City Street
-  County Road
-  State Highway



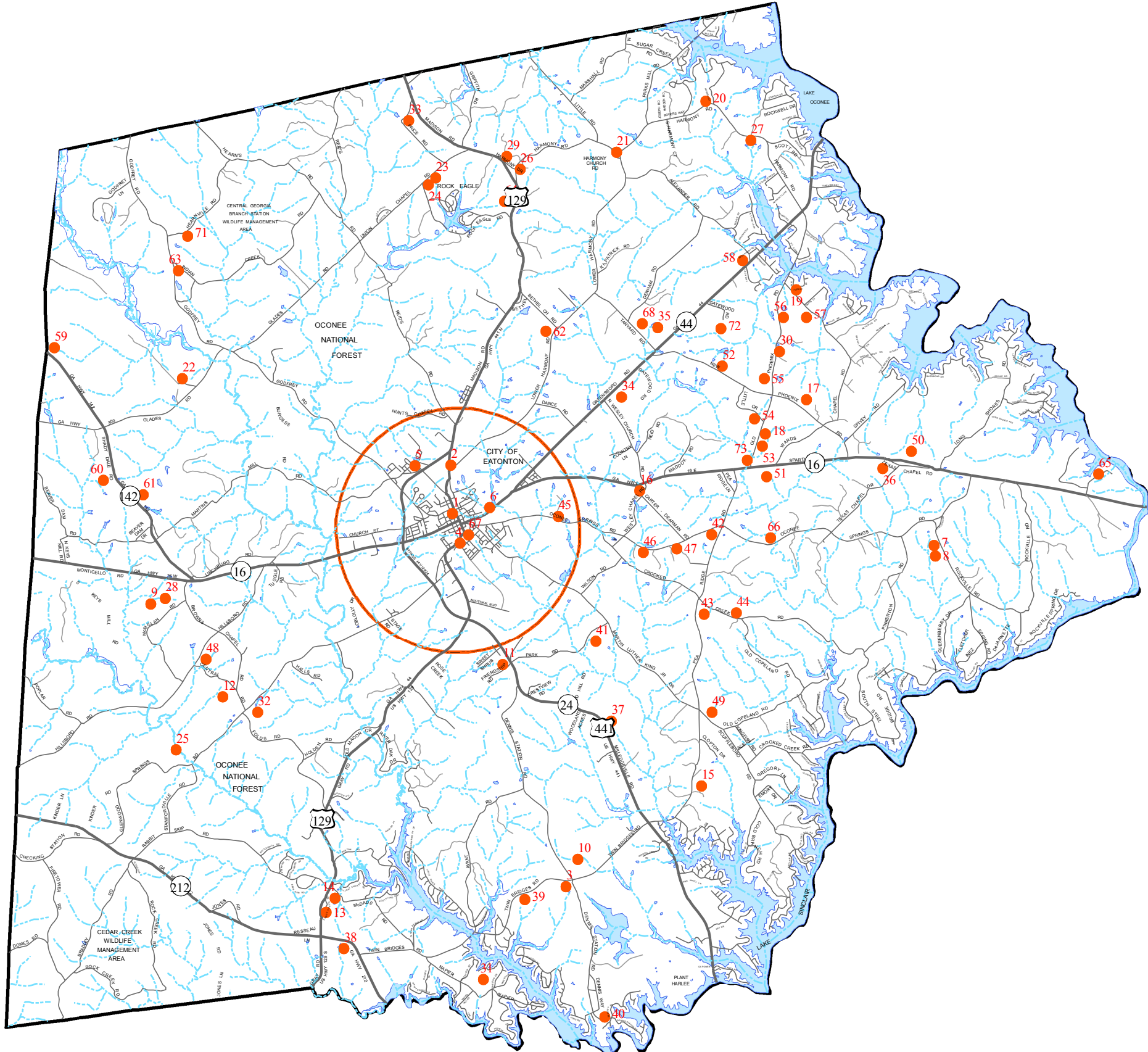
0 1 2 4 Miles

Cultural and Historical Resources

Legend

- 1 Eatonton Historic District
- 2 Ivy Hill
- 3 Dennis Station Store
- 4 Enterprise Mill
- 6 Eatonton Water Works
- 7 Rockville Academy
- 8 St. Paul's Methodist Church
- 9 Phoenix Academy
- 10 Mt Arafat Methodist Church
- 11 Friendship Rd Church
- 12 Central Church
- 13 Pierce Chapel
- 14 Cloptin Mill Site
- 15 Concord Methodist Church
- 16 Wesley Chapel
- 17 Philadelphia Methodist Church
- 18 Crooked Creek Church
- 19 Ward Chapel AME
- 20 Jefferson Baptist Church
- 21 Harmony Baptist Church
- 22 Mt Gilead Baptist Church
- 23 Union Chapel School
- 24 Union Chapel Church
- 25 Glenwood Springs Rd Steel Bridge
- 26 Terrell Sadler House
- 27 Woodland Plantation
- 28 Singleton-McMillan
- 29 Tompkin's Inn
- 30 Turnwold Plantation
- 31 Napier House
- 32 Maddox House
- 33 Baldwin House
- 34 Denham Fire House
- 35 Denhamville Plantation
- 36 Spivey House
- 37 Edmundson House
- 38 Odom-Resseau House
- 39 Waller-Hearn House
- 40 Dennis Station Road
- 41 Park Road
- 42 Beall-Gorley House
- 43 370 Crooked Creek Road
- 44 425 Crooked Creek Road
- 45 Jenkin's Hill
- 46 Oconee Springs Road
- 47 806 Oconee Springs Road
- 48 Dawson Home
- 49 123 Scuffleboard Road
- 50 1015 Sparta Road
- 51 498 Sparta Road
- 52 New Phoenix Road
- 53 168 Old Phoenix Road
- 54 129 Little Road
- 55 291 Old Phoenix Road
- 56 H.N. Ralston Dairy Farm
- 57 Alice Walker Childhood Home
- 58 813 Greensboro Road
- 59 Linch House
- 60 Linch-Pearson House
- 61 Walker House
- 62 413 Lower Harmony Road
- 63 Central Ga Experiment Station
- 64 Rock Eagle Effigy Mound
- 65 Rock Hawk Effigy Mound
- 66 Beall's Mill Site
- 67 Depot Ruin
- 68 Denhamville Tannery Site
- 71 Cussetta Indian Village Site
- 72 Gatewood House
- 73 Old Baldwin County Courthouse Site







- Putnam
- Eatonton
- City Street
- County Road
- State Highway

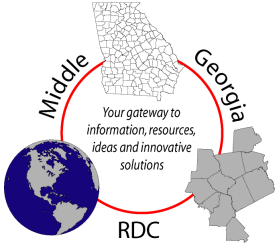
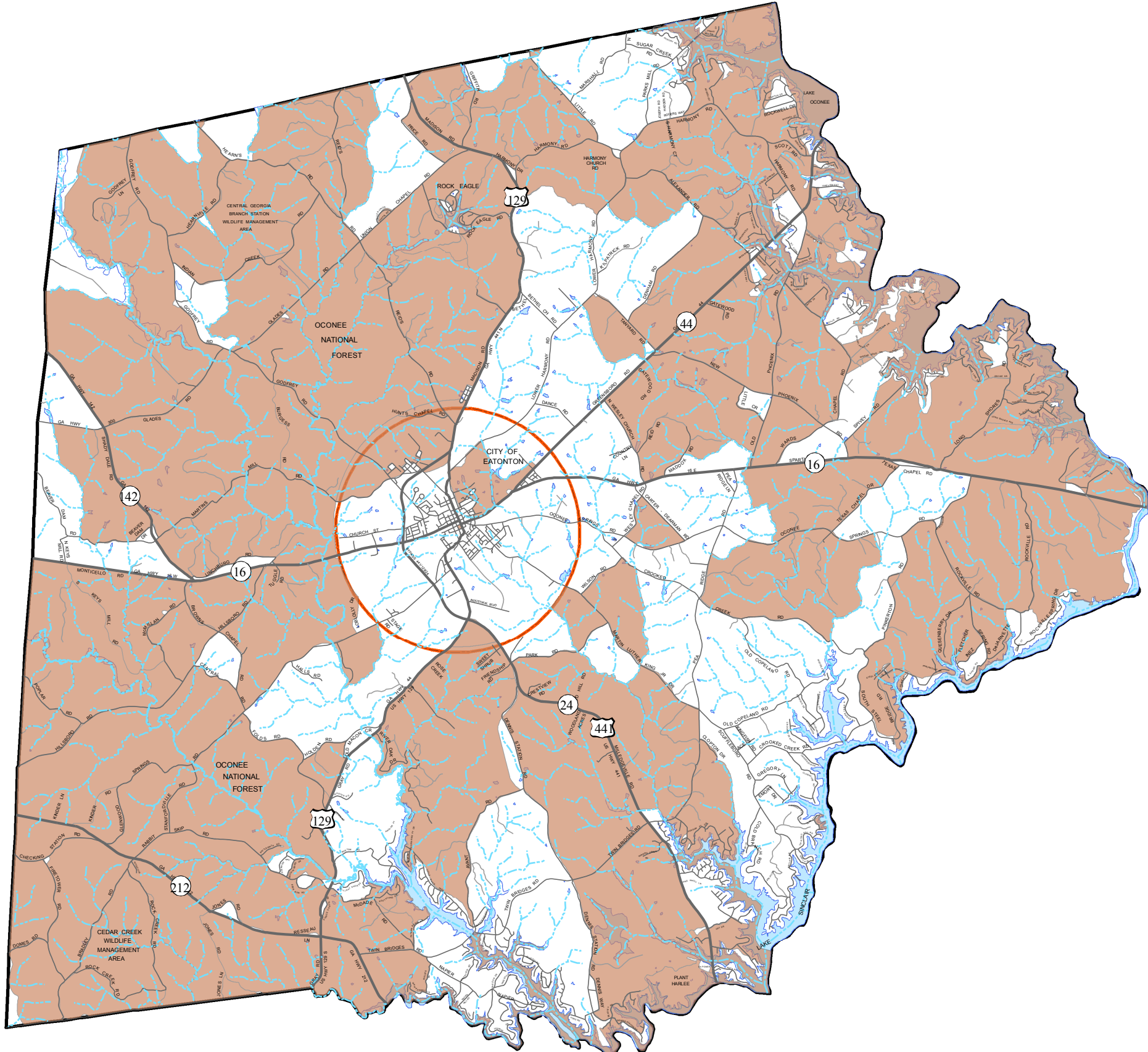


Map 13

Archaeological Sites

Legend

-  Archaeological Sites
-  County Boundary
-  City Boundary
-  City Street
-  County Road
-  State Highway




0 1 2 4 Miles


Parks and Recreation Putnam County


Legend


 Parks and Recreation

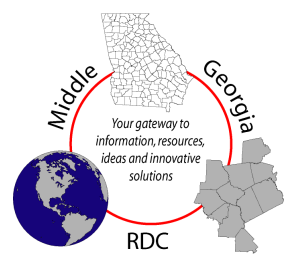
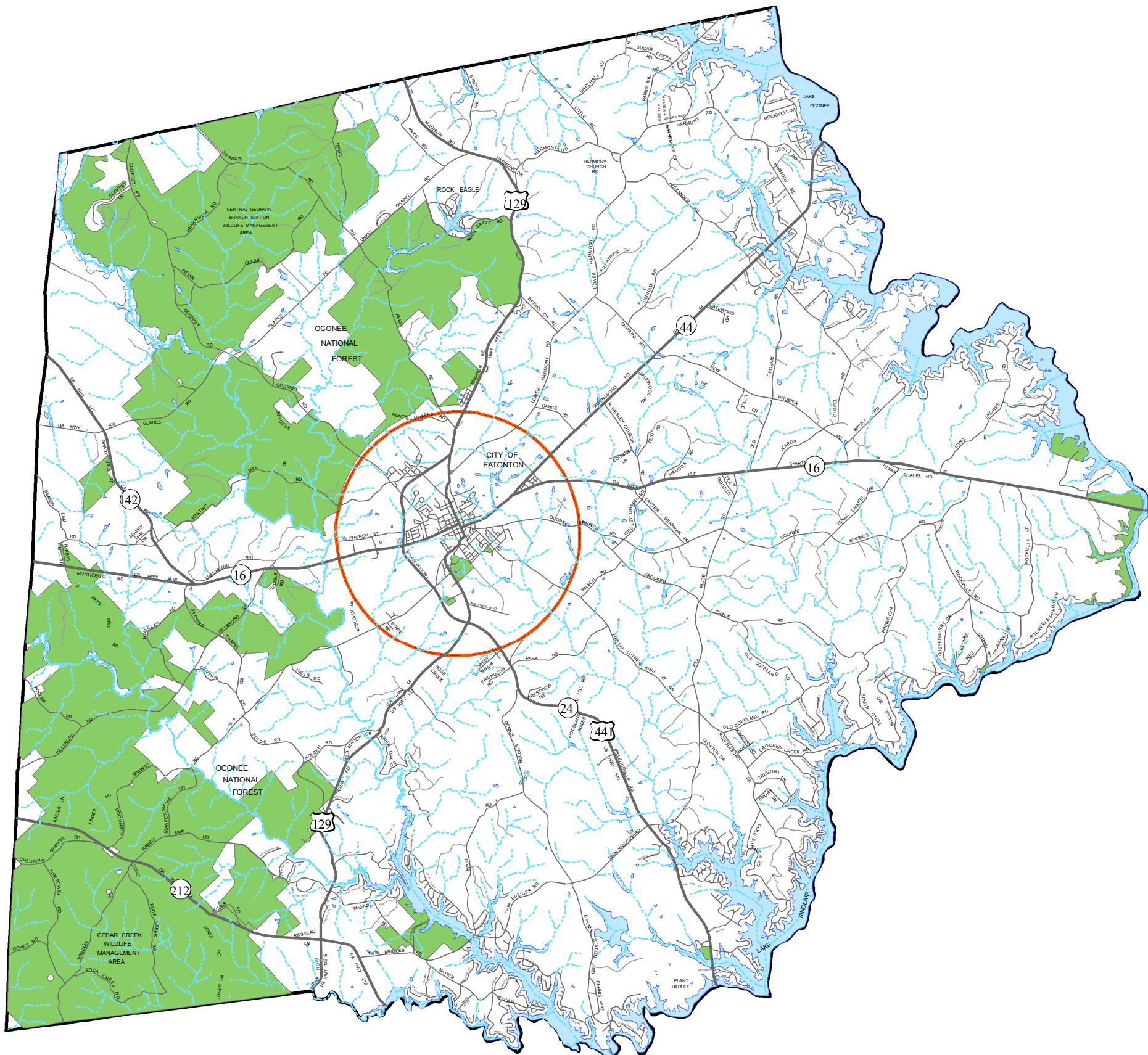
 County Boundary

 City Boundary

 City Street

 County Road

 State Highway



0 1 2 4 Miles


Parks and Recreation City of Eatonton

Legend


 Parks and Recreation

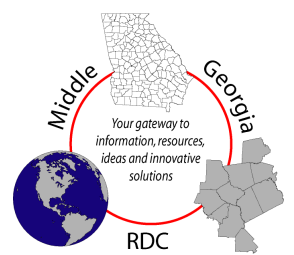
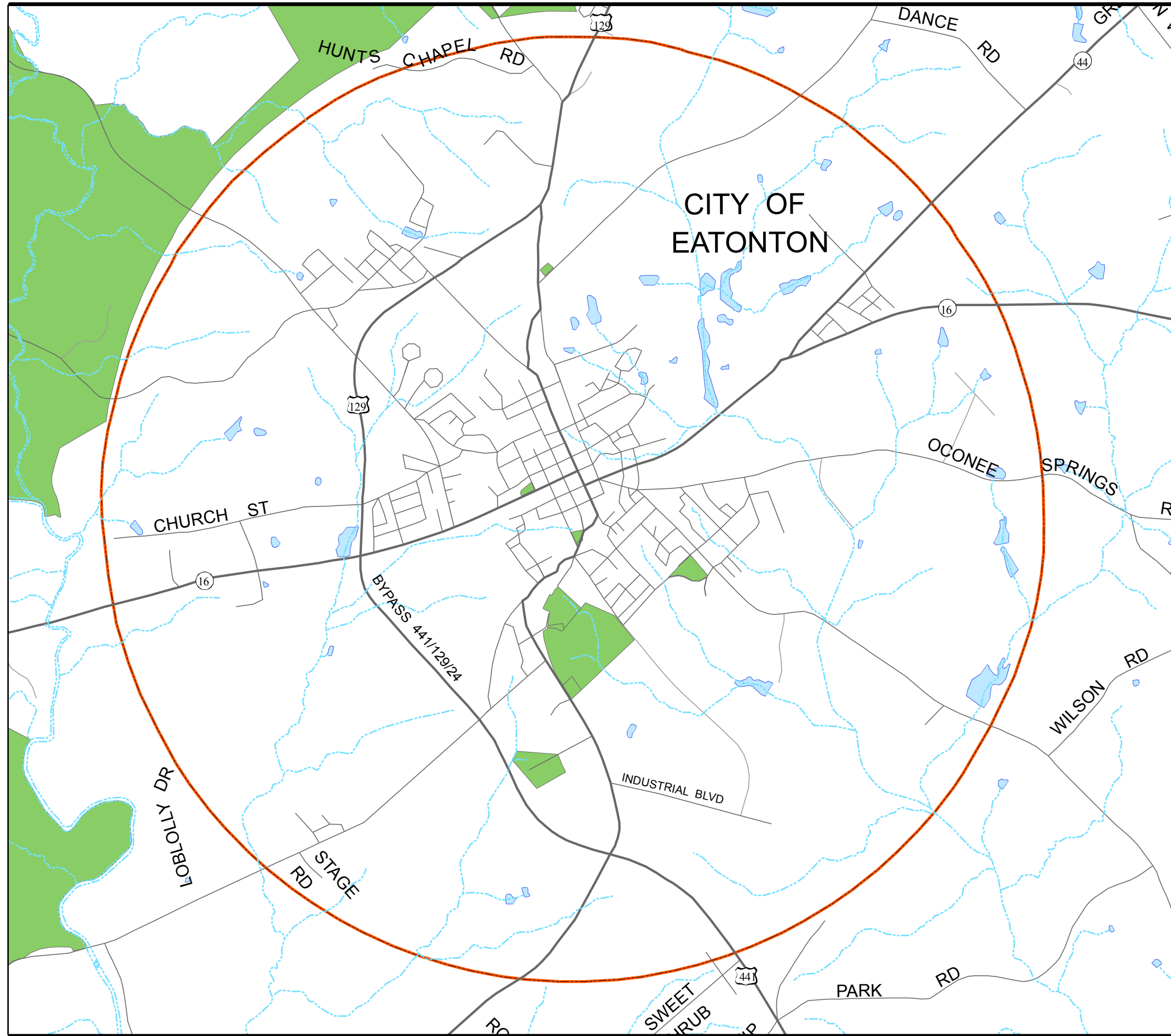
 Putnam

 Eatonton

 City Street

 County Road

 State Highway








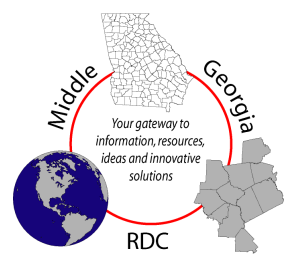
0 0.25 0.5 1 Miles

Map 15b

Major Roads and Highways

Legend

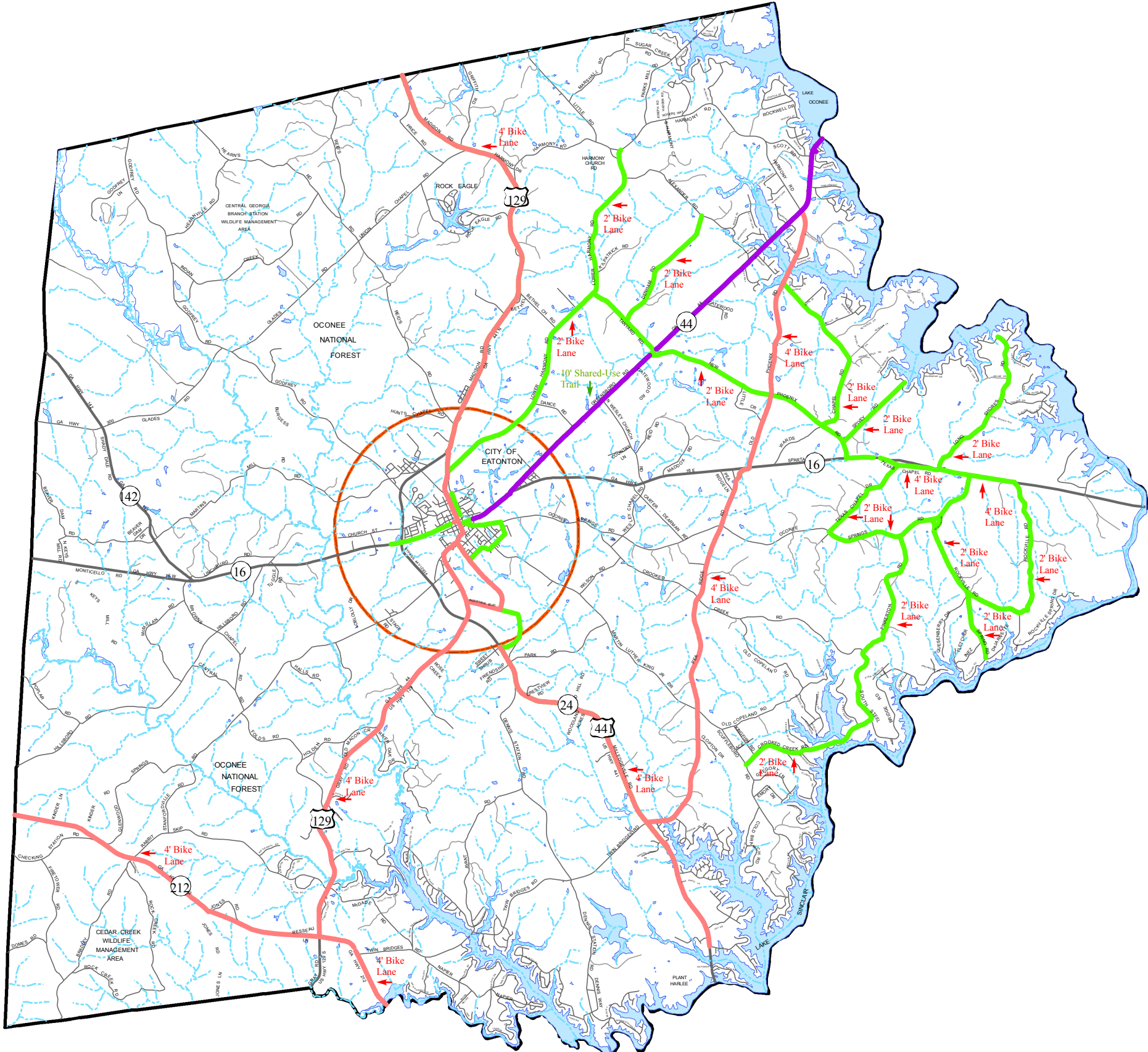
-  County Boundary
-  City Boundary
-  City Street
-  County Road
-  State Highway



0 1 2 4 Miles



**Planned Bicycle Pedestrian
Facilities - Putnam County**



Legend

- 5 Year Plan - Signage
- Long Term Plan
- 5 Year Plan
- County Boundary
- City Boundary
- City Street
- County Road
- State Highway



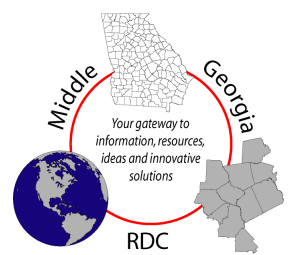
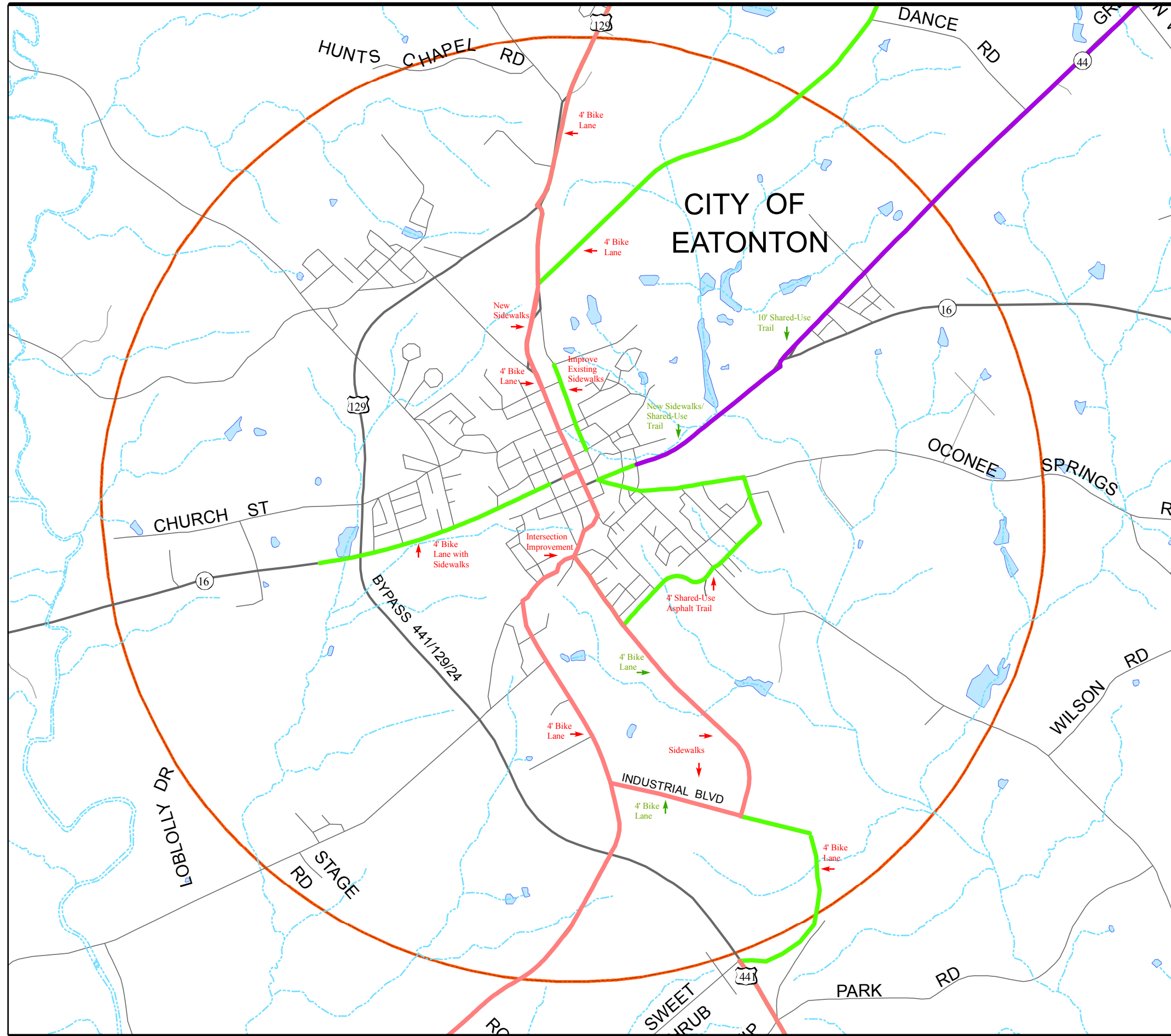
0 1 2 4 Miles

Map 17a

Planned Bicycle Pedestrian Facilities - City of Eatonton

Legend

- 5 Year Plan - Signage
- Long Term Plan
- 5 Year Plan
- County Boundary
- City Boundary
- City Street
- County Road
- State Highway



0 0.25 0.5 1 Miles

Map 17b