

**2021-15: A Resolution of the City of Sandersville for Adoption of
the 2021 Amendment to the
Washington County Unified Comprehensive Plan 2016-2020**

WHEREAS, the Sandersville City Council, the governing authority of the City of Sandersville, Georgia, has prepared *the 2021 Amendment to the Washington County Unified Comprehensive Plan 2016-2020* to include an additional project in the Communities Facilities Section of the Community Work Program, Section 3-49, aimed at correcting flood, storm drainage, roadway, and other infrastructure in the Tybee Community,

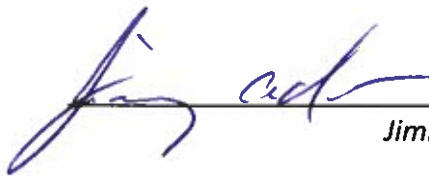
WHEREAS, *the 2021 Amendment to the Washington County Unified Comprehensive Plan 2016-2020* was prepared in accordance with the Rules and Procedures of the Georgia Department of Community Affairs; and,

WHEREAS, *the 2021 Amendment to the Washington County Unified Comprehensive Plan 2016-2020* has been duly publicized and public comment was heard in a manner consistent with the Zoning Procedures Law and,

WHEREAS, *the 2021 Amendment to the Washington County Unified Comprehensive Plan 2016-2020* has been reviewed by the Central Savannah River Area Regional Commission and the Georgia Department of Community Affairs and found to be in compliance with the minimum "Standards and Procedures for Local Comprehensive Planning;"

NOW, THEREFORE, BE IT RESOLVED by the Sandersville City Council that the *2021 Amendment to the Washington County Unified Comprehensive Plan 2016-2020* is hereby adopted and that a copy of this resolution shall be submitted to the Central Savannah River Area Regional Commission.

Adopted this 3rd day of May, 2021



Jimmy Andrews, Mayor
City of Sandersville

ATTEST:



Kandice Hartley, City Clerk
City of Sandersville



SIGN IN SHEET
2021 Amendment to the
Sandersville County Unified Comprehensive Plan 2016-2020
Monday, April 26, 2021
4:00 p.m.

1. Robert Eulankes
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**2021 Amendment to the
Washington County Unified Comprehensive Plan 2016-2020
Tuesday, April 26, 2021, 4:00 p.m.
Agenda/Minutes**

Public Hearing held in person at the Sandersville City Council Chambers, 134 Malone Street, Sandersville, GA 31082.

The *2021 Amendment to the Washington County Unified Comprehensive Plan 2016-2020* will serve two purposes towards a FY 2021 Community Development Block Grant application for the City of Sandersville to alleviate flood and drainage and other infrastructure issues within the Tybee Community. First, the present Plan 2016-2020 must have one project added to the Community Facilities Section of the City of Sandersville's Community Work Program in Section 3, page 49.

“Correct flood, storm drainage, roadway, and other infrastructure in the Tybee Community”

The timeframe of 2019, 2020 will be added at a cost of \$810,000.

The source of fundings will be application to CDBG along with local funds.

CDBG amount is \$750,000 and local funds are estimated at \$60,000.

By Resolution, the City of Sandersville will re-adopt the old Plan 2016-2020 with the Tybee Community project added. CSRA RC will review the Amended 2021 Plan with one added project. DCA does not review Plans for one project but requires a copy with the Resolution attached to the Amended Plan uploaded to DCA which the CSRA RC will provide once the Resolution has been adopted by City Council.

DCA Planning Standards for Comprehensive Planning are being followed. Washington County and all her jurisdictions are developing a new *Washington County Joint Comprehensive Plan 2021-2025*. This same Tybee Community project will be carried over into the new Plan for the years 2021, 2022, and 2023 for implementation and completion, assuming the CDBG grant is funded.

For the 2021 CDBG City of Sandersville application all comprehensive planning documents must be uploaded to DCA by June 4, 2021. This is also the day that the CDBG application is due with the documents for the amended old Plan 2016-2020. The new Plan 2021-2025 is not due to be adopted until the end of June, therefore the old Plan must be used for the CDBG application.





Tapestry of Progress

WASHINGTON COUNTY UNIFIED COMPREHENSIVE PLAN

Davisboro Deepstep Harrison Oconee Riddleville
Sandersville Tennille Washington County

TAPESTRY OF PROGRESS

WASHINGTON COUNTY UNIFIED COMPREHENSIVE PLAN 2016 - 2026

Prepared For:

The Chairman and County Board of Commissioners
Washington County, Georgia
P.O. Box 271
Sandersville, Georgia 31082
Adopted: February 11, 2016

The Mayor and Town Council
Deepstep, Georgia
9676 Deepstep Road
Deepstep, Georgia 31082
Adopted: February 9, 2016

The Mayor and City Council
Oconee, Georgia
P.O. Box 69
Oconee, Georgia 31067
Adopted: February 8, 2016

The Mayor and City Council
Sandersville, Georgia
P.O. Box 71
Sandersville, Georgia 31082
Adopted: February 15, 2016

The Mayor and City Council
Davisboro, Georgia
P.O. Box 189
Davisboro, Georgia 31018
Adopted: February 8, 2016

The Mayor and Town Council
Harrison, Georgia
P.O. Box 31
Harrison, Georgia 31035
Adopted: February 15, 2016

The Mayor and Town Council
Riddleville, Georgia
10292 GA Highway 231
Riddleville, Georgia 31035
Adopted: February 11, 2016

The Mayor and City Council
Tennille, Georgia
P.O. Box 145
Tennille, Georgia 31089
Adopted: February 15, 2016

The Chairman of the Washington County Board of Commissioners, Washington County Commissioners, Mayors, and Council members of City of Davisboro, Town of Deepstep, Town of Harrison, City of Oconee, Town of Riddleville, City of Sandersville, and City of Tennille recognize the efforts and input of multiple individuals who contributed to the creation of this comprehensive plan document which will provide vital information for decision making over the course of the next decade. This blueprint, for future area development, is the culmination of multiple meetings in which area leaders came together to discuss the future of Washington County and its contained jurisdictions.

County and jurisdictional staff exhibited an unwavering commitment towards the development of this comprehensive plan as they have dedicated numerous hours compiling data, providing valuable time to provide their insight into their communities, and generating sound ideas to include in this plan.



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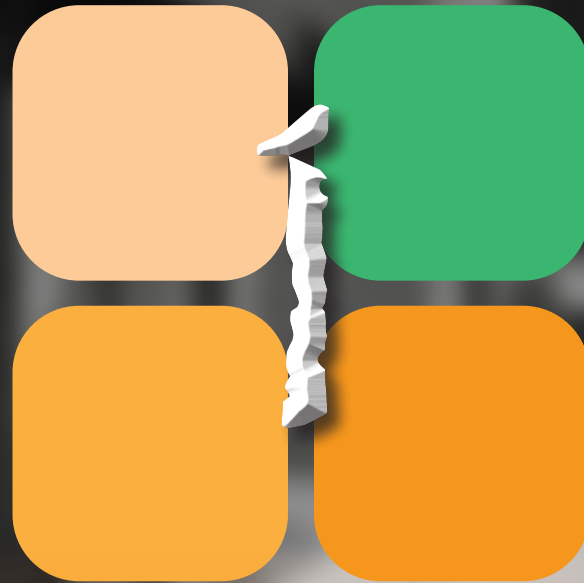
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INTRODUCTION

THE PROCESS OF COMPREHENSIVE PLANNING

Communities are enclaves of residents who desire to live a certain lifestyle and who wish to improve their quality of life. Multiple factors determine whether any jurisdiction can remain a viable place to work and live over an extended period of time. Those jurisdictions which are prepared to accommodate change are most likely to thrive. Change is guaranteed, and communities which do not plan for change can face adverse effects. Stabilization and quality growth of a community should start with a consistent and locally generated vision in combination with a plan for implementation which has the ability to encourage economic opportunities and social cohesiveness.

Elected officials and city leaders of Washington County and the communities of Davisboro, Deepstep, Harrison, Oconee, Riddleville, Sandersville, and Tennille understand that cooperation during the comprehensive planning process will address multiple needs and allow opportunities to flourish within each community. These include concerns of increasing economic development, the stagnation of population growth, and the increase of community amenities to improve the quality of life for all residents.

This document entitled “Tapestry of Progress - Washington County Unified Comprehensive Plan” is the official document which will guide Washington County and its contained jurisdictions into the future. This comprehensive plan will provide the following for each municipality:

- *The plan lays out a desired future*
- *The plan guides how that future is to be achieved*
- *The plan formulates a coordinated long-term planning program*

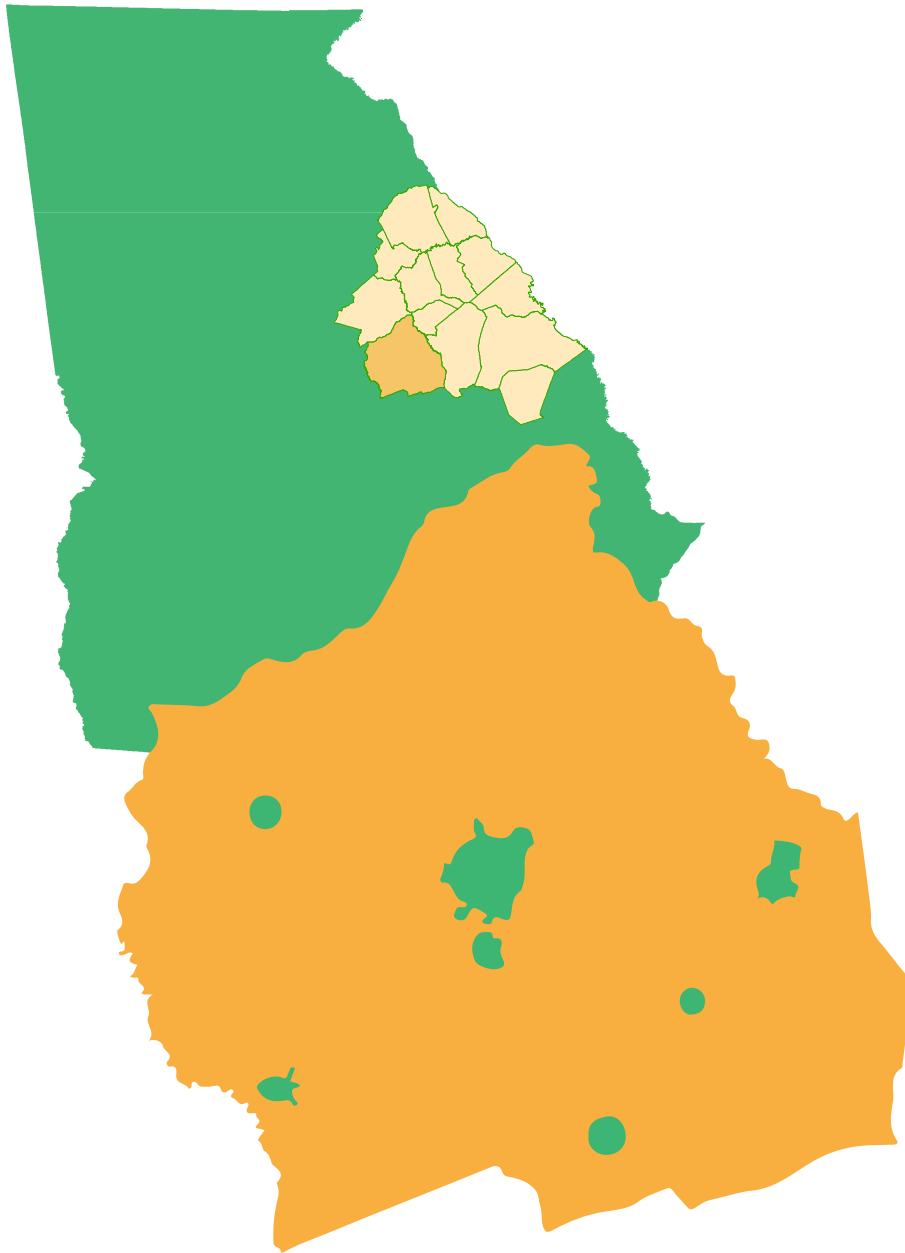
This document also addresses major issues regarding transportation, economic development, cultural and natural resources, and land use in a coordinated manner and serve as a guide for how:

- *Land will be developed in a responsible and coordinated way*
- *Greater housing options will be made available*
- *Jobs will continue to be attracted to the area and current employers will remain*
- *Recreational facilities will be created and improved*
- *Public services and facilities will be improved for residents*

The county’s Service Delivery Strategy (*see p. 7*) in conjunction with this planning document becomes a powerful resource for elected and appointed officials as they deliberate development issues and convey policy to their respective citizenry.



THE COMMUNITIES OF WASHINGTON COUNTY



Named in honor of George Washington, in 1784 **Washington County** was established by the Georgia legislature as the ninth county formed in the state of Georgia. Washington County is located in central Georgia as one of Georgia's largest counties at 674 square miles. The county is located on the ancient Fall Line of Georgia from which geology created the white chalky mineral kaolin that has become the most successful product exported from 1916 to today.

Sandersville was founded in 1796 at a Native American crossroads and was incorporated in 1812. The development of Sandersville can be divided into two predominant periods, cotton and kaolin. The cotton period was the impetus for Sandersville's development through the antebellum and post-bellum periods to the mid-1900s. Since that time, kaolin has promoted Sandersville's and the county's growth. It is significant that Sandersville's downtown is nearly intact and vibrant, and it along with many other historical sites, are listed in the National Register of Historic Places. The City and County boast support of two museums. During the Civil War in 1864, General W. T. Sherman in his famous "March to the Sea" intersected his left and right wings for the first time and camped in Sandersville. Sherman headquartered at the Brown House, now a museum. The T.J. Elder Community Center is a restored Rosenwald Plan School and commemorates the life of the African-American educator, Thomas Jefferson Elder. Sandersville's city cemetery dates to 1831.

Tennille was thought to have been a village in 1837 by the name of Franklinville and whose name was changed to Tennille after beloved citizen Francis Tennille. In the 1840s the Central of Georgia Railroad built at Tennille instead of Sandersville giving the town prosperity. The town grew around the railroad, which was Station Number 13 between Savannah and Atlanta. A thriving downtown commercial area and surrounding residential district was built and grew. During the Civil War, much of the railroad was destroyed, having a devastating effect on the economy of Tennille, however Tennille was incorporated in 1875. In 1876, Sandersville formed the Sandersville & Tennille Railroad Company. The economic progress of Sandersville and Tennille made a visible jump after this achievement. In 1884 the lumber and naval stores development in the southern part of the County demanded improved facilities, so the Wrightsville & Tennille Railroad was organized. In 1904, the City of Sandersville began the Sandersville Railroad.

THE COMMUNITIES OF WASHINGTON COUNTY

Davisboro was founded in 1827 and named after the first businessman, a blacksmith named Davis. When the railroad was constructed in 1840, the city enjoyed prosperity. Train Station Number 12 was located in Davisboro with daily stops. The Hardwick Inn was built in 1842 to accommodate passengers, however it was destroyed by a cyclone in 1883. In 1864 the 20th Corps and 14th Corps of Sherman's army met in Davisboro and destroyed the town as they left. Davisboro rebuilt and was incorporated in 1894. Another hotel was built by Frank Sheppard who lived outside Davisboro. The hotel operated for over 30 years serving passengers of the railroad.

Deepstep grew from a popular hamlet of chartered campgrounds and was a place for Methodist camp meetings, serving people from Washington, Baldwin and surrounding counties. Deepstep sits on a creek named by Indian natives for its steep banks and deep waters. The town was chartered in 1920 in the shape of a circle. The late 19th and early 20th centuries saw Deepstep grow rapidly as the commercial center for the nearby agricultural districts. A post office was established, and churches and a school, a grist mill, and cotton gin were built. Deepstep is a close knit community today with a city hall and library located in the 1900 commissary.

In 1883 **Harrison** was named for wealthy farmer Green B. Harrison who gave right-of-way on his land for the coming of the Wrightsville and Tennille Railroad. He served as the first mayor, railroad agent and was a director of the railroad. The town grew up around the railroad and prospered with the building of churches and a school, a sawmill and planer mill. In 1885 a post office was established. The main source of income of the community was agriculture and timber, and the town thrived until it was devastated by the boll weevil. From this time the town's population declined as people migrated to other places.

Oconee is located in the southwest corner of Washington County. A tax digest of 1825 shows early settlers. Governor Jared Irwin built Fort Irwin and his home "Union Hill" near here in 1786. Oconee was created in 1840-1843 when the rail lines and railroad station #14 were constructed. Building a trestle and bridge across the Oconee River was a challenging engineering feat across a river swamp that William Wadley undertook as he contracted with the Central of Georgia Railroad. Wadley raised his family in the area, was in charge of all Confederate railroads for six months

in early 1863, and after the Civil War, became president of the Central of Georgia. The community of Oconee developed as a natural trading center for the farmers of the area to buy and sell products transported by the railroad. During the Civil War in 1864, the Union's 17th Corps came into Oconee to burn the railroad. Wheeler's Confederate Cavalry staged several skirmishes. In 1876, Oconee was chartered, although it stayed inactive until granted a new charter of incorporation in 1963. In 1921, a tornado claimed 29 lives and caused \$100,000 worth of damages. This was a major disaster for Oconee, although the citizens rebuilt the town. In 1931, the County's first kaolin processing plant located here and a major kaolin refinery. Oconee continues to build new facilities and provide a quality of life for her residents.

Riddleville was incorporated in 1859 as the third settlement in the County. At the same time, the Georgia Legislature approved in 1859 a board of trustees for the Mount Vernon Association of Baptist Churches and granted a charter to Mount Vernon Institute, a degree-granting college, to be located in Riddleville. Anderson Riddle, from North Carolina, settled near Riddleville in 1815 and gave 300 acres of land for the school and to form a town around it. The college remained active from 1859-1890s. A boarding school once stood near the center of town across from the Mount Vernon Institute. James Page, another North Carolina settler, gave 20 acres for the town and 1 acre for a cemetery. Page was the first burial in the cemetery in 1867. Riddleville became a thriving farm community, boasted several gins and stores, including a Jewish establishment and fine houses. Two of the old houses still survive: the Bryan house built in the 1830's and the Greek Revival cottage built around 1850 by a man named Wescoloski from Savannah. This house is listed in the book, *Architecture of Middle Georgia*, and is the pastorium for the Baptist church.

RECENT PLANNING INITIATIVES

A comprehensive plan is a dynamic document which should be altered as community conditions change. Updates of these documents are required to ensure community needs are met. Prior versions of Washington County comprehensive plans have diminished in relevance as implementation recommendations have either been completed or, due the passage of time, the importance of certain recommendations are no longer important. This new comprehensive plan document addresses relative community changes since the prior plan was adopted.

The Washington County Unified Comprehensive Plan 2005-2025 was prepared by the Central Savannah Area Regional Development Center (CSRA- RDC) and adopted in 2005, in a format consistent with standards established by the Georgia Department of Community Affairs (DCA) prior to 2005.


The document outlined county and municipal conditions that existed at the time, and formulated goals regarding housing, land-use, economic development, and transportation systems. Data provided in the document was to be used by community leaders to make coordinated decisions regarding public expenditures and land use.

The 5 Year Short Term Work Program Update - Washington County, Deepstep, Sandersville, and Tennille, 2011-2016 and the Davisboro, Harrison, Oconee, and Riddleville 5 year Short Term Work Program Update, 2011-2016 were prepared- once again with the assistance of the now titled, Central Savannah River Area Regional Commission (CSRA-RC).

Prepared in response to changes to DCA planning requirements, this partial update included a “Quality Community Objectives Assessment” and an “Analysis of Areas Requiring Special Needs” in conjunction with the identification of new issues and opportunities and an updated plan implementation program.

These and other locally coordinated community planning documents serve as the initial reference point for the new comprehensive plan which will supersede all prior plans.

**WASHINGTON COUNTY
Joint Comprehensive Plan
2005-2025**



Prepared by the Central Savannah River Area Regional Development Center for Washington County, Georgia and the cities of Davisboro, Deepstep, Harrison, Oconee, Riddleville, Sandersville, and Tennille, Georgia.

Davisboro, Harrison, Oconee & Riddleville 5 Year Short Term Work Program Update
Prepared by the CSRA Regional Commission

2011-2016

5 Year Short Term Work Program Update

For Washington County, and the Cities of Deepstep, Sandersville, and Tennille

Prepared by the CSRA Regional Commission

2011-2016

PLANNING PROCESS OVERVIEW

<i>Component</i>	<i>Section</i>
Community Goals	Community Agenda
Needs and Opportunities	Community Agenda
Community Work Program	Community Agenda
Community Involvement	Preface
Economic Development	Community Profile (Background) Community Agenda (Work Program)
Land Use Element	Community Profile (Background) Community Agenda (Work Program)
Housing Element	Community Profile (Background) Community Agenda (Work Program)
Community Facilities	Community Profile (Background) Community Agenda (Work Program)
Natural and Cultural Resources	Community Profile (Background) Community Agenda (Work Program)

A comprehensive plan should be composed to reflect the shared vision, goals and objectives for all communities involved in the process. The municipalities of Davisboro, Deepstep, Harrison, Oconee, Riddleville, Sandersville, Tennille in conjunction with Washington County have assisted in the creation of multiple prior comprehensive plan documents and have chosen to continue this cooperation.

The Georgia Department of Community Affairs requires the planning process for comprehensive plans to follow a set of minimum procedures to ensure that the public has the opportunity to provide input and review the comprehensive plan document as it is created. Figure 1.3 provides a list of the required procedures and provides a brief description of each.

Consistent public input is a necessary component for the creation and completion of this comprehensive plan document. In conjunction with a public hearing, a stakeholder committee was created. This committee was comprised of municipal and county leaders with the primary purpose of assuring that CSRA-RC staff reflect the aforementioned shared vision, goals, and objectives of their communities.

An initial stakeholder meeting was held on June 24, 2015. CSRA-RC staff presented preliminary data regarding population, housing, economic development, and land use. CSRA-RC staff initiated a dialogue with committee members to gain their perspective regarding presented data. Staff also met with the Stakeholders on the following dates:

- *September 16, 2015*
- *October 21, 2015*
- *November 18, 2015*
- *December 9, 2015*

SERVICE DELIVERY STRATEGY

The state of Georgia's "Service Delivery Strategy Act" (O.C.G.A 36-70) was adopted in 1997 by the Georgia General Assembly. It required all Georgia counties and incorporated municipalities to adopt a joint "service delivery strategy" document by July 1, 1990. The service delivery strategy document is an action plan supported by appropriate ordinances and intergovernmental agreements, for providing local government services and resolving land use conflicts within a county.

The purpose of this Act - and the service delivery strategy document - is for local governments to examine public services, identify overlap or gaps in service provisions, and develop a better approach to allocating the delivery and funding of these services among local governments and other authorities within each county.

The Washington County joint service delivery strategy document has been reviewed and updated in coordination with this comprehensive planning effort. **Figure 1.1** illustrates the components and criteria that must be addressed by all local service delivery strategy documents and reviews.

Figure 1.1: Georgia DCA Requirements for Service Delivery Strategy Documents

An identification of all services provided in the county by all cities, counties and authorities.

An assignment of which local government will be responsible for providing which service in what area of the county.

A description of how all services will be funded

An identification of intergovernmental contracts, ordinances, resolutions, etc., to be used in implementing the Strategy, including existing contracts.

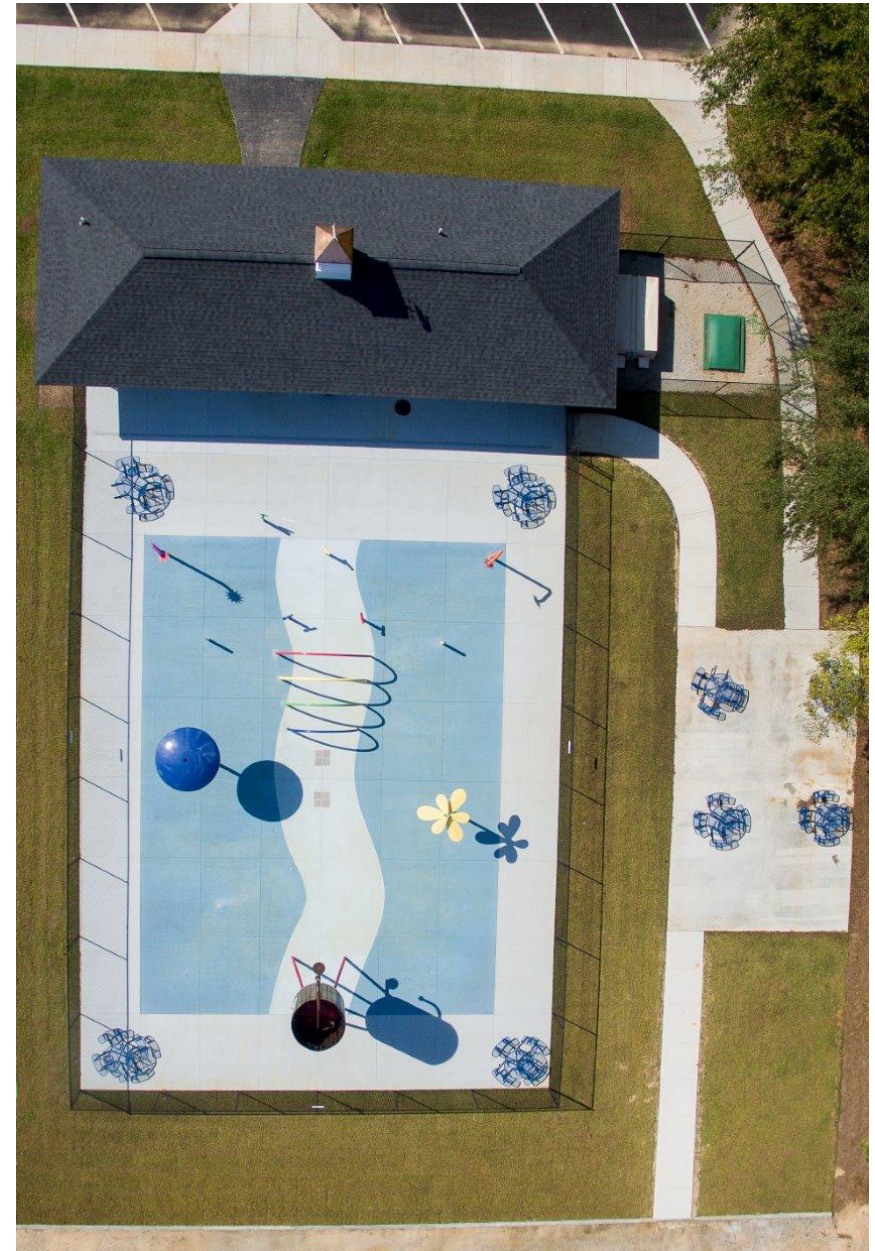
The Service Delivery Strategy should provide for the elimination of duplication of services, or an explanation for its existence.

Jurisdictions charging water and sewer rate differentials to customers outside their boundaries must be able to justify such differentials.

Services provided primarily for unincorporated areas must be funded by revenues derived exclusively from unincorporated areas.

Conflicts in land use plans within a county, between the county and its cities must be eliminated.

A process must be agreed upon for resolving land use classification disputes between a county and city over property to be annexed.





COMMUNITY PROFILE

COMMUNITY PROFILE

The “Community Profile” of the Washington County Unified Comprehensive Plan gives a snapshot of data types for each local government that will be valuable to understand the county’s makeup of demographics.

The data extracts will be analyzed here to assist local governments with planning for the future. The Georgia Department of Community Affairs’s “Minimum Standards and Procedures For Local Comprehensive Planning” outlines the required planning categories or elements to be discussed in the plan.

Stakeholders will develop a “Needs and Opportunities” list that will evolve into Community Goals for the entire county unified into one planning document. However, a Community Work Program for each of the eight local governments of Washington County will be developed for five year increments to move them forward.



GENERAL DEMOGRAPHICS

This section provides an evaluation of the population for Washington County and the cities and towns of Davisboro, Deepstep, Harrison, Oconee, Riddleville, Sandersville, and Tennille across multiple decades. The analysis contained within this sections reveals emerging population trends within Washington County.

Population data is a critical aspect of creating a comprehensive plan as it provides data that is necessary for elected officials and appointed leaders to address needs in terms of the placement of infrastructure and direction of land development within each jurisdiction. The use of resources to place infrastructure and ability to provide guidance for land development patterns that are consistent with the goals and policies of this plan is crucial to creation of successful communities.

The “General Demographic” section includes:

- *Population*
- *Population Trends*
- *Households*
- *Age Distribution*
- *Racial and Ethnic Composition*



POPULATION

Figure 2.1 illustrates population changes between 1990 and 2010 in Washington County, its contained jurisdictions, and the state of Georgia. Overall, population in Washington County between 1990-2010 increased by 10.9 percent to 21,187 persons.

During this same time frame, Unincorporated Washington County grew by a healthy 7.3 percent, while Deepstep, Harrison, and Riddleville increased significantly in population ranging from 18 percent to 21.5 percent. Davisboro was permitted to add the Washington State Prison population in or around the year 2000, and with another expansion in 2010 the city’s population increased to 1,394 male inmates by a whopping 393.9 percent. The only cities to experience a population loss were Sandersville with -6.0 percent and Tennille marginally by -0.8 percent.

POPULATION TRENDS

The state of Georgia’s population grew at a greater rate than Washington County’s population during 1990-2010. Statewide growth increased by 49.5 percent, which resulted in an additional 3,209,437 residents. It is understood that state growth includes that of metropolitan Atlanta.

The county should examine its strategies not only for current resident retention but for attraction of new residents. People are moving to Georgia, and Washington County should position itself to receive some of them.

Figure 2.1: Population of Washington County and Contained Jurisdictions, 1990-2010

<i>Population</i>	<i>1990</i>	<i>2000</i>	<i>2010</i>	<i>Population Change 1990-2010</i>	<i>Population Percent Change 1990-2010</i>
<i>Washington County</i>	<i>19,112</i>	<i>21,176</i>	<i>21,187</i>	<i>2,075</i>	<i>10.9%</i>
<i>Unincorporated Washington County</i>	<i>10,025</i>	<i>10,958</i>	<i>10,758</i>	<i>733</i>	<i>7.3%</i>
<i>Davisboro*</i>	<i>407</i>	<i>1,544</i>	<i>2,010</i>	<i>1,603</i>	<i>393.9%</i>
<i>Deepstep</i>	<i>111</i>	<i>132</i>	<i>131</i>	<i>20</i>	<i>18.0%</i>
<i>Harrison</i>	<i>414</i>	<i>509</i>	<i>489</i>	<i>75</i>	<i>18.1%</i>
<i>Oconee</i>	<i>234</i>	<i>280</i>	<i>252</i>	<i>18</i>	<i>7.7%</i>
<i>Riddleville</i>	<i>79</i>	<i>124</i>	<i>96</i>	<i>17</i>	<i>21.5%</i>
<i>Sandersville</i>	<i>6,290</i>	<i>6,144</i>	<i>5,912</i>	<i>-378</i>	<i>-6.0%</i>
<i>Tennille</i>	<i>1,552</i>	<i>1,505</i>	<i>1,539</i>	<i>-13</i>	<i>-0.8%</i>
<i>Georgia</i>	<i>6,478,216</i>	<i>8,186,453</i>	<i>9,687,653</i>	<i>3,209,437</i>	<i>49.5%</i>

Source: U.S. Census Bureau, 2000 Census and 2009-2013 American Community Survey

HOUSEHOLD UNITS

Over a 20 year period in Washington County, from 2000 to 2010 according to the U.S. Census, population increased by 10.9 percent to 21,187 persons. However, in a 10 year period from 2000 to 2010, the percentage of new household units increased by only 1.5 percent to 7,547 units. This trend may indicate the need for additional types of housing units throughout areas where population increased in greatest numbers by percentage.

The jurisdictions of Unincorporated Washington County, Riddleville, Sandersville, and Tennille experienced some new construction of household units. Tennille averaged the highest gain for its size increasing by 4.3 percent the number of housing units bringing them to 625 units. Unincorporated Washington County's number of household units increased by 2 percent to 4,081 units .

Sandersville's number of household units decreased by -1.0 percent to 2,339 units. By percentage, there were significant decreases in household units in Deepstep, Harrison, and Oconee. Davisboro shows the greatest increase in number of households by 20.0 percent to 168 units in 2010. However, this was perhaps due to the expansion of the Washington State Prison and the need for staff housing nearby.



Figure 2.2 : Number of Household Units

<i>Household Units</i>	<i>2000</i>	<i>2010</i>	<i>Population Change 2000 - 2010</i>	<i>Population Percent Change 2000 - 2010</i>
<i>Washington County</i>	7,439	7,547	108	1.5%
<i>Unincorporated Washington County</i>	4,001	4,081	80	2.0%
<i>Davisboro*</i>	140	168	28	20.0%
<i>Deepstep</i>	54	51	-3	-5.6%
<i>Harrison</i>	176	161	-15	-8.5%
<i>Oconee</i>	94	82	-12	-12.8%
<i>Riddleville</i>	39	40	1	2.6%
<i>Sandersville</i>	2,362	2,339	-23	-1.0%
<i>Tennille</i>	599	625	26	4.3%
<i>Georgia</i>	3,006,369	3,585,584	579,215	19.3%

Source: U.S. Census Bureau, 2000 and 2010 Census Summary File 1 (SF1)

HOUSEHOLD TYPES

From 2000 to 2010 the total number of combined Family and Non-Family Households throughout Washington County increased by 1.5 percent or 108 units to 7,547 combined household units. By definition, a family householder is one or more individuals related by birth, marriage, or adoption as family members. Conversely, a non-family householder is a householder living alone or with non-relatives.

Unincorporated Washington County’s combined Family and Non-Family Households increased by 2.7 percent or 106 units to 4,081 combined household types. Riddleville showed a 2.6 percent increase by 1 household to 40 combined family and non-family households. Davisboro’s combined Family and Non-Family Households increased by a significant 20 percent or 28 households to a total of 168 probably based on the need for Washington State Prison staff housing nearby.

Deepstep, Harrison, and Oconee experienced a great loss of combined households percentage-wise while Sandersville lost only a negligible -1.0 percent or 23 households to 2,339 combined Family and Non-Family households. The combined total of Family and Non-Family Households in Georgia grew by 19.3 percent or 579,215 to 3,585,584 households.

During the decade 2000-2010, Family households in Washington County decreased by -2.4 percent or -131 units to 5,269 households. Almost every jurisdiction experienced a decrease in Family household units except Davisboro.

Again, Davisboro showed growth with a 20.6 percent increase by 21 households to 123 family households, and Tennille grew by 5 percent or 19 families to 402 Family households. Unincorporated Washington County marginally decreased by -1.5 percent or -46 Family households to 2,998 Family households.

Figure 2.3 : Total Family and Non-Family Households

<i>Family and Non-Family Households</i>	<i>2000 Household Types</i>	<i>2010 Household Types</i>	<i>Change in Households 2000 - 2010</i>	<i>Percent Change in Households 2000 - 2010</i>
Washington County	7,439	7,547	108	1.5 %
Unincorporated Washington County	3,975	4,081	106	2.7 %
Davisboro*	140	168	28	20.0%
Deepstep	54	51	-3	-5.6%
Harrison	176	161	-15	-8.5%
Oconee	94	82	-12	-12.8%
Riddleville	39	40	1	2.6%
Sandersville	2,362	2,339	-23	-1.0%
Tennille	599	625	26	4.3%
Georgia	3,006,369	3,585,584	579,215	19.3%

Source: U.S. Census Bureau, 2000 and 2010 Census Summary File 1 (SF1)

Sandersville decreased in family households by -5.7 percent or -90 households to 1,502 family households. Deepstep, Harrison, Oconee and Riddleville each decreased in Family households ranging from -5.6 percent to -20.0 percent.

This shows that the number of people living as families in Washington County is slowly eroding as related persons living together. The state of Georgia grew by 5 percent in Family households or 346,163 families to over 2.4 million Family households.

Washington County experienced a significant change in the kinds of household types that are growing, chiefly non-family households grew at a much faster rate than family households. Between 2000 and 2010, in Washington County, the number of non-family households grew by 11.7 percent or 239 to 2,278 non-family households while family households decreased by -2.4 percent or -131 to 5,239 family households during this same time period.

The ratio of Non-family households 2,278 to Family Households 5,269 is 43.2 percent. Unincorporated Washington County's Non-family households grew by 16.3 percent or 152 to 1,083 households. Again, Davisboro increased Non-family households by 18.4 percent or 7 to 45 households. Sandersville's Non-family households increased by 8.7 percent or 67 to 837 households.

Tennille's Non-family households increased by 3.2 percent or 7 to 223 households. Harrison's Non-family households increased by 2.4 percent or 1 to 42 households. Oconee lost Non-family households by -11.5 percent or -3 to 23 Non-households. Because Riddleville has a small number of Non-family households, it showed the greatest percentage of Non-family household gain by 200.0 percent or 8 households to 12 Non-Family Households. The state of Georgia grew by 26 percent in Non-Family households by 233,052 families to over 1.1 million Non-family households.

Figure 2.4 : Total Family Households

Family Households	2000 Family Households	2010 Family Households	Household Change 00 - 10	% Household Change 00 - 10
Washington County	5,400	5,269	-131	-2.4%
Unincorporated Washington County	3,044	2,998	-46	-1.5%
Davisboro	102	123	21	20.6%
Deepstep	41	38	-3	-5.6%
Harrison	135	119	-16	-11.9%
Oconee	68	59	-9	-13.2%
Riddleville	35	28	-7	-20.0%
Sandersville	1,592	1,502	-90	-5.7%
Tennille	383	402	19	5.0%
Georgia	2,111,647	2,457,810	346,163	16.4%

Source: U.S. Census Bureau, 1990, 2000 and 2010 Summary File 1 (SF1)& CSRA-RC Staff Calculations

Figure 2.5 : Total Non-Family Households

Family Households	2000 Family Households	2010 Family Households	Household Change	% Household Change
Washington County	2,039	2,278	239	11.7%
Unincorporated Washington County	931	1,083	152	16.3%
Davisboro	38	45	7	18.4%
Deepstep	13	13	0	0.0%
Harrison	41	42	1	2.4%
Oconee	26	23	-3	-11.5%
Riddleville	4	12	8	200.0%
Sandersville	770	837	67	8.7%
Tennille	216	223	7	3.2%
Georgia	894,722	1,127,774	233,052	26.0%

Source: U.S. Census Bureau, 1990, 2000 and 2010 Summary File 1 (SF1)& CSRA-RC Staff Calculations

INCOME

Income data for Washington County indicates that Median Household Income has increased from 2000 to 2013 by 12.5 percent to \$33,652 per average household income. Davisboro, Deepstep, Harrison, Riddleville, and Tennille had significant Median Household Income increases while Sandersville and Oconee dropped.

Davisboro increased by 62.8 percent to \$41,563; Deepstep increased by 75.2 percent to \$78,125; Harrison increased by 37.9 percent to \$25,000; Riddleville increased by 24.5 percent to \$48,750; and, Tennille increased by 14.9 percent to \$25,357. The state of Georgia’s Median Household Income rose 15.9 percent to \$49,179. Sandersville’s Median Household Income dropped by –16.9 percent to \$22,594 and Oconee by –5.2 percent to \$39,118.

Figure 2.6 : Median Household Income

<i>Income</i>	<i>2000</i>	<i>2009-2013 ACS</i>	<i>Change 2000 - 2010</i>	<i>Percent Change 2000 - 2010</i>
<i>Washington County</i>	<i>\$29,910</i>	<i>\$33,652</i>	<i>\$3,742</i>	<i>12.5%</i>
<i>Davisboro*</i>	<i>\$25,536</i>	<i>\$41,563</i>	<i>\$16,027</i>	<i>62.8%</i>
<i>Deepstep</i>	<i>\$44,583</i>	<i>\$78,125</i>	<i>\$33,542</i>	<i>75.2%</i>
<i>Harrison</i>	<i>\$18,125</i>	<i>\$25,000</i>	<i>\$6,875</i>	<i>37.9%</i>
<i>Oconee</i>	<i>\$41,250</i>	<i>\$39,118</i>	<i>-\$2,132</i>	<i>-5.2%</i>
<i>Riddleville</i>	<i>\$39,167</i>	<i>\$48,750</i>	<i>\$9,583</i>	<i>24.5%</i>
<i>Sandersville</i>	<i>\$27,201</i>	<i>\$22,594</i>	<i>-\$4,607</i>	<i>-16.9%</i>
<i>Tennille</i>	<i>\$22,065</i>	<i>\$25,357</i>	<i>\$3,292</i>	<i>14.9%</i>
<i>Georgia</i>	<i>\$42,433</i>	<i>\$49,179</i>	<i>\$6,746</i>	<i>15.9%</i>

Source: U.S. Census Bureau, 2000 and 2010 Census Summary File 1 (SF1)



ECONOMIC DEVELOPMENT

Washington County and its contained jurisdictions have a diverse economic base ranging from agricultural production of farm goods, hunting and fishing for recreational sport, and industrial products for distribution to commercial businesses in downtowns that attract leisure travelers and resident shoppers. Community educational institutions employ teachers and staff that support the quality of life to enhance living standards.

Washington County's real brand is kaolin mining and processing, when one thinks of the region's strip of the mineral along the Fall Line of Georgia. Both traditional and heritage sectors of agri-tourism are being recognized as a different kind of economic base to bring people to the county as a destination. Washington County has a rich history, particularly of Civil War events, that is remembered and documented for tourists to learn about why the area developed as it did. Conversely, it is said that Washington County is "locationally challenged" as a destination for industry and tourism. The Chamber of Commerce and Economic Development Authority have enlisted the assistance of state and local agencies to market better their existing assets in order to bring new business and industry to the county.

Marketing efforts will showcase existing business, industry, and residential attributes in the quest to entice new facilities and citizens to make Washington County their home. An expansion of the tax base is an expressed goal for the county and each of the contained jurisdictions. The following data tables will provide information that county and municipal leaders may utilize to make planning and policy decisions to move forward in achieving this goal.

This section of the Community Profile provides information about trends and issues specific to economic development. This section summarizes the following information:

- Economic Base
- Labor Force
- Economic Resources
- Economic Trends
- Sectors of Employment
- Income
- Commuting Patterns
- Unemployment Rates



EMPLOYMENT BY SECTOR

A review of specific economic indicators provides information essential to helping Washington County reach its economic goals. Discussions with stakeholders revealed a community goal is to compete with surrounding counties to attract new businesses and industries.

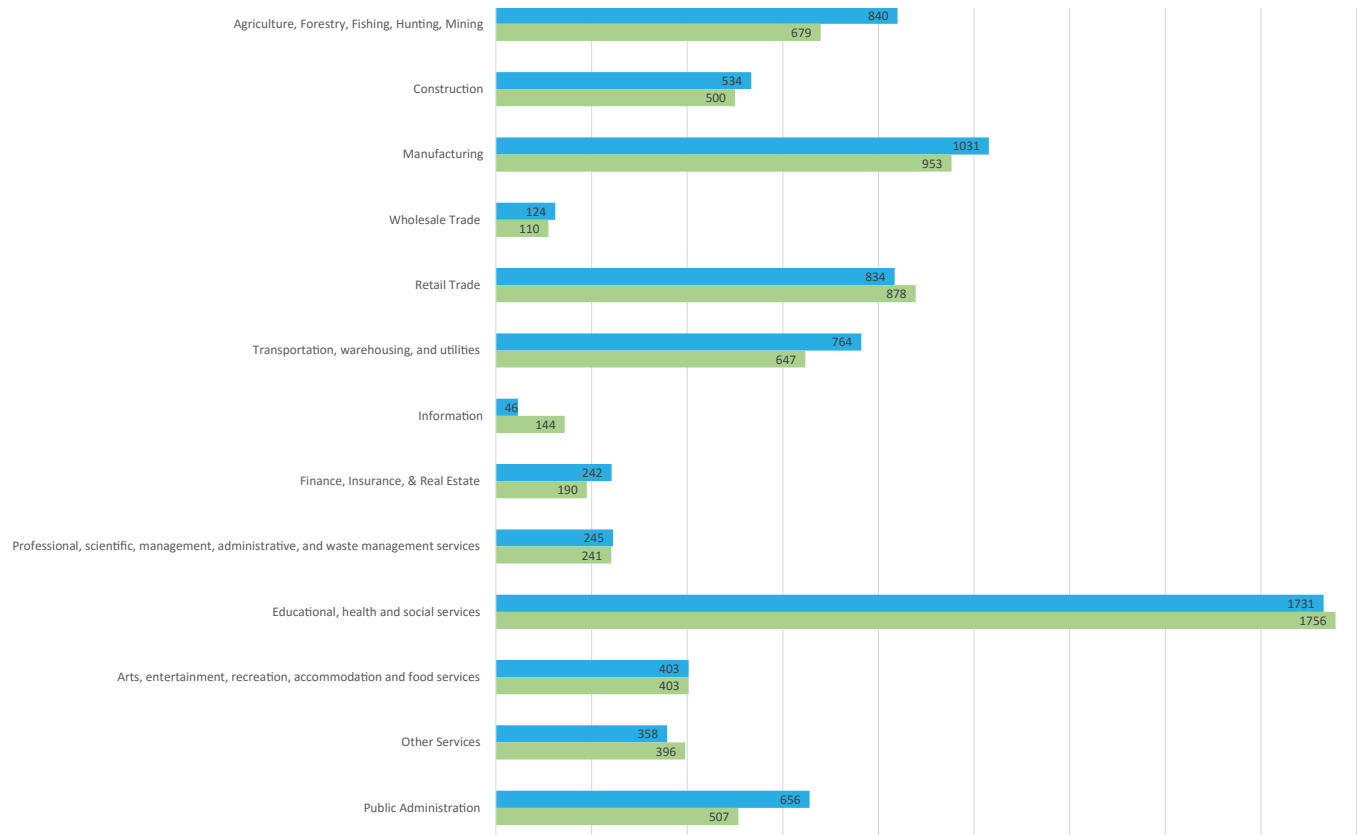
According to data from the ESRI Business Analyst website, there were a total of 1,231 individual businesses in Washington County in 2014. Figure 2.7 illustrates employment by sector for Washington County from the 2000 Census and the 2006- 2010 ACS. A total of 7,804 or 48.6 percent of people were employed in Washington County in 2000 and this number was reduced to 7,404 or 44.4 percent by the 2006-2010 ACS.

Two sectors with the highest employment in Washington County are manufacturing and education, health and social services (EHSS). The manufacturing sector accounted for 13.2 percent of all employees in Washington County in 2000 and 12.9 percent of all employees according to the 2006-2010 ACS.

The EHSS sector accounted for 22.2 percent of all employees in 2000. This increased to 23.7 percent according to the 2006-2010 ACS. The largest loss of employees of any sector in this 10 year time frame was agriculture, forestry, fishing, hunting, and mining with 161 jobs lost. Next was public administration with 149 jobs lost. The transportation sector had a large loss of employees in this time frame at 117.

The remaining sectors listed in Figure 2.10 reveal that information regarding sector employment in Washington County was not completely negative. Four of the sectors increased their number of employees during this time frame. The largest gain of employees was in the information technology field of 98 jobs. This trend can be attributed to the change in the way information is delivered by fiber. Retail trade increased by 44 jobs and EHSS increased by 25 jobs.

Figure 2.7 : Employment by Sector



UNEMPLOYMENT RATES

The recent economic recession has had a devastating effect on employment throughout the country. The unemployment rate for the United States peaked at 10 percent in October 2009 according to the Bureau of Labor Statistics, and has only gradually descended to November 2015 where unemployment nationally stands at 5 percent. **Figure 2.8** illustrates unemployment levels for Washington County, Georgia, and the United States based on 2000 census data and 2013 ACS.

According to the U.S. Census, in Washington County there were a total of 152 persons unemployed over the 10-13 year period. The County did show increased unemployment but it was small at less than 0.8 percent compared to the state of Georgia, which increased 30.9 percent in 10 years during the recession.

Washington County fared well compared to other places, according to the Census data. If you add the positives and the negatives there were 235 unemployed persons overall and 83 people found employment during this time period. Four local governments had unemployment loss, three local governments had their citizens gain employment, and one local government had no change.

INCOME

Income is another economic indicator which provides useful information. **Figure 2.9** illustrates the residents living in poverty for Washington County and its jurisdictions and Georgia residents between 2000 and 2009-2013 American Community Survey based on U.S. Census data.

Washington County’s rate of residents living in poverty increased by 1.7% percent in the 10 years between 2000 and the 2009-2013 ACS Census. Residents living in poverty increased in the four jurisdictions of Davisboro, Riddleville, Sandersville, and Tennille. Poverty was reduced in unincorporated Washington County and the three jurisdictions of Deepstep, Harrison, and Oconee during the 10 year period.

FIGURE 2.8 : UNEMPLOYMENT LEVELS FOR WASHINGTON COUNTY 2000 AND 2013

	2000 Census	Percent (age 16 and over)	2009-2013 ACS	Percent (age 16 and over)	Change	Change in Percentage
Washington County	822	5.1%	974	5.9%	152	0.8%
Unincorporated	374	2.3%	565	3.5%	191	1.2%
Davisboro	45	3.1%	24	1.3%	-21	-1.8%
Deepstep	5	4.5%	4	5.7%	-1	-1.2%
Harrison	21	5.5%	29	21.8%	8	16.3%
Oconee	6	2.3%	6	2.3%	0	0.0%
Riddleville	2	1.5%	8	17.7%	6	16.2%
Sandersville	302	6.5%	241	5.5%	-61	-1.0%
Tennille	67	5.6%	97	9.0%	30	3.4%
Georgia	223,052	3.6%	539,383	34.5%	316,331	30.9%

Source: U.S. Census Bureau, 2000 and American Community Survey 2009-2013

FIGURE 2.9 : RESIDENTS LIVING IN POVERTY

	2000	Percent of Population	2009-2013	Percent of Population	Change	Percent Change Between 2000 & 2009-2013
Washington County	4,543	22.9%	4,618	24.1%	75	1.7%
Unincorporated	1,898	49.0%	1,128	56.6%	-770	NA
Davisboro	228	47.9%	707	32.0%	479	210.1%
Deepstep	4	3.3%	0	0.0%	-4	-100.0%
Harrison	162	32.4%	134	28.8%	-28	-17.3%
Oconee	95	33.2%	28	9.5%	-67	-70.5%
Riddleville	5	2.9%	29	34.1%	24	480.0%
Sandersville	1,691	27.5%	2,015	35.7%	324	19.2%
Tennille	460	29.3%	577	40.3%	117	25.4%

Source: U.S. Census Bureau, 2000 and American Community Survey 2009-2013

COMMUTING PATTERNS

Most residents of Washington County residents worked in the county. **Figure 2.10** shows the location of employment for residents. According to the U.S. Census, data shows that between the 2000 Census and 2006-2010 American Community Survey, the percent of those working in Washington County increased slightly by 1.2 percent and that 80.1% of the labor force held jobs in the county.

FIGURE 2.10 : LOCATION OF EMPLOYMENT FOR WASHINGTON COUNTY

	2000	2000	2006-2010	2006-2010 ACS
Worked in Georgia	7,584	99.2%	7,088	99.2%
Worked outside Georgia	59	0.8%	50	0.7%
Worked in Washington County	6,032	78.9%	5,720	80.1%
Worked outside Washington County	1,552	20.3%	1,368	19.1%







HOUSING

Residential properties represent a significant portion of land use within Washington County and to a greater extent, in each of its contained jurisdictions. Ensuring adequate housing should be a priority for any community which seeks to improve its quality of life and attract new residents.

This section contains an assessment of current housing within Washington County, Davisboro, Deepstep, Harrison, Oconee, Riddleville, Sandersville, and Tennille. Information regarding the adequacy and suitability of the existing housing in each jurisdiction is presented in this section through an analysis of the following:

- *Housing Stock*
- *Vacant Housing Units*
- *Housing Mix*
- *Housing Cost*
- *Affordable Housing Program*



HOUSING

HOUSING STOCK

Housing conditions within a community provides insight into the economic and social health of the area. Characteristics of vibrant and invigorated communities include new housing developments in conjunction with renovations to existing housing stock. Stagnant growth and excessive numbers of dilapidated and abandoned housing indicates stagnant growth, population loss, and low quality of life.

Washington County, Georgia contained a total of 9,010 housing units according to the 2007-2011 ACS. This represents a 8.2 percent increase in the number of housing units within the county. Davisboro has seen the largest increase in the number of housing units between the year 2000 and the 2007-11 ACS. The number of housing units has increased by 43 percent. Riddleville has increased its number of housing units by 32.6 percent in this time period. This represent the largest increase in residential units. The incorporated areas of Harrison, Oconee, and Sandersville have also seen increases the number of housing units within their jurisdictions.

Deepstep is the only jurisdiction that has experienced a decrease in the number of housing units between 2000 and the 2007-11 ACS. A total of eight housing units were lost in Deepstep during this time period.

VACANT HOUSING UNITS

A substantial number of vacant housing is located within Washington County, as illustrated by **Figure 2.11**. Between 2000 and 2010, the number of vacant housing units nearly doubled in Washington County from 892 units or 10.7 percent to 1,500 or 16.6 percent.

HOUSING MIX

Like most rural counties Washington County lacks diversity in housing types. According to the 2007-2011 American Community Survey (ACS) 93 percent of housing units are either a detached single-family housing unit (60.1 percent) or mobile home/trailer (32.8 percent). Detached single-family housing units have decreased by 2.3 percent while mobile home/trailers have seen an increase of 2.6 percent since the year 2000.

The City of Sandersville and City of Tennille have the most diverse housing stock of all jurisdictions. According to the 2000 Census, Sandersville and Tennille have housing

Figure 2.11 : Number of Vacant Housing Units

	2000	2000 Percent	2010	2010 Percent
Washington County	892	10.7%	1,500	16.6%
Unincorporated Washington County	517	11.3%	909	17.9%
Davisboro	18	11.4%	35	17.2%
Deepstep	5	8.5%	14	21.5%
Harrison	34	16.2%	46	22.2%
Oconee	8	7.8%	21	20.4%
Riddleville	7	15.2%	10	20.0%
Sandersville	227	8.8%	310	11.7%
Tennille	84	12.3%	176	22.0%

Source: U.S. Census, 2000 and 2010 Summary File 1 (SF1)

inventory in each category of the housing types.

However, the 2007-2011 ACS indicates that Sandersville lost -81 detached single-family units for a -4.8 percent change and lost -55 units of attached single-family units for a -85.9 percent change.

Sandersville gained, overall in the 11 year period, 224 units that show a 9.5 percent gain in total housing units. The 2007-2011 ACS indicates Tennille lost -16 double units in the same period for an -88.9 percent change. Tennille increased by 215 housing units for a 31.5 percent change in the 2007-2011 ACS. Both cities show gains in multiple units with 50-66 percent of the 10-19 unit housing category. Sandersville gained 69.2 percent in the 20 or more unit category while Tennille lost all of its multi-unit complexes of 20 or more.

Unincorporated Washington County shows an overall gain in housing units of 2.6 percent, and detached single family housing units increased by 26.6 percent in the 2007-2011 ACS and mobile homes/trailers increased by 24.8 percent. Davisboro shows a 43 percent increase in total number of housing units with an 82.7 percent increase in the number of detached single family housing units.

Deepstep has gained 10 new detached single-family units for a 25.6 percent change according to the 2007-2011 ACS while, overall, they have lost total units by -13.6 percent. Deepstep has reduced by -85.7 percent the number of mobile homes/trailers.

Harrison’s housing stock is composed of detached single family housing units and mobile homes/trailers. The Census data states in the 2007-2011 ACS that two buildings of 3-9 housing units were lost, but the detached single family units showed a gain of 16.3 percent and that mobile homes/trailers showed a gain of 43.9 percent. Their mix is 71.1 percent detached single family housing units and 28 percent mobile homes/trailers.

Oconee’s housing stock consists of 112 housing units according to the 2007-2011 ACS with 68.8 percent detached single family housing units and 31.3 percent mobile homes/trailers. They showed an increase of 18.5 percent in detached single family housing units from the 2000 Census to the 2007-2011 ACS and an increase of 94.4 percent of mobile homes/trailers. The 2000 Census reported that there were eight buildings of 3-9 housing units that were demolished according to the 2007-2011 ACS.

Riddleville’s housing consists of 61 housing units according to the 2007-2011 ACS with 59.9 percent detached single family housing units and 42.6 percent mobile homes/trailers. The number of detached single family housing units (35 units) remained the same from the 2000 Census but the number of mobile homes/trailers increased from 11 to 26 that indicate an increase of 136.4%. Overall, Riddleville’s housing stock increased by 32.6 percent from the 2000 Census to the 2007-2011 ACS.

HOUSING COST

Figure 2.12 indicates the median values of owner-occupied homes for Washington County and its contained jurisdictions. The cost of housing has increased by 22.3 percent to \$81,800 according to the 2007-2011 ACS. All jurisdictions except two increased the median value of residential properties, notably so in Davisboro by 20.5 percent, Deepstep by 67.9 percent, Harrison by 72.7 percent, Oconee by 34.5 percent, and Sandersville by 40.9 percent. Local property values kept pace with the state of Georgia that was 59.2 percent. Riddleville and Tennille median housing values decreased. It must be noted that the small size of these communities allows for the average property values to be skewed significantly based on one or two housing units.

Figure 2.12 : Median Property Values for Owner-Occupied Homes

	Median Value 2000	Median Value 2007-2011	Change in Value	Percent Change in Value
Washington County	\$66,900	\$81,800	\$14,900	22.3%
Davisboro	\$46,900	\$56,500	\$9,600	20.5%
Deepstep	\$76,700	\$128,800	\$52,100	67.9%
Harrison	\$32,200	\$55,600	\$23,400	72.7%
Oconee	\$31,000	\$41,700	\$10,700	34.5%
Riddleville	\$88,800	\$74,300	-\$14,500	-16.3%
Sandersville	\$69,000	\$97,200	\$28,200	40.9%
Tennille	\$88,800	\$59,500	-\$29,300	-33.0%
Georgia	\$100,600	\$160,200	\$59,600	59.2%

Source: U.S. Census Bureau, 2000 Census Summary File 3 and 2007-2011 American Community Survey

Figure 2.13 : Median Rent for Housing

	Median Value 2000	Median Value 2007-2011	Change in Value	Percent Change in Value
Washington County	\$342	\$562	\$220	64.3%
Davisboro	\$275	\$662.00	\$387	140.7%
Deepstep	\$0	\$562.00	\$562	N/A
Harrison	\$431	\$725.00	\$294	68.2%
Oconee	\$325	N/A	N/A	N/A
Riddleville	\$369	\$555.00	\$186	50.4%
Sandersville	\$347	\$564.00	\$217	62.5%
Tennille	\$277	\$501.00	\$224	80.9%
Georgia	\$613	\$808.00	\$195	31.8%

Source: U.S. Census Bureau, 2000 Census Summary File 3 and 2007-2011 American Community Survey

Figure 2.13 illustrates median rent in Washington County. Rent has increased by an average of 64.3 percent for the county. The median rent of \$562 is still well below the state average of \$808.

AFFORDABLE HOUSING PROGRAM

The City of Sandersville has implemented a housing program for more than a decade. In 2006 a Housing Action Plan was conducted that identified the condition of residential housing stock (no mobile homes were graded) as standard, minor deteriorated, major deteriorated, and dilapidated and that recorded vacant lots. The housing inventory was mapped.

Sandersville then began a program of demolition for dilapidated housing stock that has continued today. As well, they began rehabilitation or reconstruction of affordable houses in low income areas through the Community Development Block Grant (CDBG) and Community HOME Investment Program that has continued today. Sandersville is a graduate of the Georgia Initiative for Community Housing. The City of Davisboro has begun housing rehabilitation and reconstruction through the CDBG program and should consider the Georgia Initiative for Community Housing (GICH) program.



COMMUNITY FACILITIES

An assessment regarding the availability and adequacy of community facilities is important to understanding a community's ability to maintain its local population and attract future residents.

The Community Facilities section of the Community Profile provides an analysis of public facilities and services for this purpose. This section summarizes the following topics regarding community facilities:

- General Community Facilities
- Water Supply and Treatment
- Sewerage and Waste Water Treatment
- Public Safety
- Fire Protection
- Parks and Recreation
- Library and Cultural Facilities
- Educational Facilities
- Solid Waste



WATER SUPPLY AND TREATMENT

Accessibility to potable water is a fundamental need for communities to exist. Having a surplus of potable water allows for growth which can be a favorable factor in attracting new businesses and industries to an area.

Washington County does not operate a public water system. Private wells, community water systems, or links to the municipal water systems provide water to unincorporated parts of the county.

The City of Davisboro owns and operates its public water system with three wells, two elevated water tanks, and a distribution system of 8-inch, 6-inch, and 2-inch water lines of PVC. Two wells are capable of producing 450 gallons per minute each. One new well is capable of producing 850 gallons per minute. The older wells will be used for reserve. The City is currently permitted to withdraw 500,000 gallons per day. The two elevated water tanks are 100,000 gallons located on Cobb Street and a 200,000 gallon tank located at the state prison on Highway 24 on the east side of the city. The elevated water tank located at the state prison operates on the City's water system. The overflow elevation from both tanks is adequate to supply the City's highest elevation. The City has about 200 water customers including a 1,500 inmate prison. The City is able to produce an adequate supply of water with sufficient storage.

The Town of Deepstep owns and operates its public water system for consumption by residents and for businesses within the city limits. Deepstep has two water wells that alternate pumping at 90 gallons per minute at maximum capacity. The average annual water usage is 25,000 gallons per day for 71 customers with 13 commercial and 58 residential. Fourteen (14) meters are not being used. They have one elevated water storage tank with a capacity of 75,000 gallons, 24,772 linear feet of water distribution lines, and 20 fire hydrants. The Town of Deepstep has sufficient capacity for water storage and emergencies.

The Town of Harrison owns and operates its public water system with 161 customers. They have one elevated water tank for storage and emergencies with a capacity of 100,000 gallons. The town has enough water supply and storage in the case of an emergency.

The City of Oconee operates a public water system with one elevated water tank that has a capacity of 100,000 gallons. The town has sufficient water supply and storage for its 100 customers and in the case of an emergency.

The Town of Riddleville owns and operates its jurisdiction's public water system with 101 customers. With one elevated water tank of 100,000 gallons, they have an ample water supply for storage and in the case of an emergency.

The City of Sandersville owns and operates its public water distribution system and has 2,821 customers with 70.3 miles of water main. In addition, the City sells water to one other jurisdiction, the City of Tennille. There are three main water plants, and these facilities treat ground water from six deep wells located throughout the city. Sandersville can treat up to 6,500 million gallons of water per minute. Three elevated water storage tanks serve the city with one tank that has a 500,000 gallon capacity and the other two tanks each have a 300,000 gallon capacity.

Although the City of Tennille owns its water system and accompanying infrastructure, the City has elected to purchase water from the City of Sandersville and utilize its water distribution system. Tennille's water system has expensive deficiencies to repair in the system and the City eventually wants to resolve these problems and return to operating their own water system to receive the revenue.

The jurisdictions of Washington County, Sandersville, Davisboro, Deepstep, Harrison, Oconee, Riddleville, and Tennille each have an adequate supply of potable water which can be used to serve a growing population and the requirements of most new industries and businesses. County-wide population loss of percent has increased water supply for the majority of the county.

SEWERAGE AND WASTE WATER TREATMENT

A functioning sewerage system and wastewater treatment facility is as fundamentally necessary as a water system and can serve as an attractor for new businesses and industries. Washington County does not operate a sewerage system. Several sewerage options are provided for residents living in unincorporated Washington County. The majority of residents living in unincorporated areas and all residents of the Town of Deepstep, City of Oconee, and Town of Riddleville currently use septic tanks.

The City of Davisboro owns and operates its own sewerage system and provides sewerage service to most areas of the city. The city operates a land application system (LAS) type wastewater treatment facility located on Breezy Hill Road with a permitted capacity of 300,000 gallons per day. The plant provides screening, aeration, and stabilization before the treated wastewater is applied by spray to pasture land. Peak flows to the treatment facility are estimated at approximately 250,000 to 300,000 gallons per day. The City of Davisboro has applied to USDA Rural Development for funding to increase the capacity of the LAS.

The Town of Harrison owns and operates its own sewerage line distribution system and waste water treatment using a spray application field of wetlands. The maximum waste that can be treated is 0.8 million gallons per day while the average usage of sewerage is 0.1 million gallons per day. The Town has adequate capacity to take much more sewerage for treatment.

The City of Sandersville owns and operates its sewerage system and wastewater treatment plant that serves 2,526 customers for most of the City's resident households, businesses, and industries. The treatment system is an activated sludge process. This type treatment uses natural bacteria. The wastewater treatment plant has a maximum capacity of 1.75 million gallons per day while the average plant flow is 0.8 million gallons per day, leaving a surplus capacity for growth of 0.95 million gallons per day. There are 20 sewer lift stations and 69.9 miles of sanitary sewer lines comprised of 45.37 miles of gravity sewer and 6.87 miles of force main. While the capacity for waste treatment is more than adequate, some households still have septic tanks.

The City of Tennille owns and operates its own sewerage system. The wastewater treatment is an active sludge SDR system with the capacity of 0.45 million gallons per day. While some of the city residents have septic tanks, the City of Tennille has adequate sewerage capacity for all of its residents and industry.

SOLID WASTE MANAGEMENT

In Washington County there are 31 dumpsters for waste collection placed throughout the county and one collection center. The City of Davisboro, the City of Oconee, and the Town of Riddleville use the County's dumpster system for waste disposal.

The City of Sandersville, Town of Harrison, and City of Tennille have outsourced their residents curbside garbage pickup to different private companies for weekly collection. The City of Tennille no longer picks up large items such as mattresses, furniture, and appliance and has relegated responsibility to the resident.

The Town of Deepstep has each resident collect their garbage and transport it to the County's green boxes (sway cars) location on Smyrna Church Road. The County places the boxes on the Town's property and the County empties the boxes and maintains the fence and space. Each citizen in the Town of Deepstep pays a monthly garbage fee each month that the Town clerk records. At the end of June each year, the Clerk reports the number of houses who paid the fee. Then, the County mails an annual bill to the Town at the end of October for the money collected.

COMMUNITY FACILITIES

PUBLIC SAFETY

There are six law enforcement agencies operated by local jurisdictions including Washington County, City of Davisboro, Town of Harrison, City of Oconee, City of Sandersville, and City of Tennille. The Washington County Sheriff's Department provides law enforcement and traffic checks for the Town of Deepstep and Town of Riddleville.

The Washington County Sheriff's Department is located on Kaolin Road along with the Washington County Jail facility. The Sheriff's office employs 53 full- and part-time sworn officers with a K-9 unit for support operations of drug investigations, missing persons, and other issues. The Sheriff's department patrols approximately 684 square miles. There is an Investigations Division that is responsible for follow-up of incident reports from the Patrol Division that further investigates crimes against property and crimes against persons. One investigator is assigned to narcotics investigation. The Washington County Jail presently houses 52 inmates, but due to overcrowding, Washington County broke ground in 2014 for a new jail facility, at a cost of \$16 million, that is due for completion and occupancy in 2016. This new facility located on Kaolin Road will house 229 inmates and is described as a "super pod."

The Sandersville Police Department, located on Malone Street, employs 19 sworn officers and 2 civilian personnel and is a State Certified police department. The police department provides two part-time certified officers to work in the City's Code Enforcement Department. In addition, the Police Department is responsible for animal control. The Police Department uses as their inmate facility the Washington County Jail. The police department provides law enforcement and community policing for the city, and also provides education for protecting citizens. They provide a senior citizens check as a courtesy twice a day.

The Davisboro Police Department is housed in a building on South Main Street and employees two full-time and four part-time sworn officers and has two vehicles. The Town of Harrison employs one part-time sworn officer for the Harrison Police Department that is located in City Hall with a private office. The City of Oconee employs one part-time sworn officer who is headquartered at Oconee City Hall.

The City of Tennille's Police Department has its own headquarters on Main Street and employs 16 full-time and part-time sworn officers. If needed, Washington County handles any jailed inmates.

The City of Tennille employs one full-time police sworn officer and has 12 part-time police officers.

The Emergency Management Agency (EMA/911) is operated jointly with the City of Sandersville using a dispatch system for all of the county and jurisdictions emergency agencies that provide police and fire protection and coordinate mutual aid in the event of larger disasters. Washington County has an approved Pre-disaster Hazard Mitigation Plan through the Georgia Emergency Management Agency that permits the application for federal funds in the event of a large disaster.







FIRE PROTECTION

There are nine fire stations within the jurisdictions of Washington County whose firefighters protect citizens lives from fire, the effects of property damage from fire, manage emergencies as first responders, and assist with hazards caused by storm events. A fire jurisdiction map defines the areas within the county that each fire station is responsible for and each station assists with mutual aid for larger fire events. Each jurisdiction has a fire station with at least one pumper or other emergency vehicle for use. ISO ratings are not legal standards, but are always of community concern, because the ISO ratings are recommendations that allow insurance companies to set fire insurance rates. The following jurisdictions have a fire station and their ISO rating is stated with the effective date.

The City of Sandersville has a career-oriented Sandersville Fire Department (SFD) located in the city on Warthen Street that employs 7 full-time, 6 part-time, and 25 volunteer firefighters. The SFD backs up the Washington County EMS as medical first responders. Career firefighters have Firefighter I State Certification and the volunteers are Registered Volunteer State Certified firefighters. The fire department has a 75 foot ladder truck; fire pumpers, fire tankers, hazmat equipment, support trucks, and thermal imaging cameras. The fire department has a Class 3 ISO insurance rating effective 11/01/2015. In addition to providing fire protection services to Sandersville, this department, by contract with Washington County, covers 85 square miles as designated by the 911 coverage map. The department is proactive in fire prevention as the fire inspector reviews building plans for compliance with the Life Safety Code and the Fire Code. The department also provides educational programs to groups throughout the City and educates hundreds of school children in Washington County about fire safety.

The Davisboro Volunteer Fire Department (DVFD) has 21 volunteer firefighters and has the highest ratings available for fire fighters for a small department (Firefighter First Class NPQ). There are 9-10 first responders, two paramedics, and three EMTs. The DVFD has a ladder truck 503 (1997-98), two pumpers 504 (2002, 1996), two brush trucks, and one rescue truck with 150 gallons of water and equipped to provide life extraction and with medical gear. The ISO Class is a 4/4X split with an effective date of 8/1/2015.

The Deepstep Volunteer Fire Department owns its fire station and land. It is served by a volunteer fire department of 16 volunteers who run approximately 40 calls per year, including incident fire calls, first responder calls, and general aid calls. Each firefighter is equipped with a portable radio and one set of turnout gear. Deepstep's Fire Department has seven trucks in service, two class A pumpers (1970, 2002), two tankers (1979, 1987), rescue LT and a PPT. These fire trucks are housed in a four bay building that includes office space, meeting area, kitchen, and space upstairs for future sleeping area. The ISO rating for Deepstep is a Class 5/5x split effective 4/1/2015.

The Harrison Volunteer Fire Department is located on Donovan Road and has eight (8) Registered Volunteer State Certified firefighters. The ISO Class is a 7/9 split with an effective date of 3/1/2015.

The Oconee Volunteer Fire Department has 16 volunteer firefighters and is located in the Oconee City Hall building on Fairbanks Street. The ISO Class rating is a 4/4X split with an effective date of 8/1/2014.

The Town of Riddleville Volunteer Fire Department is located on Highway 231 and has 22 volunteer firefighters and several vehicles for fire fighting. It has an ISO Class of a 5/9 split with an effective date 2011.

The Tennille Volunteer Fire Department located on Park Street has 21 volunteer certified firefighters who have emergency management training certificates. The Tennille VFD has an ISO Class rating of 5/5X split with an effective date of 8/1/2014. The Ohoopie Volunteer Fire Department is located on Mt. Gilead Church Road in Tennille. There are 14 volunteer firefighters. The ISO class rating is a Class 9 with no effective date is given.

The Warthen Volunteer Fire Department covers the community of Warthen and is located on Warthen Lane. The community's ISO Class rating is a 4/4X split effective date 3/1/2015.

PARKS AND RECREATION

Public parks and recreation facilities are located throughout Washington County and its jurisdictions. The largest recreation facility, Kaolin Park, is operated by the Washington County Recreation Department. All of the jurisdictions contribute with an annual recreation fee to Washington County to assist with funding the recreation department.

The Washington County Recreation Department offers to the public “instructional and recreational programming to the citizens of the community with the purpose of education and improving physical and social skills by allowing equal opportunities in participation, friendly competition, and fair play.” The facility has a lighted outdoor basketball and tennis court, two baseball, two football, and two soccer fields, two playgrounds, a picnic shelter, and a multi-purpose building with two gymnasiums and a community room for meetings and events. Washington County and the City of Sandersville share ownership of 45 acre Linton Park. The park is operated by the Washington County’s Recreation Department. Washington County owns a new Splash Pad and rejuvenated ball field on 10 acres, and the City of Sandersville owns and will build an 18-hole Professional Disk Golf course scheduled for operation in 2016 on 35 acres.

Washington County supports the Hamburg State Park (recently returned to state park status) with annual funding to provide for the public lake activities and a working grist mill, museum, and country store. Hamburg Lake is a large attraction to the park. Recreational activities include tent and trailer camping sites, picnic shelter, playground, restrooms, canoes and paddle boats, swimming, and walking trails.

The City of Davisboro has a Davisboro Recreation Facility of five acres surrounding its Community Center that is located in an historic house. Both for used for public activities. The park has a pavilion with stage for activities, playground equipment, walking track, ball field and basketball court. The City is continuing to expand the park facilities with intended landscaping, lighting, fencing, and restrooms.

The Town of Deepstep independently owns and maintains the five-acre Deepstep Recreation Park with multiple amenities for families. The Town of Deepstep has a recreation board who oversees the park, and the Town’s budget allocates funds for the Deepstep Park. The park has a soft ball field that is used by a little league team and others, basketball court, playground equipment, picnic shelter with tables and benches, and restrooms for public use. There is also a walking trail within the park.

The Town of Harrison has the Harrison City Park of five acres maintained by the town. There is a walking trail, bleachers and a ball field, basketball court, picnic shelter, and playground equipment. Three and a quarter loops around the trail equals one mile.

The City of Oconee has three areas of greenspace that citizens use for passive recreation. One contains a walking trail that has beautification with wildflowers.

The Town of Riddleville has an Exercise Trail and Park with a graveled entrance road and parking located next to its volunteer fire station and Community Center on SR 231. The walking track is three-quarters of a mile.

The City of Sandersville will implement a downtown master plan beginning with construction of the Paul F. Thiele Park on the corner of Haynes and North Harris Streets. Fund-raising and development are planned in phases with some completion in 2016. The park will have greenspace, a bell tower, and amenities for downtown public pedestrian use. The City also maintains the Henry Watts Community Park that contains basketball courts, park benches, and recently planted trees.

The City of Tennille has a one and a half acre park. It is unusual in that several pieces of playground equipment are ADA compliant for those children with disabilities. Another section of the playground has regular playground equipment. The walking trail of 145 feet (12 times around = one mile) has benches for resting. Picnic tables provide passive recreation for family outings. Restrooms are available at the police department.





ROAD SYSTEM

Washington County currently contains a total of over 700 miles of roadway which are all classified by the Georgia Department of Transportation (GDOT) as rural. The Fall Line Freeway/Tom C. Carr Highway traverses west-east the entire width of the state of Georgia from the Alabama State Line in Columbus to Macon and then to Augusta at the South Carolina State Line. In Washington County, construction will be completed in 2016 of the four-lanes of roadway divided by a grass median. The corridor traverses along SR 24 from Crawford Road to SR 88 at the Sandersville Bypass and then continues open to traffic from the Sandersville Bypass to Wrens.

Several other road systems that travel east-west from the Jefferson County line to Sandersville are: SR 24 the Davisboro Road and SR 242 the Bartow Road. An inland east-west connector is SR 231 from the Fall Line Freeway through Davisboro-Rid-dleville-Harrison. From Sandersville to Deepstep in the western half of the county is the W. Haynes Street/Deepstep Road corridor.

SR 15 bisects Washington County traversing north-south from the Hancock County line through Warthen-Sandersville-Tennille to the Johnson County line. At the northern end of the county, from SR 15 two roads fork and provide access northeastward, SR 248 provides access to Hamburg State Park and SR 102 provides access to Mitchell in Glascock County. On the western side of the county, SR 272 traverses the western side of the county along an inland route merging with SR 68.

Washington County is seeking in their Community Work Program to complete re-surfacing over 100 miles of road and complete paving of Kaolin Road. Tennille will be able to fund a new truck route with TIA funding. All jurisdictions considered the drivable roads as adequate for transportation by vehicle.

RAILROAD NETWORK

Washington County has two railroad companies, the Sandersville Railroad Company (SRC) has a local history dating to 1893 and is one of the most successful short line freight railroads nationwide. According to the SRC website, the Company operates six days a week over a 32-mile track system. Tennille is 10 miles away from the Sandersville kaolin plants.

The SRC takes the product four times daily to make a connection to one of Norfolk Southern Railway's 13 trains traveling through Tennille. The Company has "access to over 2,700 railcars, including covered hoppers, chip hoppers, boxcars, and tank cars" ... with "State of the Art" equipment such as Weigh-In-Motion scales and automated freight handling systems... A bulk transfer facility is in place, integrating rail freight with truck distribution. The Sandersville Railroad Company also serves the area's forest products and plastics industries. Freight from Tennille travels overnight for delivery to Savannah and Macon. Five kaolin companies have international markets so it is imperative that kaolin freight is efficiently transported.

LIBRARY AND CULTURAL FACILITIES

The Rosa M. Tarbuton Memorial Library serves all of Washington County and located in Sandersville as part of the Oconee Regional Library. There are over 1,000 books, and programs include those for adults and children and assistance with computer training. There is one full time librarian and five part-time staff members.

The City of Davisboro owns and operates a Community House in a Craftsman-style house that has had renovations and refurbishments to keep pace with community needs. It is used continuously by the public.

The Deepstep Public Library is not part of the regional library system. The Town of Deepstep owns it and a part-time staff member operates the facility for the public. There are 4,134 books for check out at last count. The Town owns and operates a Community House with a volunteer committee of four persons.

COMMUNITY FACILITIES

In 2015, the Sandersville School Authority was authorized to govern the use of the former Sandersville Elementary School (SES). A landscape plan has been drawn that shows the school site and potential for aesthetic beautification. The Authority is in the process of developing a master plan and fund raising to preserve the school of 70,000 square feet.

EDUCATIONAL FACILITIES

Washington County Board of Education has five public schools ranging from Kindergarten through grade 12 with an enrollment of 3,124 students beginning with the 2014-2015 academic year. The public schools, located at different sites, include the Ridge Road Primary School (PK- grade 2), the Ridge Road Elementary School (grades 3-5), the T.J. Elder Middle School (grades 6-8), and the Washington County High School (grades 9-12). The high school facility recently underwent an expansion and upgrade. There is also the Washington County Alternative School for grades 6-12 with 12 students. Over 100 programs are offered at these schools. The minority enrollment is 69 percent and the student to teacher ratio is 16:1.

The Washington County Boys and Girls Club is an after-school program that is located in a recently rehabilitated building next to the high school.

The Oconee Fall Line Technical College is located in Washington County on Deepstep Road as a unit of the Technical College System of Georgia. The Sandersville campus offers an Associate of Applied Science Degree in six programs, Diploma programs in 14 areas, and a Technical Certificate of Credit Programs in 34 programs. In 2010, there were 1,776 total unduplicated enrollment of students for all campuses and, in 2015, there were 2,341 total unduplicated enrollment of students for all campuses. This represents a 31.8 percent increase in enrollment in five years.

There is one private school in the county, Brentwood School, offering Pre-Kindergarten through grade 12, located on the Linton Road. Georgia Military College has a satellite campus located in Sandersville.

Figure 2.14 : Enrollment in Areas Schools 2010 - 2015

School	2010	2015	Percent Change
Washington County High School	1,037	851	-17.9%
T.J. Elder Middle School	728	651	-10.9%
Ridge Road Elementary School	795	738	-7.1%
Ridge Road Primary School	693	884	27.5%
Total Enrollment Public Schools	3,253	3,124	-3.96%
Brentwood School	384	304	-20.8%

Source: Georgia Department of Education and Brentwood School





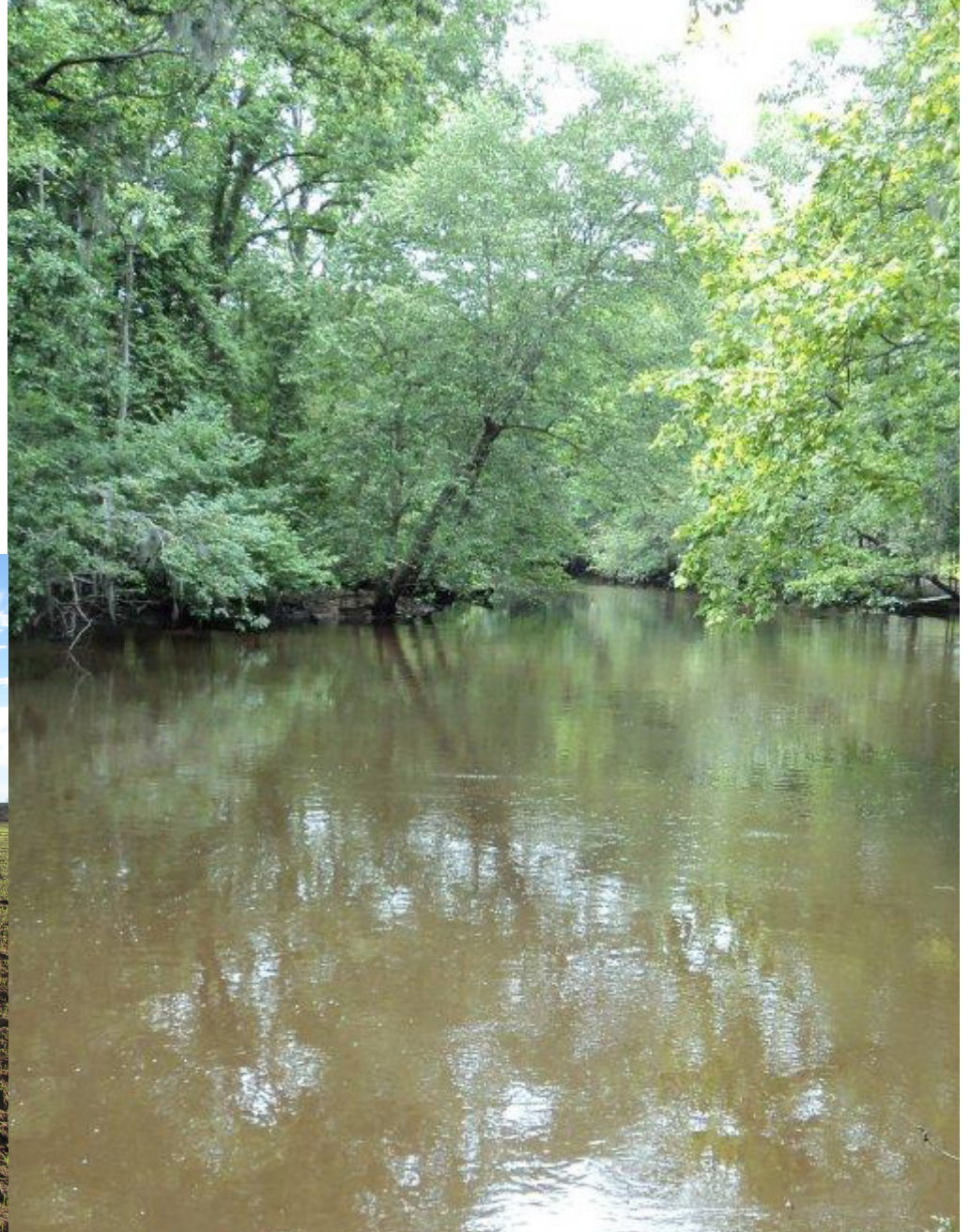


NATURAL AND CULTURAL RESOURCES

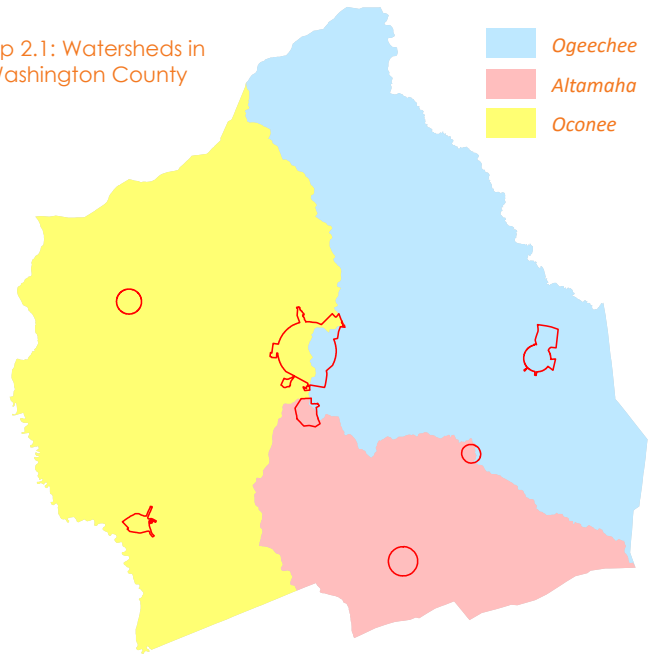
Natural and cultural resources found within a jurisdiction can provide it with potential opportunities for economic development. It is also important to recognize areas that should be protected to provide continued resources to the community (ex. watersheds).

The concentration of populations within municipalities allows for the majority of land area to be a primary natural resource. Forest, rivers, prime agricultural lands, and a rich deposit of kaolin provides the county an abundance of resources. This section provides information regarding the following natural and cultural resources within the county:

- *Public Water Supply*
- *Wetlands*
- *Flood Planes*
- *Soil Types*
- *Cultural Resources*



Map 2.1: Watersheds in Washington County



PUBLIC WATER SUPPLY

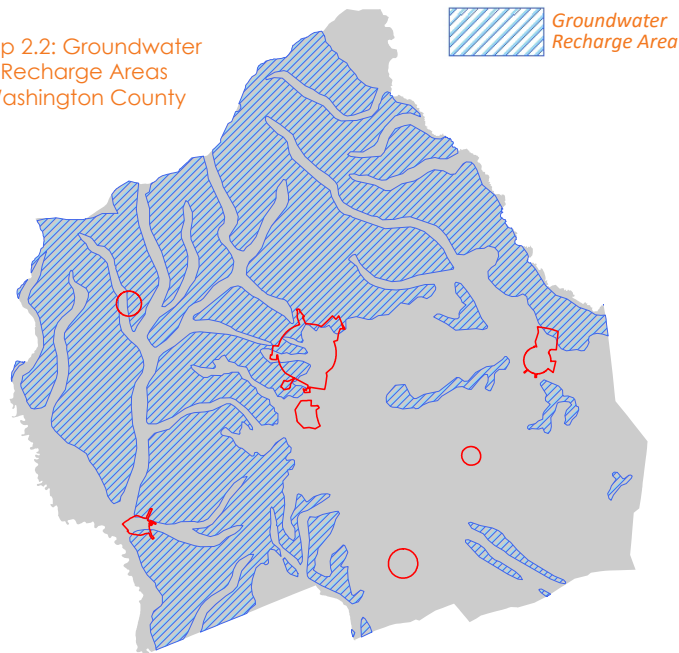
The potable water supply in Washington County and its municipalities is primarily supplied by deep water wells. In combination with extraction and filtration, these naturally occurring water sources are key in allowing residents to have potable water and in many areas throughout the county remain self-sufficient. These naturally occurring water sources have multiple components which allow these water sources to occur.

These components include:

- **Watersheds:** Land formations which direct water (primarily rain water) flows in a certain direction and feeds smaller flows and water bodies.
- **Groundwater Recharge Areas:** Specific surface areas where water passes through the ground to replenish under ground water sources.
- **Aquifer:** Underground water source consisting of permeable or unconsolidated material from which water can be extracted.

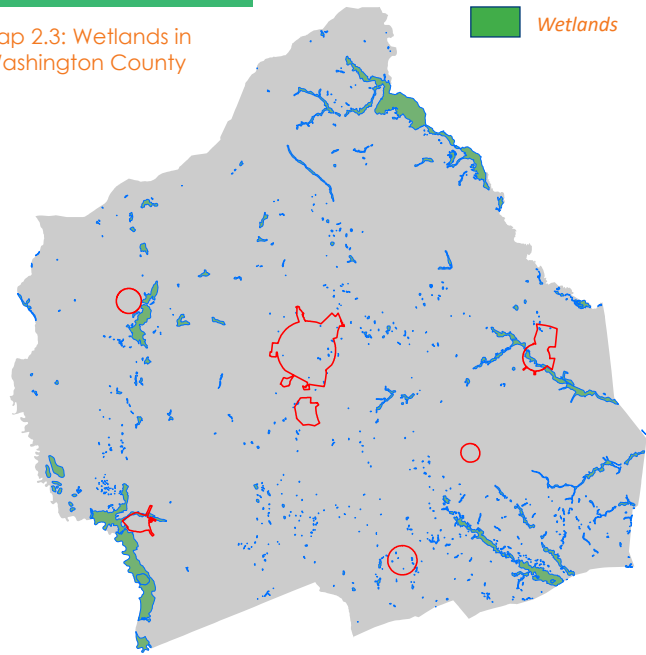
Map 2.1 illustrates the location of the three watersheds that are partially located in Washington County. These watersheds are the: *Ogeechee, Altamaha, and Oconee.*

Map 2.2: Groundwater Recharge Areas Washington County

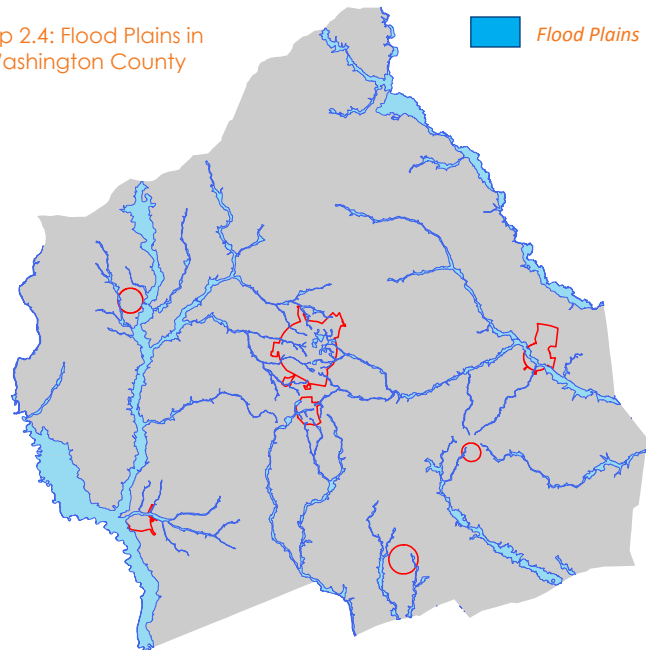


Map 2.2 illustrates ground water recharge areas. These areas are sensitive areas that should be provided special attention and protection due to the reliance of these underground water sources for a majority of residents. The danger of toxic or hazardous waste contamination of this water supply is a possibility which must be considered when discussing the development or placement of any type of facility in these areas.

Map 2.3: Wetlands in Washington County



Map 2.4: Flood Plains in Washington County



NATURAL AND CULTURAL RESOURCES

WETLANDS

Wetlands can be defined as lands which are saturated, either permanently or seasonally, which create an ecosystem that contains characteristic vegetation which has adapted to the unique soil conditions. Wetlands serve as a unique habitat as a breeding ground for fish and wildlife and as a home for unique plant and animal species that have adapted to these special conditions.

The Georgia Department of Natural Resources has identified five categories of wetlands which require special protection through ordinances. These include:

- Open Water Wetlands*
- Forested Wetlands*
- Non-Forested Emergent Wetlands*
- Altered Wetlands*
- Scrub/Shrub Wetlands*

Wetlands located in Washington County are illustrated in **Map 2.3**. Land uses in wetland areas should be limited to low to no impact uses which include the harvesting of lumber and timber and wildlife and fishery management.

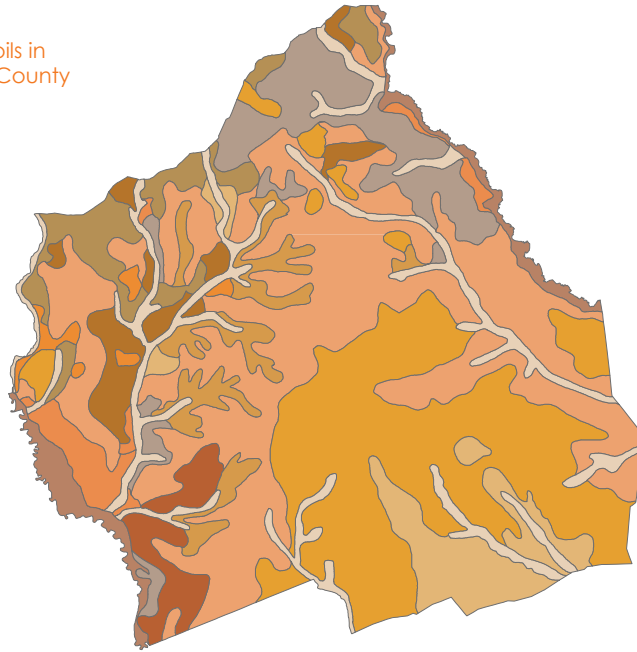
FLOOD PLAIN

Flooding can be defined as a situation in which an overflow of water submerges land which usually is not inundated with water. A floodplain is an area designated to store natural water and conveyance, maintain water quality, and provide groundwater recharge.

There are limited number of flood plains located in Washington County. **Map 2.4** shows the designated flood areas as determined by the U.S. Federal Emergency Management Agency’s Flood Insurance Rate Map. Areas delineated in the 100 year flood plain include portions of each incorporated area within Washington County.

NATURAL AND CULTURAL RESOURCES

Map 2.5 Soils in Washington County



- Ardilla-Persanti-Ocilla
- Bibb-Kinston
- Chewacla-Chastain-Congaree
- Cowarts-Nankin-Dothan
- Dothan-Tifton-Faceville
- Fuquay-Lakeland-Dothan
- Lakeland-Eustis
- Lakeland-Lucy-Orangeburg
- Orangeburg
- Orangeburg-Faceville-Greenville
- Udorthents-Pitts
- Vaucluse-Ailey-Cowarts

SOIL TYPES

The United State Department of Agriculture’s Natural Resources Conservation Service has determined that the State of Georgia contains seven (7) different soil profile areas which represents a succession of soil layers of varying thickness and physical chemical properties.

Aridilla-Persanti-Ocilla
Bibb-Kinston
Chewacla-Chastain-Congree
Cowarts-Nankin-Dothan
Dothan-Tifton-Faceville
Fuquay-Lakeland-Dothan
Lakeland-Eustis
Lankeland-Lucy-Orangeburg
Orangeburg
Orangeburg-Faceville-Greenville
Udorthents-Pitts
Vaucluse-Ailey-Cowarts

CULTURAL RESOURCES

Washington County has a rich variety of historic and cultural resources. Working with Washington County and the City of Sandersville, the Washington County Historical Society (WCHS) has restored several historic sites for tourism and genealogical research. Washington County owns the Old Jail operated by the WCHS as a genealogical center and museum. The Brown House is where General William Tecumseh Sherman headquartered in Sandersville during the Civil War.

This museum has period rooms, historical exhibits, and a permanent Civil War art exhibit depicting Washington County’s legacy. The City of Sandersville funds docents for both operations for tourism. The former wooden Jail where Aaron Burr was confined can be visited in Warthen. The entire picturesque, historic community of Warthen is listed in the National Register. Forest Grove Plantation is the site where Gen. Sherman’s left and right wings first came together and camped during the Civil War in the famous “March to the Sea.” The T. J. Elder School is a Rosenwald Plan School listed in the National Register of Historic Places.

Washington County has many listings of historic resources in the National Register of Historic Places: four historic districts and 13 individual listings while the courthouse is part of a statewide thematic courthouse listing.

- *Church-Smith-Harris Street Historic District*
- *North Harris Street Historic District*
- *Sandersville Commercial and Industrial District*
- *Warthen Historic District*
- *Washington County Courthouse*



The Washington County Chamber of Commerce displays an exhibit of watercolor paintings by artist Sterling Everett of historic buildings in the county designed by the late 19th to early 20th-century architect Charles Edward Choate. Choate is the only architect in the state of Georgia with a statewide thematic nomination of buildings listed in the National Register of Historic Places. There are nine of the Choate-designed buildings listed in the National Register in Sandersville and Tennille:

- *Holt Brothers Banking Company Building, Sandersville*
- *James E. Johnson House, Sandersville*
- *James Kelley House, Tennille*
- *Charles Madden House, Tennille*
- *Thomas W. Smith House, Tennille*
- *Tennille Banking Company Building*
- *Tennille Baptist Church*
- *Tennille Woman's Clubhouse*
- *Washington Manufacturing Company, demolished*
- *Wrightsville and Tennille Railroad Company Building*

Other listings in the National Register of Historic Places located in Washington County follow:

- *Francis Plantation, SE of Davisboro*
- *City Cemetery, Sandersville*
- *Thomas Jefferson Elder High and Industrial School*



Part of the Warthen Historic District, this 1785 Jail is the oldest log jail in Georgia. It once confined Aaron Burr overnight on his way to Richmond for trial.

Georgia Centennial Farm Program

The Georgia Centennial Farm Program was developed in 1992 to recognize farms and farm families who have contributed to the preservation of Georgia's agricultural resources and to encourage the continued use of these farms for future generations. The program encourages Georgia's residents to save and recognize farms that have contributed to Georgia's agricultural heritage for 100 years or more. Recognition is given to farmers through one of three distinguishing awards:

- **Centennial Heritage Farm Award** (honors farms owned by members of the same family for 100 years or more and that are listed in the National Register of Historic Places: Forest Grove, Sarah W. Lansdell and Lyle W. Lansdell (2002))
- **Centennial Family Farm Award** (does not require continual family ownership, but farms must be at least 100 years old and listed in the National Register of Historic Places):
 - *C.R. Josey Farm, C. Ray Josey (1996)*
 - **Centennial Family Farm Award** (recognizes farms owned by members of the same family for 100 years or more that are not listed in the National Register of Historic Places):
 - *Newsom Home Place, Cummings and Newsom, LLC (1997)*
 - *Forest Grove, Sarah Wilkerson Lansdell (2002)*
 - *Wilson Family Farm, W. Bruce Wilson (2007)*

Community Cultural Organizations

Washington County has many cultural organizations including the Fall Line Artist Guild, Tennille Fine Arts Club, Sandersville Music Club, Tennille Woman's Club, Washington County Garden Club, and the Washington County Historical Society that enhance citizens quality of life.





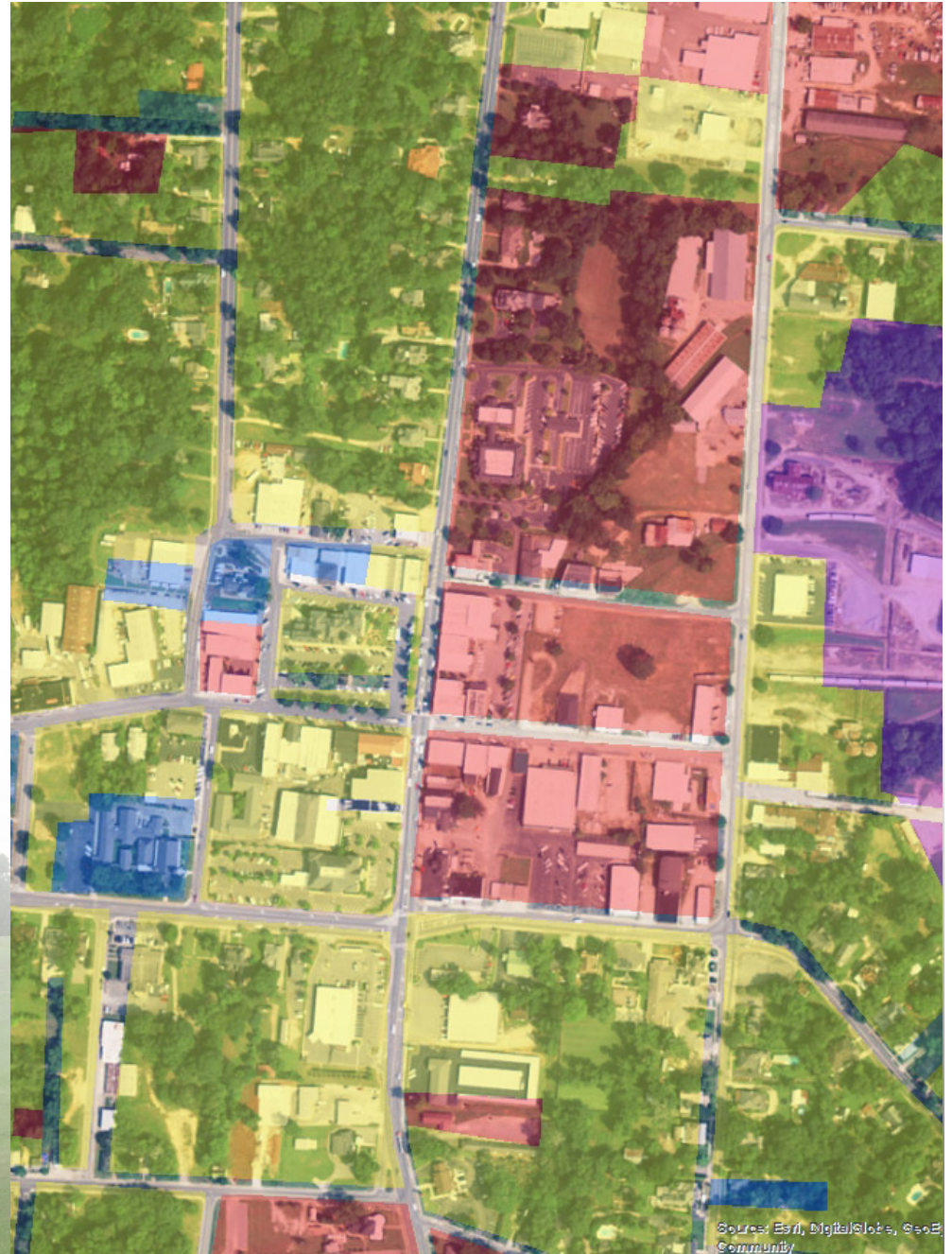
LAND USE

Demographic trends, current economic circumstances, and social attitudes encourage communities to meet certain needs through the designation of land for particular uses. Land uses can ensure that land is distributed to meet the future needs of Washington County and the jurisdictions of Deepstep, Oconee, Harrison, Riddleville, Davisboro, Sandersville, and Tennille

The county and its contained jurisdictions have a total of eight distinct land uses. They are as follows:

- *Agriculture*
- *Commercial*
- *Industrial*
- *Public Institutional*
- *Parks and Recreation*
- *Residential*
- *Transportation/Communications/Utilities*
- *Forestry*

This section contains an analysis of existing land use and zoning for jurisdictions with established zoning districts. This section also provides the basis for the proposed “Character Areas” presented in the 2016 Comprehensive Plan.



EXISTING LAND USE

The understanding of established uses of land in Washington County and its contained jurisdictions of Deepstep, Oconee, Harrison, Riddleville, Davisboro, Sandersville, and Tennille should be a priority that initiates changes to current land use conditions.

An analysis of the existing land uses located within the incorporated jurisdictions of Washington County reveals that 31 percent of land is designated as residential. According to the land use map, this signifies the largest use of land within incorporated areas and signals the priority of residential land use for these jurisdictions. Forestry and Agricultural uses are the second and third largest use of land in incorporated areas as 17.9 percent of land is used for forestry uses and 15.5 percent is used for Agricultural uses.

Notable uses within incorporated areas includes 47.3 percent of all land in Davisboro is designated as public/institutional. These uses include a state prison within the city limits. The City of Sandersville has 20 percent of it land designated to accommodate industrial uses and potential expansion of industrial uses within the city.

Unincorporated Washington County has three land uses that register more than one percentage point. The forestry land use comprises 92.6 percent of land in the unincorporated area. The kaolin mining and processing comprise a majority of land designated as industrial in unincorporated areas at 3.63 percent. Agricultural land uses comprise the third largest use in unincorporated Washington County at 3.01 percent.

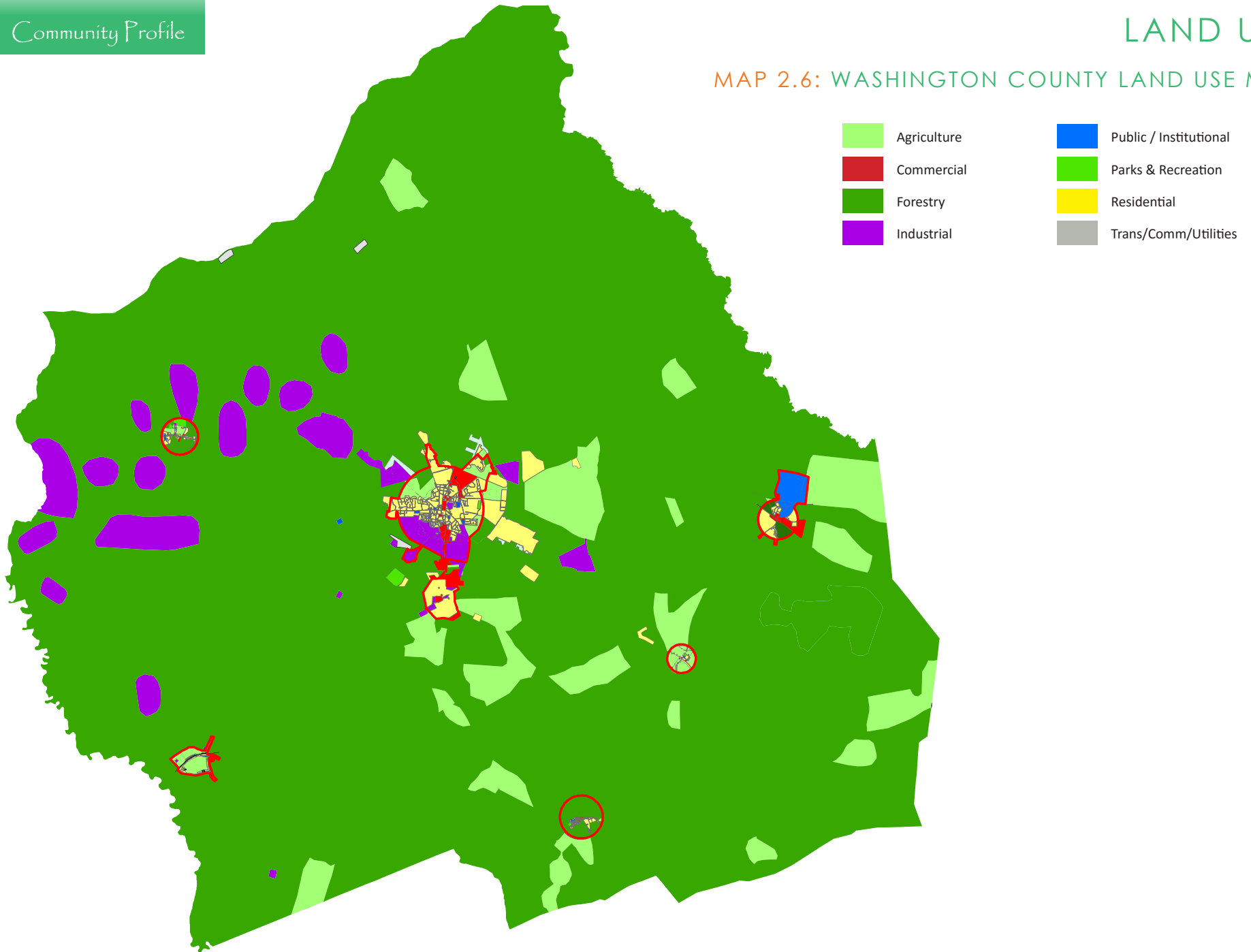
Figure 2.15: Land Use of Washington County and Contained Jurisdictions

	<i>Unincorporated Washington County</i>		<i>Incorporated Areas Washington County</i>	
	<i>Acres</i>	<i>Percent</i>	<i>Acres</i>	<i>Percent</i>
<i>Residential</i>	2,478.88	0.58%	4,134.03	31.3%
<i>Commercial</i>	320.79	0.07%	969.71	7.3%
<i>Industrial</i>	15,647.59	3.63%	1,434.53	10.8%
<i>Public / Institutional</i>	118.62	0.03%	943.46	7.1%
<i>Trans. Comm. Utilities</i>	256.65	0.06%	1,221.77	9.2%
<i>Parks & Recreation</i>	136.41	0.03%	110.84	0.8%
<i>Agriculture</i>	12,957.48	3.01%	2,044.35	15.5%
<i>Forestry</i>	398,679.65	92.59%	2,365.36	17.9%
TOTALS	430,596.07	100.00%	13,224.05	100.0%

Source: U.S. Census Bureau, 1990, 2000 and 2010 Summary File 1 (SF1)& CSRA-RC Staff Calculations

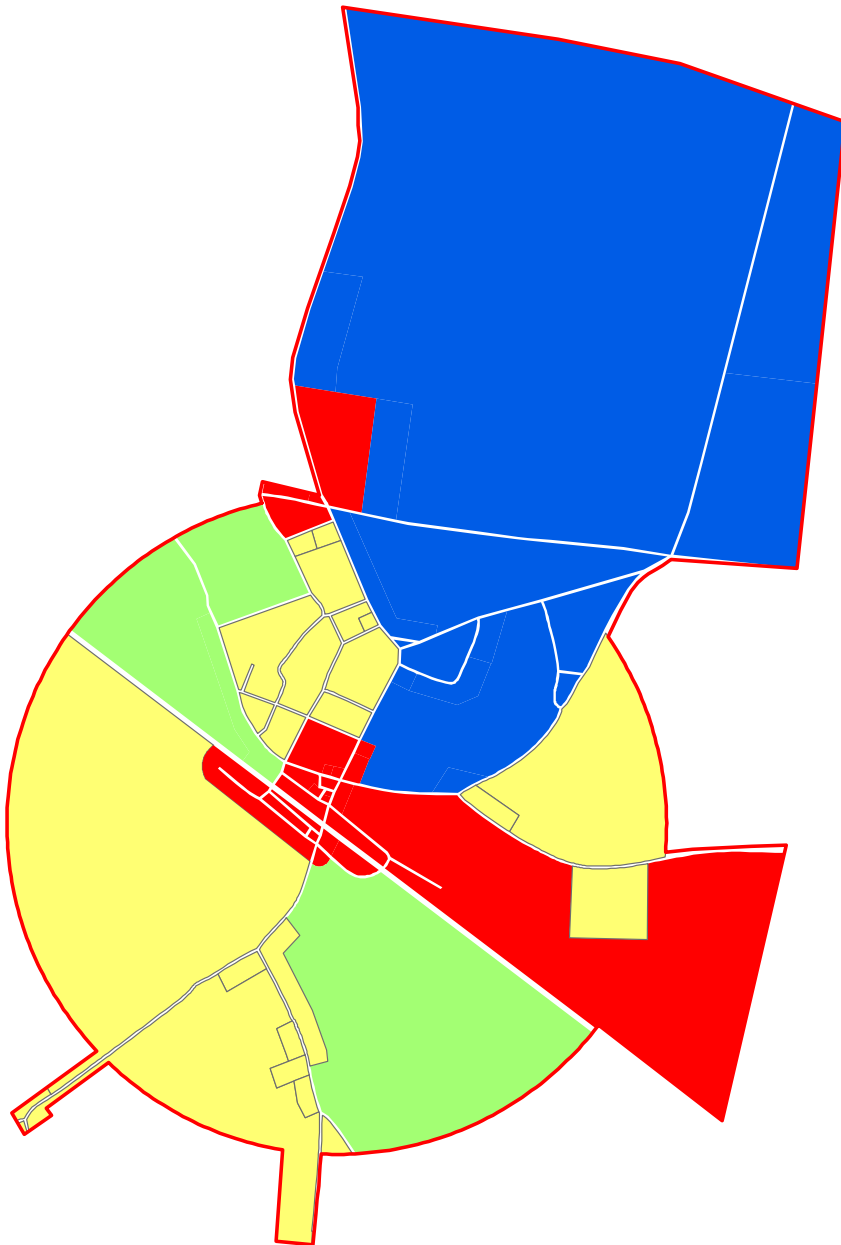
LAND USE

MAP 2.6: WASHINGTON COUNTY LAND USE MAP



LAND USE

MAP 2.7: DAVISBORO LAND USE MAP



The City of Davisboro contains four main land uses. The use that amounts to the largest land use within the city is public / institutional which accounts, as mentioned earlier, for the state prison which is located within the city limits. The use with the second largest amount of area designated in the city is residential at 26.4 percent of acres designated for it.

Commercial land use accounts for 12.8 percent of land within Davisboro which includes a solar farm and agriculture represents the remaining area of designated land use within the city.

Figure 2.16: Land Use of the City of Davisboro

	Acres	Percent
Residential	452.05	26.4%
Commercial	218.93	12.8%
Industrial	0.00	0.0%
Public / Institutional	808.68	47.3%
Trans. Comm. Utilities	0.00	0.0%
Parks & Rec	0.00	0.0%
Agriculture	230.10	13.5%
Forestry	0.00	0.0%
TOTALS	1,709.76	100.0%

Source: U.S. Census Bureau, 1990, 2000 and 2010 Summary File 1 (SF1) & CSRA-RC Staff Calculations

MAP 2.8: DEEPSTEP LAND USE MAP

The Town of Deepstep contains all land uses designations. The Transportation, Communications, Utilities designation is not located on this map and is unaccounted for within Figure 2.17, however the Town has this infrastructure and will be accounted for when the land use map is updated.

The forestry land use is the largest land use within this jurisdiction representing 56 percent of land use within the town. Residential is the second largest land use with 19.2 percent, and agriculture is the third largest land use within the town with 12.1 percent of land designated. Deepstep has a large portion land designated for park and recreational use at 10.1 acres.

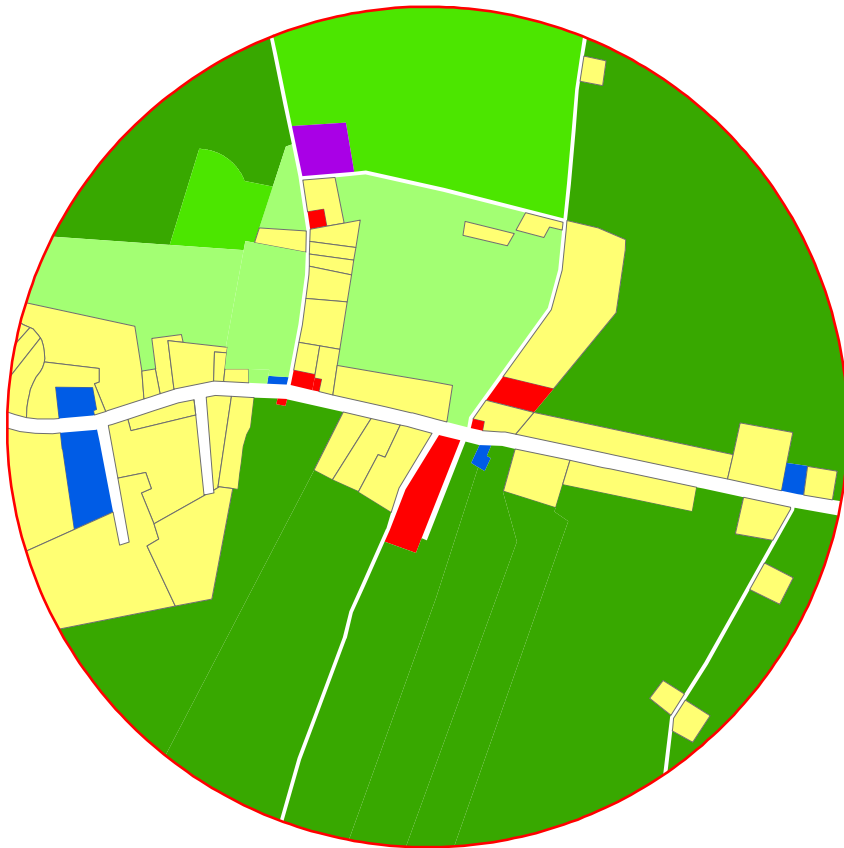


Figure 2.17: Land Use of the Town of Deepstep

	Acres	Percent
<i>Residential</i>	151.81	19.2%
<i>Commercial</i>	8.63	1.1%
<i>Industrial</i>	3.94	0.5%
<i>Public / Institutional</i>	8.52	1.1%
<i>Trans. Comm. Utilities</i>	0.00	0.0%
<i>Parks & Rec</i>	79.67	10.1%
<i>Agriculture</i>	95.51	12.1%
<i>Forestry</i>	442.78	56.0%
TOTALS	791	100.0%

Source: U.S. Census Bureau, 1990, 2000 and 2010 Summary File 1 (SF1)& CSRA-RC Staff Calculations

LAND USE

MAP 2.9: HARRISON LAND USE MAP

The Town of Harrison’s predominate land use is forestry at 80.4 percent of land being designated for this use. Residential land use is a distant second place at 7.5 percent.

This rural community has the land use designations for parks and recreation as well as some commercial, public / institutional and agriculture. The Transportation, Communications, Utilities designation is not located on this map and unaccounted for within **Figure 2.18**. However, the Town has this infrastructure and will be accounted for when the land use map is updated.

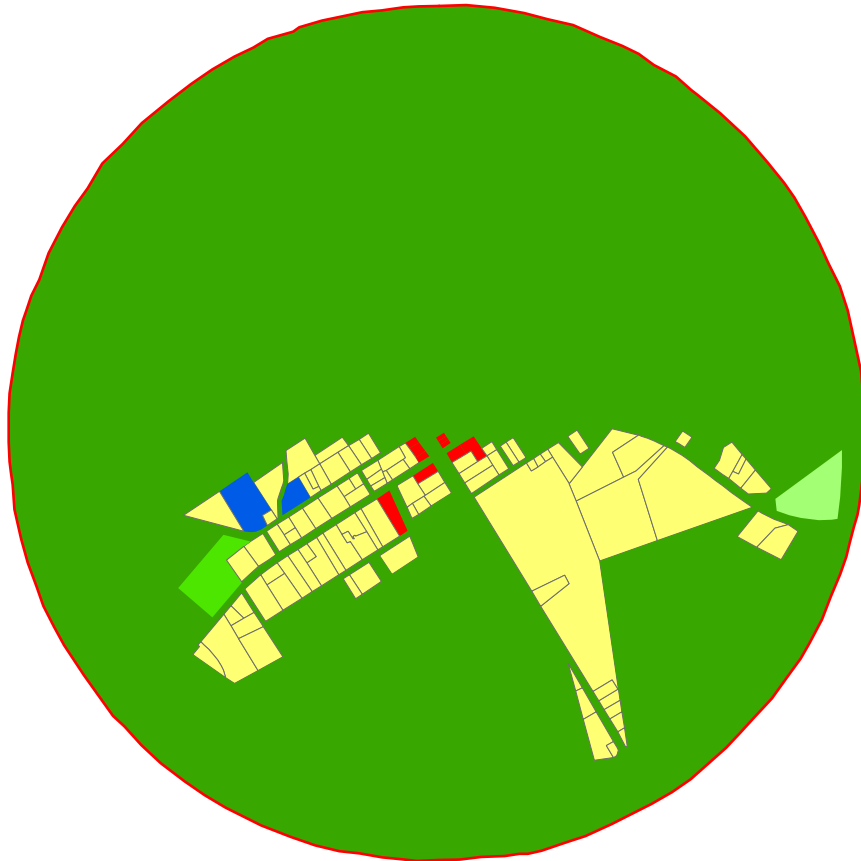


Figure 2.18: Land Use of the Town of Harrison

	<i>Acres</i>	<i>Percent</i>
<i>Residential</i>	158.66	7.5%
<i>Commercial</i>	3.7	0.2%
<i>Industrial</i>	0	0.0%
<i>Public / Institutional</i>	62.35	2.9%
<i>Trans. Comm. Utilities</i>	0	0.0%
<i>Parks & Rec</i>	5.41	0.3%
<i>Agriculture</i>	186.52	8.8%
<i>Forestry</i>	1706.63	80.4%
TOTALS	2123.27	100.0%

Source: U.S. Census Bureau, 1990, 2000 and 2010 Summary File 1 (SF1)& CSRA-RC Staff Calculations

MAP 2.10: OCONEE LAND USE MAP

The City of Oconee contains all land use designations. The land use designation with the largest acreage of land is agriculture which represents 70.2 percent of land within the city. Residential land uses are primarily located along roadway corridors and account for a total of 24.7 percent of land in the city.

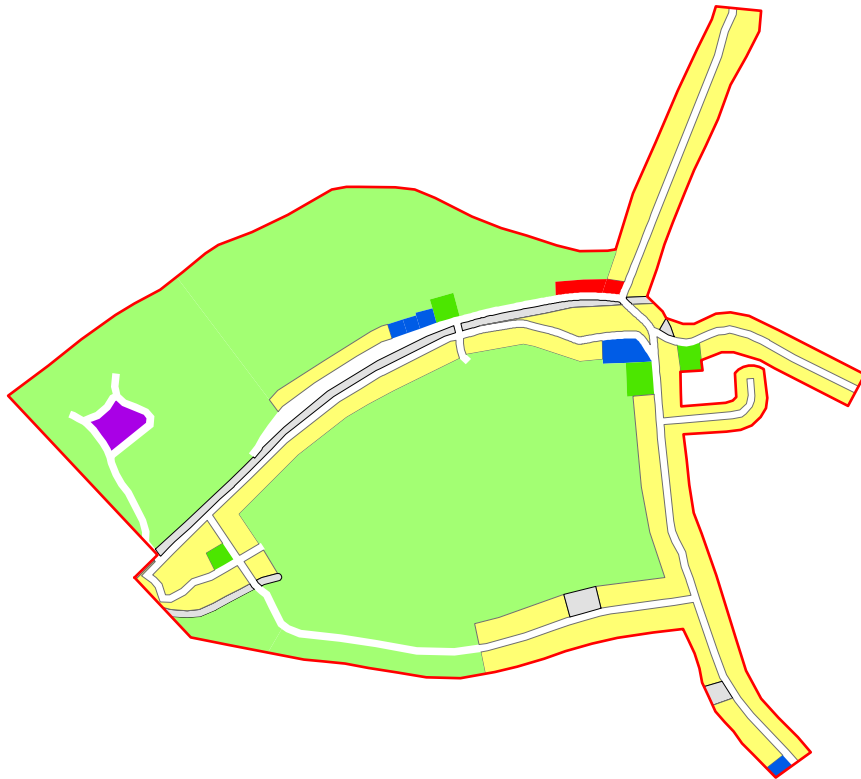


Figure 2.19: Land Use of the City of Oconee

	Acres	Percent
<i>Residential</i>	162.03	24.7%
<i>Commercial</i>	2.30	0.4%
<i>Industrial</i>	3.57	0.5%
<i>Public / Institutional</i>	5.18	0.8%
<i>Trans. Comm. Utilities</i>	16.54	2.5%
<i>Parks & Rec</i>	6.27	1.0%
<i>Agriculture</i>	461.12	70.2%
<i>Forestry</i>	0.03	0.0%
TOTALS	657	100.0%

Source: U.S. Census Bureau, 1990, 2000 and 2010 Summary File 1 (SF1)& CSRA-RC Staff Calculations

LAND USE

MAP 2.11: RIDDLEVILLE LAND USE MAP

The Town of Riddleville’s predominate land use is agriculture at 84.2 percent of land being designated for this use. Residential land use is a distant second place at 13.7 percent.

This rural community has the land use designations for parks and recreation as well as some commercial, public / institutional and agriculture. The Transportation, Communications, Utilities designation is not located on this map and unaccounted for within Figure 2.19, however the Town has this infrastructure and will be accounted for when the land use map is updated.

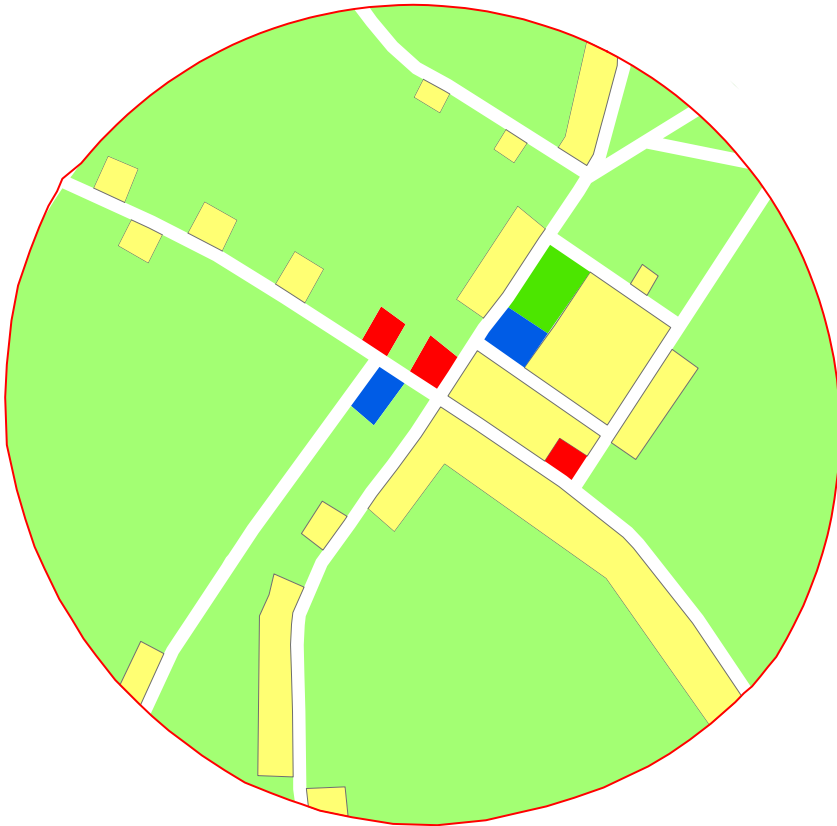


Figure 2.20: Land Use of the Town of Riddleville

	<i>Acres</i>	<i>Percent</i>
<i>Residential</i>	58.72	13.7%
<i>Commercial</i>	2.9	0.7%
<i>Industrial</i>	0	0.0%
<i>Public / Institutional</i>	3.01	0.7%
<i>Trans. Comm. Utilities</i>	0	0.0%
<i>Parks & Rec</i>	3.08	0.7%
<i>Agriculture</i>	361.89	84.2%
<i>Forestry</i>	0	0.0%
TOTALS	429.6	100.0%

Source: U.S. Census Bureau, 1990, 2000 and 2010 Summary File 1 (SF1)& CSRA-RC Staff Calculations

MAP 2.12: SANDERSVILLE LAND USE MAP

The City of Sandersville contains all land use designations and the land uses. These designations are prioritized as residential land use at 37.4 percent of land within the city. The second largest land use is industrial accounting for 20.4 percent. The transportation/communications/utilities land use is the third largest designated land at 18.5 percent use within the city.

The variety of land uses within the city show that the city is assuring it has opportunities for growth regardless of the type of growth (ex. industrial, commercial). Additional areas designated for parks and recreation may be necessary in order to implement a trails system.

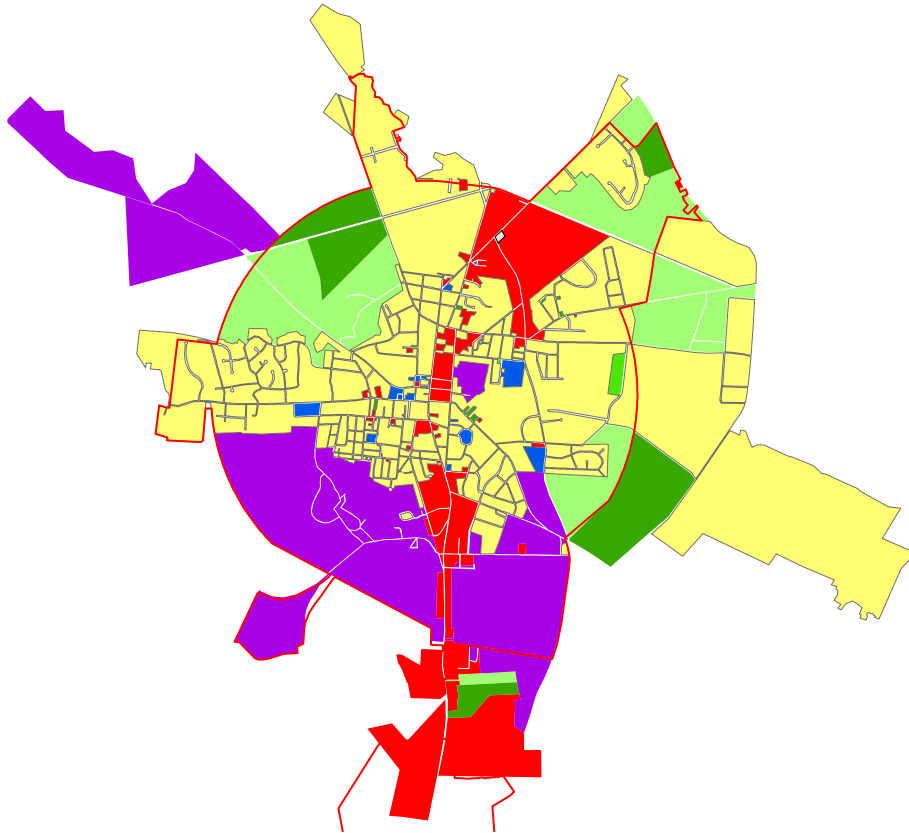


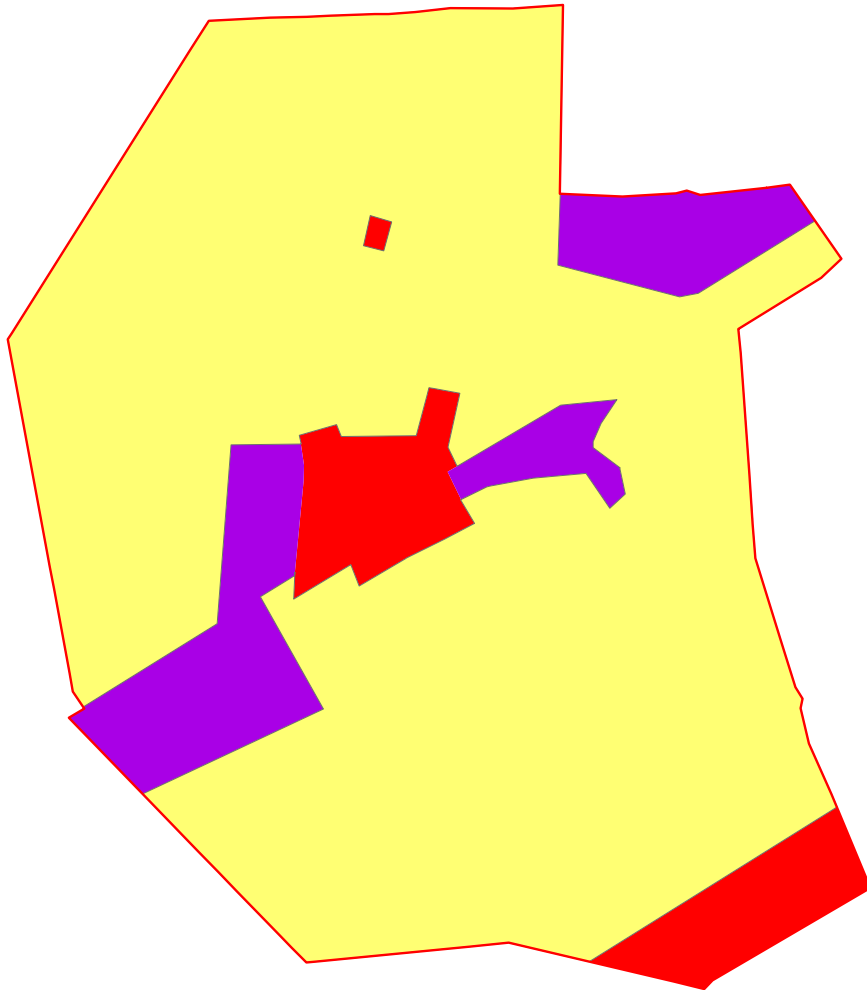
Figure 2.21: Land Use of the City of Sandersville

	Acres	Percent
<i>Residential</i>	2,445.60	37.4%
<i>Commercial</i>	547.62	8.4%
<i>Industrial</i>	1,335.28	20.4%
<i>Public / Institutional</i>	55.72	0.9%
<i>Trans. Comm. Utilities</i>	1,205.23	18.5%
<i>Parks & Rec</i>	16.41	0.3%
<i>Agriculture</i>	709.21	10.9%
<i>Forestry</i>	215.92	3.3%
TOTALS	6,530.99	100.0%

Source: U.S. Census Bureau, 1990, 2000 and 2010 Summary File 1 (SF1)& CSRA-RC Staff Calculations

LAND USE

MAP 2.13: TENNILLE LAND USE MAP



The City of Tennille contains three land use designations and this is representative of the actual nature of the city. The majority of land is designated for residential land uses with commercial and industrial land uses scattered throughout the city. The proximity of Tennille to the city of Sandersville allows residents to take advantage of Sandersville offerings in terms of parks and recreation and greater commercial variety.

Figure 2.22: Land Use of the City of Tennille

	<i>Acres</i>	<i>Percent</i>
<i>Residential</i>	705.16	71.8%
<i>Commercial</i>	185.63	18.9%
<i>Industrial</i>	91.74	9.3%
<i>Public / Institutional</i>	0.00	0.0%
<i>Trans. Comm. Utilities</i>	0.00	0.0%
<i>Parks & Rec</i>	0.00	0.0%
<i>Agriculture</i>	0.00	0.0%
<i>Forestry</i>	0.00	0.0%
TOTALS	982.53	100.0%

Source: U.S. Census Bureau, 1990, 2000 and 2010 Summary File 1 (SF1) & CSRA-RC Staff Calculations



COMMUNITY AGENDA

NEEDS AND OPPORTUNITIES

A list of “Needs and Opportunities” are included in the Community Agenda which was generated over the course of the 2016 comprehensive planning process. This list in conjunction with supporting data has been generated through the efforts of community stakeholders which, through their status as community leaders, can apply their knowledge of relative community strengths and weaknesses with anticipated or continued challenges.

When analyzing the list of needs and opportunities provided on pages three and four of this section, the reader should place emphasis on the fact that there are “final” lists for this comprehensive plan. This does not infer that future changes to the lists cannot be made.

Rather, the need to make this distinction arises from the fact that preliminary topic-by-topic lists were generated by stakeholders in conjunction with the analysis provided for the various components. Once compiled within the Community Agenda document, the continuing public process has resulted in the modification of some of the original elements, or the addition or deletion of elements from the final list.



NEEDS AND OPPORTUNITIES

The following is a list of community “Needs and Opportunities” that have been assembled and reviewed as an index of issues regarding economic development that stakeholders have identified in their community. The work program found on page 3.36 addresses the listed needs

ECONOMIC DEVELOPMENT

1.	Sandersville works with the Washington County Development Authority to attract a diverse group of commercial and industrial business to the area
2.	Washington County is working with the airport authority to expand facilities to attract different businesses to the area.
3.	The majority of Tennille downtown stores are vacant and in need of a facade treatment.
4.	Davisboro has acquired a state prison and its population is being counted for tax purposes
5.	There is very limited economic opportunities in Deepstep due to population size
6.	Harrison does not currently have any commercial or industrial businesses that create local jobs
7.	Oconee is not exploiting its location next to the river for tourism
8.	Riddleville’s local historical landmark is a commercial building which can be rented by commercial business

HOUSING

1.	It is difficult for unincorporated Washington County to apply for grants for housing because of isolated and scattered locations of housing units
2.	Sandersville has a vibrant housing program that is using grants for the purpose of residential rehabilitation and reconstruction
3.	Tennille currently has too many unidentified dilapidated housing units and currently has too much land used for residential use
4.	Davisboro housing stock is growing in conjunction with the state prison staff in proximity of the prison
5.	Deepstep’s older vacant housing units are being occupied by young families
6.	The number of mobile homes in Harrison is increasing
7.	The number of mobile homes in Riddleville is increasing
8.	The number of mobile homes in Oconee is increasing

COMMUNITY FACILITIES

1.	Washington County is completing its health department upgrade using CDBG funds
2.	Sandersville is building a certified disc golf course for national and international competitions
3.	Tennille has three passive recreation parks one of which is ADA compliant
4.	Davisboro needs to improve its recreational facilities by installing lighting
5.	Deepstep has a large well planned recreational facility
6.	Harrison has a large well used park facility
7.	Riddleville has a walking trail
8.	Oconee needs a park facility

NATURAL AND CULTURAL RESOURCES

1.	Washington County is partnering with Hamburg State Park to support the park facilities
2.	Sandersville has two museums and historic cemetery within its city limits which are primary heritage tourism sites
3.	Tennille's downtown is an intact historic district that should be listed on the National Register
4.	Davisboro has a public community house in a restored historic building
5.	Deepstep's city hall and library are located in a historic building downtown
6.	Harrison has many historic buildings that are deteriorating and are in need of funds to restore and protect them
7.	Riddleville has a historic cemetery that could be used to attract tourists
8.	Oconee is located and has access to the Oconee River and can potentially have sites on the river for recreational uses

LAND USE

1.	Washington County has no zoning ordinance and Washington County has no interest in zoning.
2.	Sandersville is the only jurisdiction in Washington County that has and enforces a zoning ordinance
3.	Tennille is in the process of gaining a zoning ordinance
4.	Davisboro does not have any land use regulations
5.	Deepstep does not have any land use regulations
6.	Harrison does not have any land use regulations
7.	Riddleville does not have any land use regulations
8.	Oconee does not have any land use regulations





COMMUNITY GOALS

Concurrent with, and following, completion of the 2016 Comprehensive Plan final list of needs and opportunities, stakeholders and other planning participants have identified the shared planning goals of Washington County and its contained jurisdictions. The “Community Goals” component of the Community Agenda document includes the following elements:

- **List of Goals:** The goals list consists of broad statements of understanding and intent regarding Washington County communities’ long-term growth and development vision. In addition to the list of needs and opportunities, the Georgia Department of Community Affairs’ “Quality Community Objectives” were reviewed in order to form these topic specific goals which guide the implementation strategies contained in the Community Work Program.

- **Policies and Objectives:** During the planning process participating stakeholders suggested that there existed multiple potential implementation strategies which could be initiated by participating communities to address future needs and opportunities, but for which immediate commitment in this document (via the Community Work Program) was unfeasible. Such strategies may be contingent on other actions, may not have an identified resources for implementation, may not be anticipated as envisioned in this document, etc. Ultimately, such “potential” work program items were still determined to be worthy enough to be documented as shared policies, or as potential action steps, and are therefore represented herein as policy statements or other miscellaneous objectives.

When the opportunity presents itself, potential actions derived from the policy and objective statements contained in this section of the 2016 Comprehensive Plan may be incorporated as amendments into the Community Work Program at a future date.



COMMUNITY GOALS

GOAL: INCREASE ECONOMIC VITALITY WITHIN WASHINGTON COUNTY AND ITS CONTAINED JURISDICTIONS

Each jurisdiction will prepare incentives in conjunction with the Washington County Development Authority to attract businesses and industries to their jurisdiction

Implement a Hotel / Motel Feasibility Study in order to encourage improvements in hotel facilities within the county

Create a retail recruitment package to increase dining and shopping options for residents

Increase the tax base of the City of Sandersville by annexation of unincorporated areas of Washington County already served by water and sewer provided by Sandersville

Annexation of residential areas surrounding the City of Tennille for the purpose of increasing tax base

Expand and improve facilities at the Kaolin Field Airport Authority to retain existing industry and attract new kaolin related and other business and industry

The City of Sandersville will work with Washington County Commissioners and the Chamber of Commerce in order to provide information regarding tourism, cultural and historical sites, festivals, and to provide quality of life information to attract business, industry, and residents to grow all of the jurisdictions

The City of Sandersville will work with the County, Chamber, Development Authorities, and other jurisdictions to encourage tourism related learning about small town life and its benefits and implement Georgia Department of Community Affairs 2015 Tourism Product Development Resource Team recommendations for improving tourism that can generate economic development dollars for each jurisdiction

Observe the Regional Economic Development Strategies as outlined in the CEDS for the CSRA

GOAL: IMPROVE HOUSING WITHIN ALL JURISDICTIONS TO IMPROVE THE QUALITY OF LIFE FOR RESIDENTS

Conduct a housing inventory for each incorporated jurisdiction for housing condition and stock

Secure funding to demolish dilapidated housing and repair substandard housing

Increase the number of multi-family housing units within the incorporated areas that fit the character of each jurisdiction

Review existing code enforcement regulations and revise them to provide more efficient service to residents

Review and develop ordinances that will strengthen neighborhood residential clean up and downtown revitalization

GOAL: INCREASE THE QUALITY OF LIFE FOR RESIDENTS THROUGH PROVIDED SERVICES

Improve and increase Recreation and Tourism Opportunities through Linton Park, Disk Golf and Splash Park, and Downtown Master Plan for Sandersville that includes a newly developed Thiele Park, Streetscape Improvements, Greenspace, and Parking Improvements

Provide playground equipment and picnic tables at all recreational facilities within incorporated areas and unincorporated Washington County

Create community centers within each jurisdiction that provides facilities necessary for residents to hold meetings and events

Pave all streets within the county and incorporated areas

Increase capacity of infrastructure for water and wastewater collection systems to accommodate growth and industrial development

Increase inmate capacity at jails

Acquire property and develop plan for constructing a public boat ramp on the Oconee River

Develop a trails plan for unincorporated Washington County

Replace deteriorated and worn out vehicles for police and fire protection

GOAL: SHOWCASE THE NATURAL BEAUTY AND CULTURAL LANDMARKS OF WASHINGTON COUNTY

Develop and implement ordinances that protect water resources of the county and its jurisdictions

Inventory buildings which are older than 50 years that have not been modified beyond recognition and create a map with their location for tourist

Secure funding for the restoration / rehabilitation of selected historic buildings within each incorporated area

Investigate and implement a plan for Agri-tourism

Preserve and incorporate local cemeteries for tourism and passive recreational activities

GOAL: IMPROVE HOW EACH COMMUNITY USES ITS LAND IN ORDER TO SUPPORT A THRIVING COMMUNITY

Update land use maps for each incorporated jurisdiction

Review and update ordinances to reflect each community's preference in how they see their community developing in the future



LAND USE PLAN

The Georgia Department of Community Affairs' Minimum Standards and Procedures for Local Comprehensive Planning require that communities subject to the state of Georgia Zoning Procedures Law include a land use element within their comprehensive plan documents. The City of Sandersville administers and enforces land use and zoning regulations. The state's land use element is a requirement that applies to the 2016 Comprehensive Plan.

Regardless of whether locally initiated, or mandated by the state, inclusion of a land use element within a comprehensive plan document is a sound requirement. Perhaps no other comprehensive planning element better relates to a community's long term vision of growth, development, and vitality than how land within that community will be used by citizens and other public and private entities. Recognition of this interrelationship results in the 2016 Comprehensive Plan's "land use plan" component.

The Community Agenda's Land Use Plan - in conjunction with the Land Use Analysis provided in the Community Profile section of this document - includes the following two principal components.

- **Character Area Map:** This map and supporting narratives provide a description of preferred *land use districts* for varying sections of Washington County. A character area designation is provided for each of the incorporated communities and for portions of unincorporated Washington County that are directly adjacent (or in close proximity) to municipal limits.

The Washington County Joint Comprehensive Plan 2016's Land Use Plan will be considered by local governing authorities when making land use recommendations, determinations, interpretations, and decisions in the future.



The *2016 Comprehensive Plan* incorporates a Character Area Map as its principal means by which the long-term land use goals and policies of Washington County and its contained jurisdictions are represented. The Character Area Map presented herein, is an update to (and supersedes) the prior character area map that was included in the participating jurisdictions' last comprehensive plan document.

The previous character area map established ten total character areas for Washington County. Character areas representing the municipalities were not included at the time. The *2016 Comprehensive Plan* Character Area Map includes a total of seven character areas, and addresses all Washington County jurisdictions.

- *Community Growth*
- *Sandersville Growth*
- *Forest Preserve*
- *River Preserve*
- *Industrial / Mining*
- *Community Node*
- *Warthen*

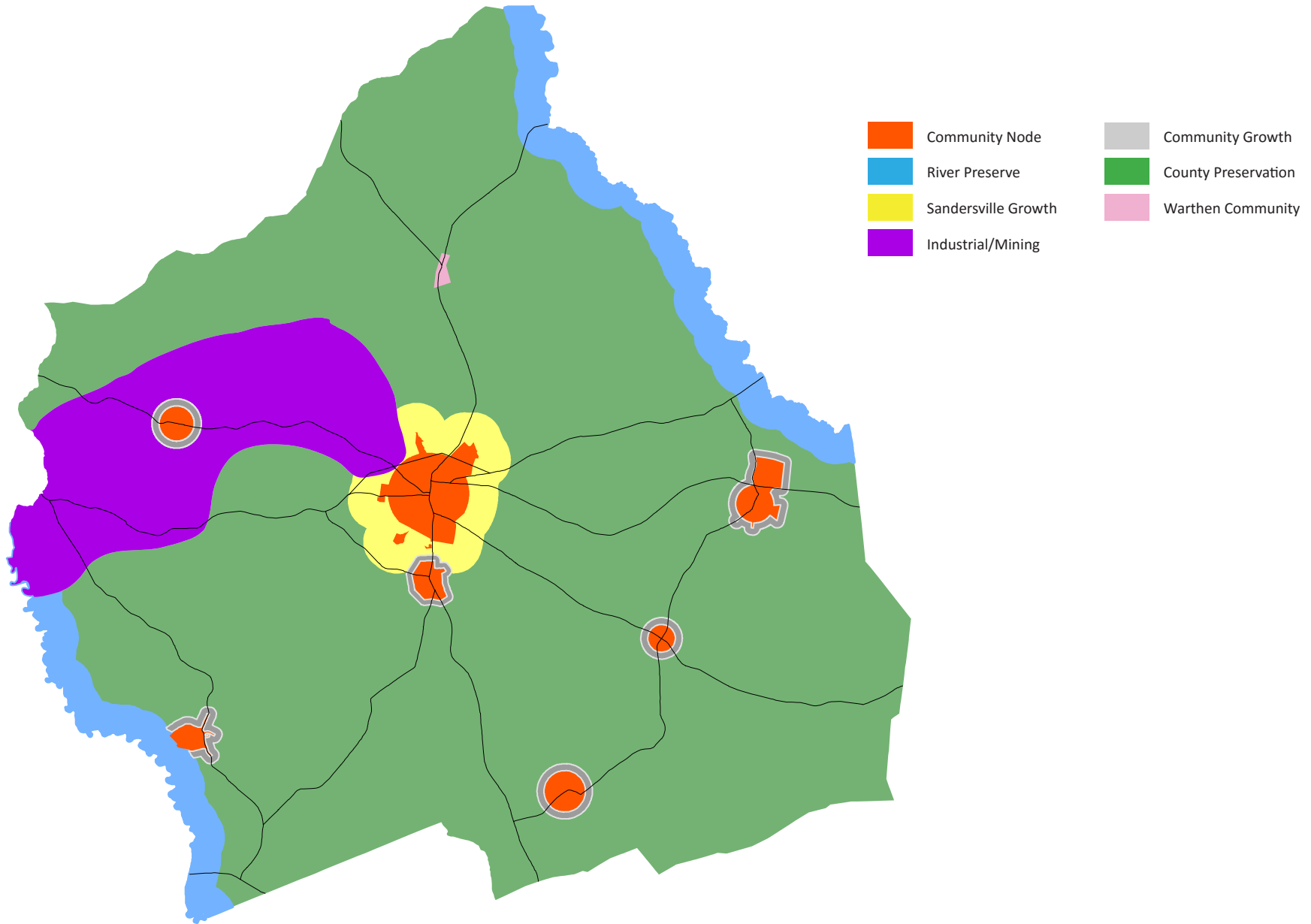
The boundaries and narratives of all seven character areas have been revised to account for changing conditions in Washington County and its community goals which are more focused. Character areas developed that account for land within, and in close proximity, to municipalities, remain purposely broad. With limited near-term growth prospects, Washington County stakeholders determined that more specific land use policies for areas of existing population concentrations is best addressed through corridor, district, or neighborhood-specific special area planning processes as the need arises.

The *2016 Comprehensive Plan* Character Area Map is located on **page 3.12**. Supporting character area narratives are located on **pages 3.13 - 3.19**. When interpreting how best to use the *2016 Comprehensive Plan's* Character Area Map and supporting narratives, the reader should be mindful of the following two parameters:

- **Character Area Boundaries.** Unlike a parcel-specific future land use map, character area boundaries are conceptual and may cross parcel lines. The character area boundaries in this document represent "approximate" character area location. This flexibility allows the governing body charged with implementing the plan to make decisions based on changing conditions while reducing the need to continually amend the comprehensive plan. As a result, it is possible to assume that small parcels located directly adjacent to one (1) or more character areas may be permitted by the local government to develop according to the parameters of the adjacent area rather than the area in which it is located. Such an action should be taken sparingly and the decision should only be made if the local government can show that it is consistent with the recommendations provided in other sections of the *2016 Comprehensive Plan* or other local policy document. For the most part however, tracts should develop according to the parameters established in the specific character area in which it is located. Each jurisdiction is strongly encouraged to initiate amendments to their Character Area Map whenever the community intends to promote a development pattern in an area that is contrary to the adopted map.
- **Character Area Narratives.** The narratives located on **pages 3.13 through 3.19** which correspond to the Character Area Map should be viewed as general policy statements - as statements of intent. Their use and applicability is similar to those other goals and policy statements found in the Community Goals component of the Community Agenda (**p. 3.6**). They should inform future development decisions and perhaps form the basis for more detailed topic-specific studies in the future.

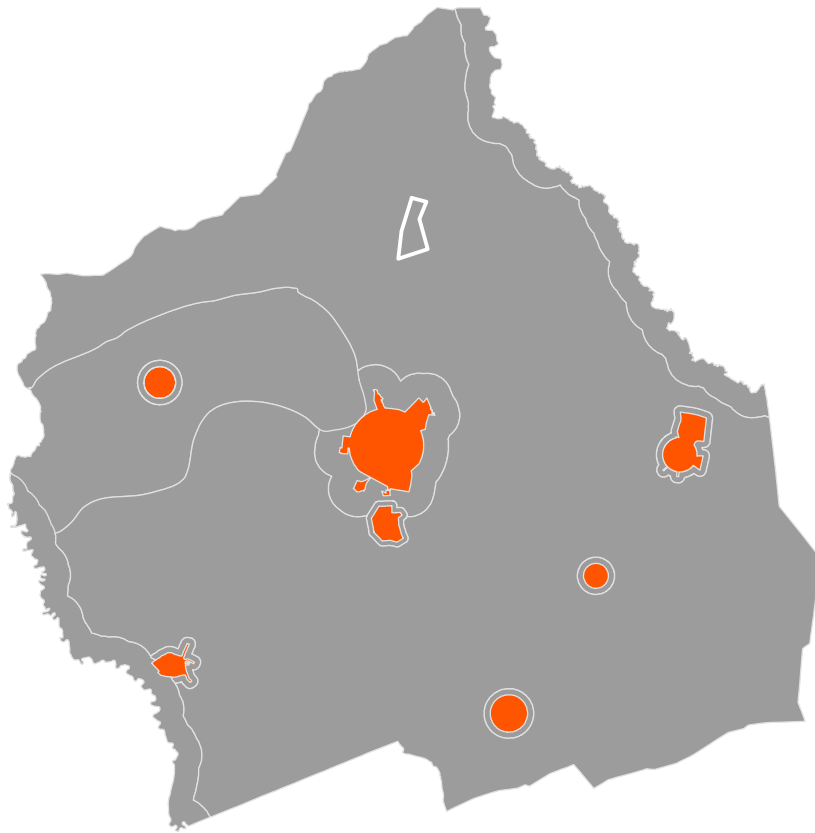
LAND USE PLAN: CHARACTER AREAS

MAP 3.1: WASHINGTON COUNTY CHARACTER AREAS



LAND USE PLAN: CHARACTER AREAS

MAP 3.2: COMMUNITY NODE - CHARACTER AREA



General Description

The Community Node Character Area contains the Incorporated Jurisdictions of Washington County including Davisboro, Deepstep, Harrison, Oconee, Riddleville, Sandersville, and Tennille. These areas contain multiple uses and serve as the foundation for growth. Small to medium residential lots and commercial uses characterize this area

Relationship to Prior Comprehensive Plan

This is a new character area designed to provide these communities greater flexibility in the allowance of land uses within their individual jurisdictions

Land Uses

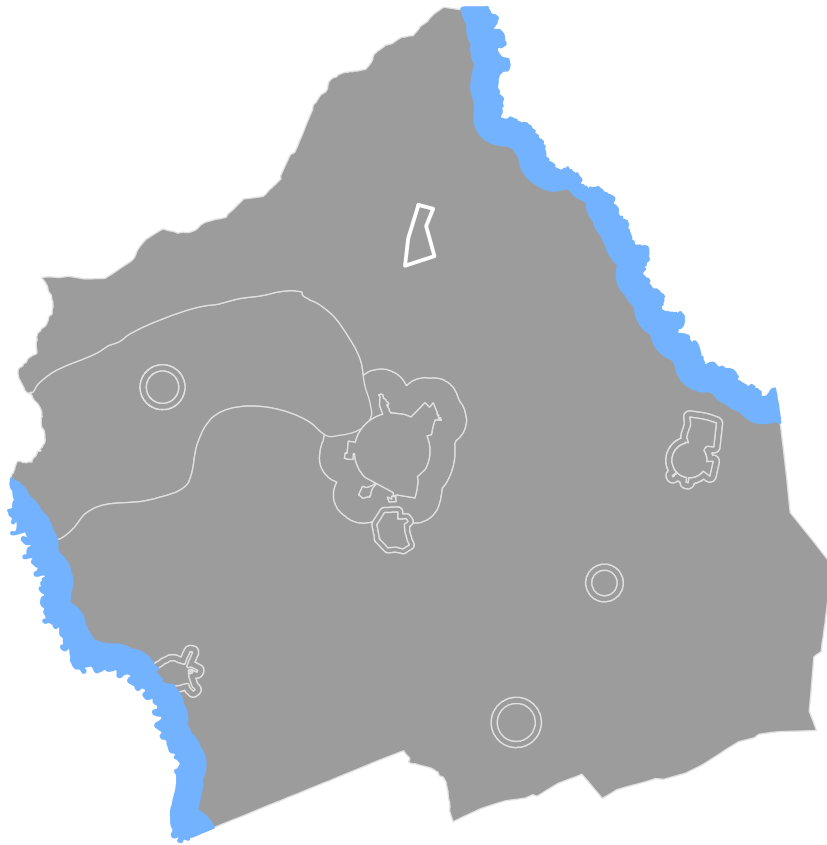
- Commercial
- Medium Density Residential
- High Density Residential
- Public / Institutional Uses
- Recreation

Implementation

- Identify areas near existing infrastructure that can support increased activity
- Create incentives for specific areas for the purpose of attracting commercial and service industries
- Advertise these incentives to attract sought after commercial and service businesses

LAND USE PLAN: CHARACTER AREAS

MAP 3.3: RIVER PRESERVE - CHARACTER AREA



General Description

The River Preserve Character area is a predominately rural land use for the purpose of agricultural and residential uses that provides a buffer for environmentally sensitive areas close to both the Oconee and Ogechee rivers. The rural character should be retained in this area through the preservation of open spaces . Large lot residential, clustered or conservation residential, parks and trails are uses that should be implemented in the area.

Relationship to Prior Comprehensive Plan

This is a new character area designed to provide these communities greater flexibility in the allowance of land uses within their individual jurisdictions

Land Uses

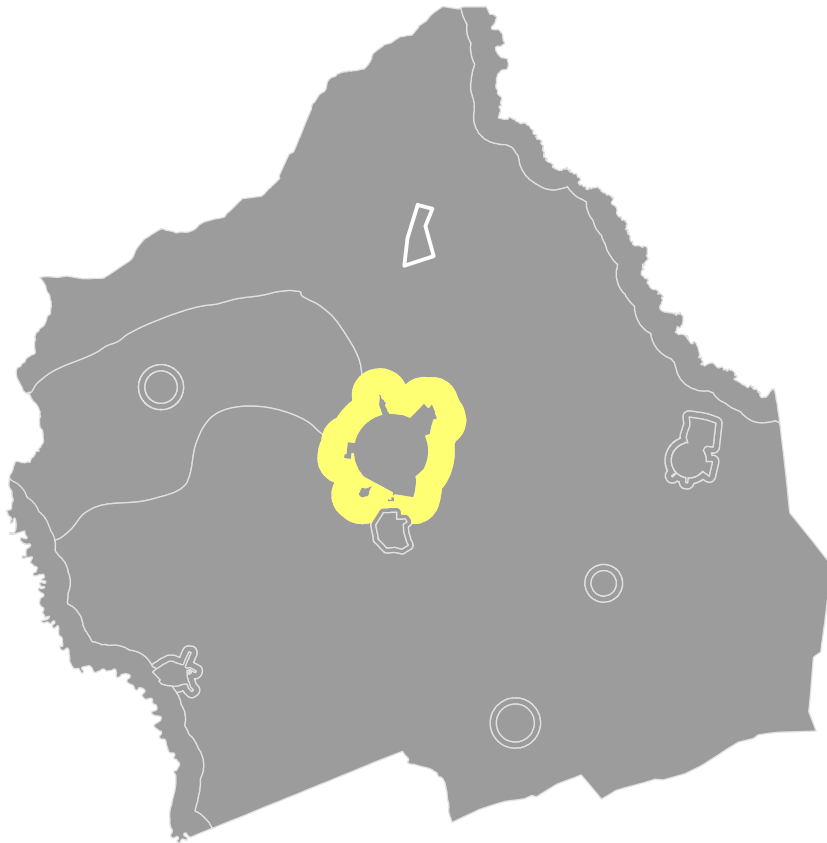
- Large Lot / Low Density Residential
- Forestry
- Recreation
- Agricultural

Implementation

- Enforce ordinances to protect areas surrounding the pond and river (Note: Washington County has river corridor and wetlands protection ordinances.)
- Seek assistance from state agencies to provide information regarding conservation
- Provide access point to recreation along the river and investigate recreational opportunities (e.g. boat ramp, preserves, etc.)

LAND USE PLAN: CHARACTER AREAS

MAP 3.4: SANDERSVILLE GROWTH - CHARACTER AREA



General Description

The Sandersville Growth Character Area surrounds the City of Sandersville and is distinguished from the Community Growth Character Area by the size of the area. The area represents a 1 mile buffer surrounding the city of Sandersville incorporating a variety of uses. This area is anticipated to accommodate the growth over Sandersville of the course of the next several years.

Land Uses

- Commercial
- Residential
- Industrial

Relationship to Prior Comprehensive Plan

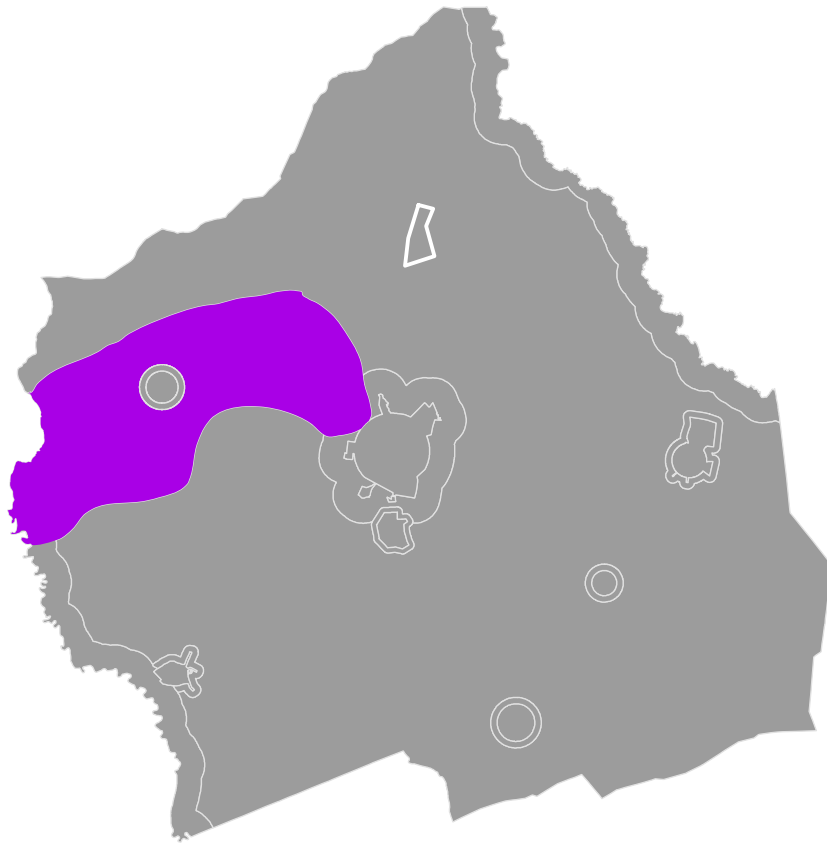
This is a new character area designed to provide these communities greater flexibility in the allowance of land uses within their individual jurisdictions

Implementation

- Identify areas near existing infrastructure that can support increased activity
- Create incentives for specific areas for the purpose of attracting commercial and industrial businesses
- Advertise these incentives to attract sought after commercial and service businesses

LAND USE PLAN: CHARACTER AREAS

MAP 3.5: INDUSTRIAL / MINING - CHARACTER AREA



General Description

The Industrial / Mining character area delineates where large scale resource extraction and processing facilities exist and should be located in the future within the county. These areas represent where a majority of county and area production of kaolin and is an employment center for the county and surrounding area.

Land Uses

- Industry/Mining
- Forestry
- Commercial

Relationship to Prior Comprehensive Plan

This is a new character area designed to provide these communities greater flexibility in the allowance of land uses within their individual jurisdictions

Implementation

- Incentives to industries
- Maintain close relationship with these industries to retain

LAND USE PLAN: CHARACTER AREAS

MAP 3.6: COMMUNITY GROWTH - CHARACTER AREA



General Description

The Community Growth Character Area surrounds incorporated areas of Washington County with the exception of Sandersville. These municipalities have much smaller populations and are more rural compared to the city of Sandersville. These areas are composed of large lot residential, forestry, and agricultural uses.

Relationship to Prior Comprehensive Plan

This is a new character area designed to provide these communities greater flexibility in the allowance of land uses within their individual jurisdictions

Land Uses

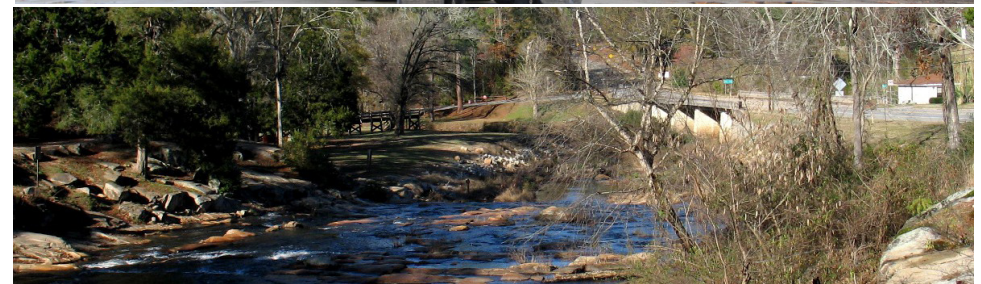
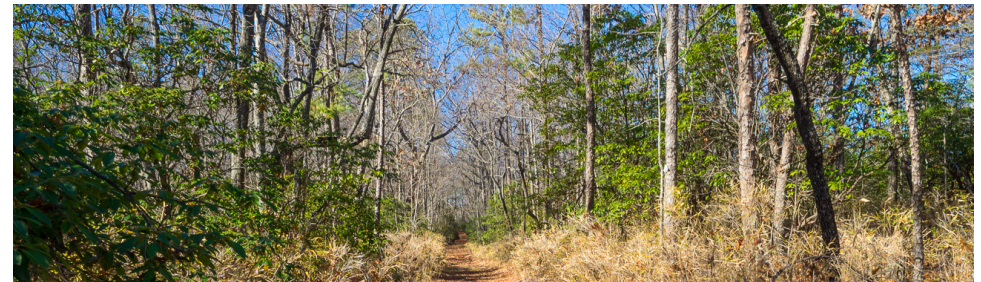
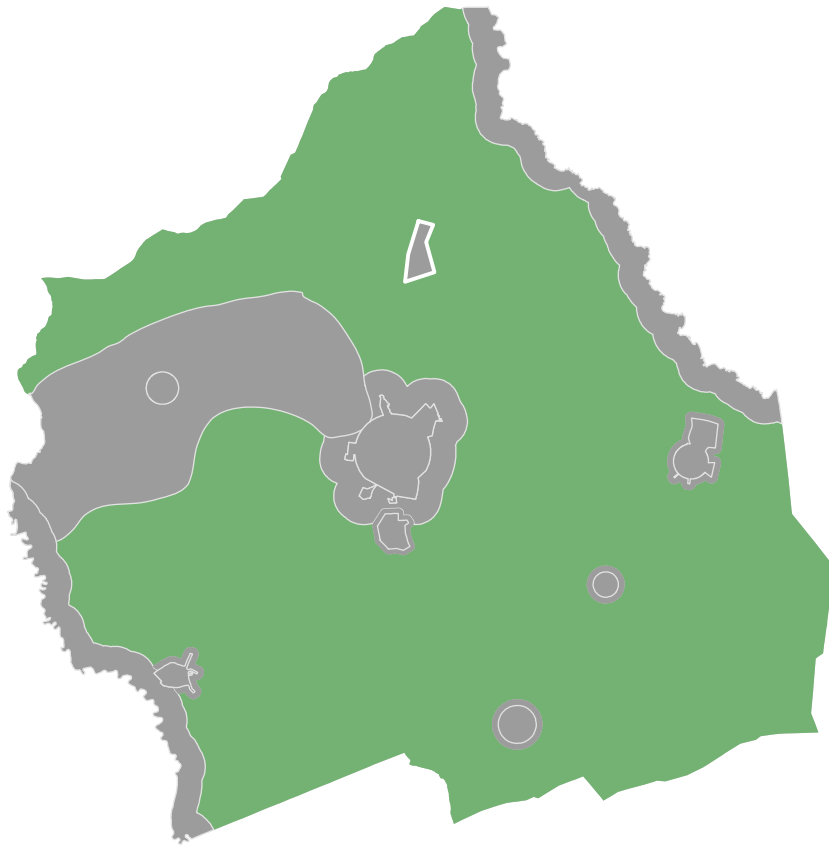
- Commercial
- Low Density Residential
- Medium Density Residential

Implementation

- Identify areas near existing infrastructure that can support increased activity
- Create incentives for specific areas for the purpose of attracting commercial and industrial businesses
- Advertise these incentives to attract sought after commercial and service businesses

LAND USE PLAN: CHARACTER AREAS

MAP 3.7: FOREST PRESERVE - CHARACTER AREA



General Description

The Forest Preserve character area represents the largest character area within the county. Defined by forest and agricultural land with large lot residential. The emphasis of this character area is to preserve the pastoral nature of existing open space and encourage the use of the naturally regenerative resource. Residential development should occur at low densities. Commercial and industrial enterprises should be limited.

Relationship to Prior Comprehensive Plan

This is a new character area designed to provide these communities greater flexibility in the allowance of land uses within their individual jurisdictions

Land Uses

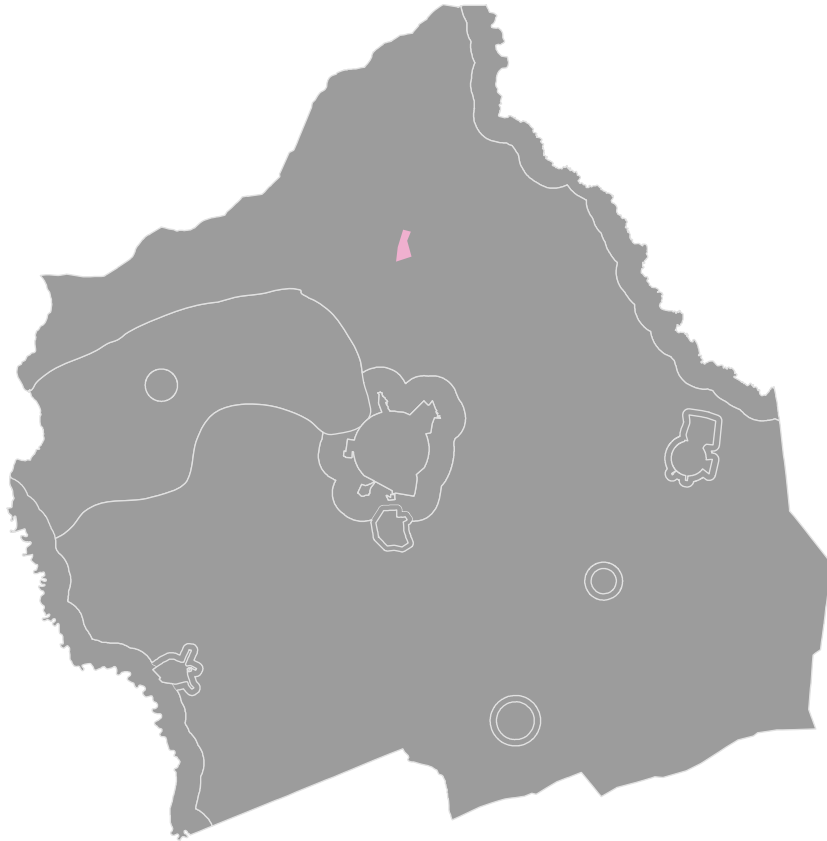
- Low Density Residential
- Forestry
- Agriculture
- Recreation

Implementation

- Adopt polices to limit development in this area for the protection of regenerative revenue.
- Enforce limited residential development in these area.

LAND USE PLAN: CHARACTER AREAS

MAP 3.8: WARTHEN - CHARACTER AREA



General Description

The community of Warthen is located 15 miles north of the City of Sandersville. This historic city is the home of the oldest jail in Georgia. The residents of Warthen have a strong sense of community and have created a stable unincorporated area that contains historical landmarks.

Relationship to Prior Comprehensive Plan

This is a new character area designed to provide these communities greater flexibility in the allowance of land uses within their individual jurisdictions

Land Uses

- Low Density Residential
- Forestry
- Agriculture
- Recreation

Implementation

- Develop Warthen as a Heritage Tourism and Preservation-Sensitive Community

REPORTS OF ACCOMPLISHMENTS

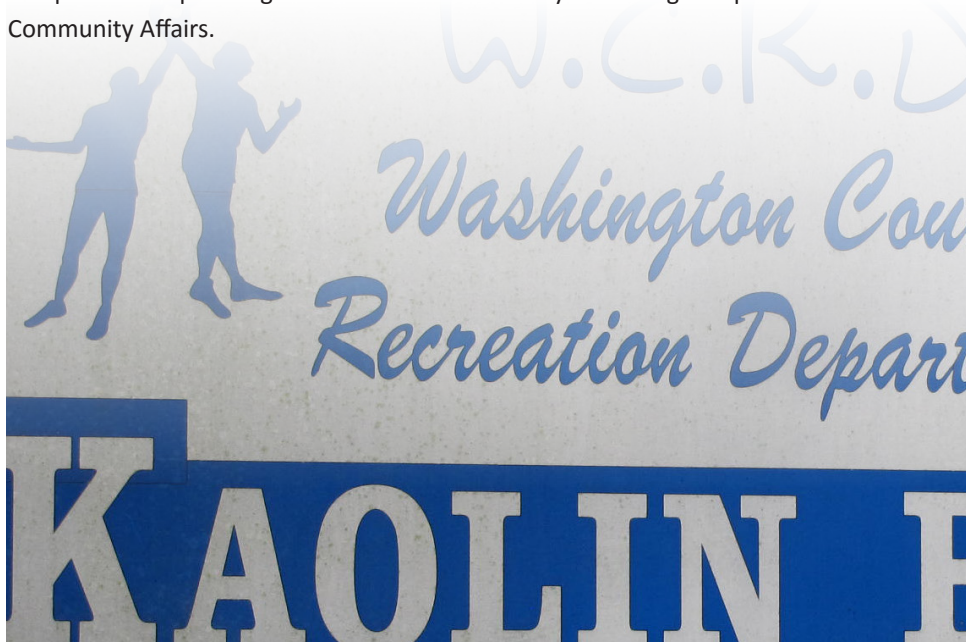
This section of the 2016 Washington County Unified Comprehensive Plan presents the Report of Accomplishments for the jurisdictions of

- Washington County
- Davisboro
- Deepstep
- Harrison
- Oconee
- Riddleville
- Sandersville
- Tennille

A list of projects from the prior joint comprehensive plan partial update's five year (5) short term work program have been evaluated and assigned the following identifiers to acknowledge the status of each project as:

- Completed: the listed project has been concluded
- Ongoing: the listed project has started and is continuing
- Postponed: the listed project has not been started or halted for some reason
- Not Accomplished: the listed project has not moved forward

The Report of Accomplishments is structured to adhere to the minimum state comprehensive planning standards administered by the Georgia Department of Community Affairs.



WASHINGTON COUNTY: REPORT OF ACCOMPLISHMENTS

ECONOMIC DEVELOPMENT		Status				COMMENTS
		Completed	Underway	Postponed	Not Accomplished	
1	Develop and promote common promotional activities for the County as a whole.	X				County designated \$30,000 for one year to Chamber for promotion and operations
2	Promote, with the Chamber of Commerce, educational programs and activities for County merchants designed to upgrade retail practices.	X				Shop at Home Activities underway. This is an active Chamber Committee.
3	Work with Chamber of Commerce to maintain a list of all available speculative buildings and industrial sites.	X				
4	Work with State officials to promote the expansion of SR-15 between I-20 and I-16	X				TIA funding is approved for the Sandersville and Sparta truck route by passes. Tennille truck route will be funded using GDOT funds.
5	Update Business Retention and Expansion Program (BREP) in-depth survey of exiting industries	X				BREP, a Chamber Committee, meets on a regular basis
6	Work with Technical institute to offer continuing educational and non-credit programs to upgrade and expand existing industries	X				Meets to update regularly
7	Work with area post-secondary institutions to offer continuing educational and non-credit programs to upgrade and expand technical skills of workforce	X				
8	Work with existing Adult Literacy program to ensure that Washington County remains a Certified Literacy Community	X				

WASHINGTON COUNTY: REPORT OF ACCOMPLISHMENTS

HOUSING		Status				COMMENTS
		Completed	Underway	Postponed	Not Accomplished	
1	Investigate Community Development Block Grant funding for substandard home modernization	X				Instead of a housing grant, a 2011 CDBG grant obtained for flood & drainage on Circle Drive, and it is complete.
2	Investigate financing strategies, government subsidies, tax breaks and loans which would make the housing projects feasible and affordable				X	Not a County priority
3	Work with local developers on public/private ventures to construct affordable rental and owner occupied housing				X	Not a County priority. Instead of housing development, a 2014 CDBG grant for renovation of Health Department is underway.

COMMUNITY FACILITIES

1	Continue to work with Sandersville and other Cities to provide water service for areas outside City limits	X				
2	Encourage health care and transportation assistance outreach programs to assist more rural residents of the County	X				Not a priority for the County other than senior citizens transportation. County did provide other transportation until the State cut funds.
3	Encourage health care and transportation assistance outreach programs to assist more rural residents of the County	X				Not a priority for the County other than senior citizens transportation. County did provide other transportation until the State cut funds.
4	Encourage health care and transportation assistance outreach programs to assist more rural residents of the County	X				Not a priority for the County other than senior citizens transportation. County did provide other transportation until the State cut funds.

WASHINGTON COUNTY: REPORT OF ACCOMPLISHMENTS

NATURAL AND CULTURAL RESOURCES		Status				COMMENTS
		Completed	Underway	Postponed	Not Accomplished	
1	The County shall investigate the costs and benefits of participation in the National Flood Insurance Program	X				County is now in compliance (2014)
2	Seek nomination of additional important historic structures to the National Register of Historic Places and the Georgia Historic Register				X	No buildings or districts were nominated to be placed on National Register. Lack of funds.



CITY OF DAVISBORO: REPORT OF ACCOMPLISHMENTS

ECONOMIC DEVELOPMENT		Status				COMMENTS
		Completed	Underway	Postponed	Not Accomplished	
1	Obtain One Georgia Grant to help with development of Industrial Park				X	Lack of resources, staff changes
2	Actively recruit new businesses		X			Working with Chamber to recruit businesses with marketing campaign
3	Purchase recycling bin				X	Lack of resources
4	Redevelop old (historic) school				X	Lack of resources

HOUSING

1	Investigate providing low income housing	X				Completed 2012 CDBG grant for reconstruction/rehab of low income housing
2	Draft and adopt nuisance ordinance for dilapidated properties		X			Pending review by attorney

COMMUNITY FACILITIES

1	Drill new well		X			New well is scheduled to be completed in January, 2016
2	Improvements to waste water treatment facility		X			Application being developed to USDA
3	Gutters, Curbs, and Street Improvements				X	Lack of resources
4	Construct multipurpose building for community use				X	Lack of resources

CITY OF DAVISBORO: REPORT OF ACCOMPLISHMENTS

NATURAL AND CULTURAL RESOURCES		Status				COMMENTS
		Completed	Underway	Postponed	Not Accomplished	
1	Build Bridge in Park				X	Lack of resources
2	Plant flowers and trees in park				X	Lack of resources
3	Select places for National Register				X	Lack of resources
LAND USE						
1	Identify areas suitable for Industrial and Recreational uses	X				



TOWN OF DEEPSTEP: REPORT OF ACCOMPLISHMENTS

ECONOMIC DEVELOPMENT		Status				COMMENTS
		Completed	Underway	Postponed	Not Accomplished	
1	Actively recruit business in order to diversify tax base		X			Working with Chamber of Commerce to recruit and market Deepstep as an attractive place for business
2	Provide a Retirement Home				X	Abandoned due to the change in types of housing needed as young families are moving into available housing

HOUSING

1	Promote the development and rehabilitation of housing stock to accommodate the growing number of young families in town	X				Young families are moving into Deepstep and moving into available housing
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COMMUNITY FACILITIES

1	Construct a public sewage system				X	Abandoned due to lack of funding
2	Continue road maintenance and upgrades as needed/feasible		X			Based on funds available
3	Continue effort to replace meters at a rate of 10 per year		X			Continue replacing as funds are available
4	Expand the water system lines to areas in town where lines do not presently exist				X	Currently serving city needs
5	Hire Full-Time Librarian / Clerk				X	Lack of funding

TOWN OF DEEPSTEP: REPORT OF ACCOMPLISHMENTS

NATURAL AND CULTURAL RESOURCES		Status				COMMENTS
		Completed	Underway	Postponed	Not Accomplished	
1	Encourage nomination of historic resources to the National Register of Historic Places		X			Plan to continue encouraging owners to nominate historic buildings to the National Register of Historic Places
LAND USE						
1	Preserve current land use patterns	X				



TOWN OF HARRISON: REPORT OF ACCOMPLISHMENTS

ECONOMIC DEVELOPMENT		Status				COMMENTS
		Completed	Underway	Postponed	Not Accomplished	
1	Recruit heavy industrial use to come to Harrison				X	Could not find industry interested in coming
2	Identify and purchase a suitable light industrial site and pursue an industry to establish a facility in Harrison, including attracting industry and establishing industry				X	Could not find industry interested in coming
3	Encourage commercial development and diversification by purchasing building sites and establishing local businesses, including contacting owners for city purchase, purchasing a building site, rehabilitate a building, encourage establishment of businesses, and promote business growth and maintaining dialogue				X	Could not find industry interested in coming
4	Continue downtown revitalization, including studying feasibility of organizing a Downtown Development Council		X			Council continues to work on this project

HOUSING

1	Improve substandard housing conditions and assist in providing senior citizen housing, including researching funding opportunities for housing improvements, purchase property and construct a senior housing center.				X	Lack of funding
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TOWN OF HARRISON: REPORT OF ACCOMPLISHMENTS

COMMUNITY FACILITIES	Status				COMMENTS
	Completed	Underway	Postponed	Not Accomplished	
1				X	No interest from City Council
2		X			Partially complete due to lack of funds. Some work is ongoing with GDOT LMIG funds. One sidewalk replaced working towards another sidewalk replacement.
3				X	Lack of funding and interest
4				X	No funding
5				X	No funding
6				X	Hard to recruit officers due to lack of funding and benefits
7		X			Item included into "street improvements" in new work program as it provides details as to where sidewalks
8				X	Lack of Funding

LAND USE

1	Adopt and implement a zoning ordinance				X	Lack of Funds
2	Consider adopting and implementing manufactured home ordinance and subdivision regulations				X	Lack of Funds

NATURAL AND CULTURAL RESOURCES		Status				COMMENTS
		Completed	Underway	Postponed	Not Accomplished	
1	Identify possible historic sites or buildings.				X	Lack of interest
2	Pursue federal and state funding to preserve historic structures.				X	Lack of interest
3	Renovate historic building for Community use, possibly for City Library.				X	Lack of funding
4	Research, establish, develop, and promote Harrison Arboreal and Aquatic Educational Park.				X	Lack of interest
5	Investigate and address non-point source pollution along river corridors within the city limits.	X				



CITY OF OCONEE: REPORT OF ACCOMPLISHMENTS

ECONOMIC DEVELOPMENT		Status				COMMENTS
		Completed	Underway	Postponed	Not Accomplished	
1	Pursue avenues of potential industrial and commercial development		X			Working with Chamber of Commerce

COMMUNITY FACILITIES						
1	Pursue upgrades to water system distribution and storage		X			Ongoing as funds are available
2	Research opportunities for development of a recreational trail		X			Ongoing as funds are available

NATURAL AND CULTURAL RESOURCES						
1	Encourage preservation of historic buildings		X			Oconee City Council always encourages preservation of existing historic buildings and markets through the Chamber
2	Encourage preservation of historic cemeteries		X			Oconee City Council always encourages preservation of historic cemeteries
3	Investigate possibility of paved boat landing on river for citizens' use				X	A boat landing would be used by citizens for recreation daily, but the cost of acquiring land and building it need cooperation with Washington County

TOWN OF RIDDLEVILLE: REPORT OF ACCOMPLISHMENTS

ECONOMIC DEVELOPMENT		Status				COMMENTS
		Completed	Underway	Postponed	Not Accomplished	
1	Continue renovation of Old Potato House building			X		Funding ran out. Building was rented to a local business that left on 1/1/2015. Trying to re-rent building.

HOUSING

1	Continue to identify properties that need to be cleaned-up and write letter to landowners urging them to clean up property		X			Ongoing process
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COMMUNITY FACILITIES

1	Put in cardiovascular exercise stations on walking trail				X	Lack of interest from City Council
2	Try to purchase land between City Hall and the Firehouse	X				Purchased all available land behind City Hall and Firehouse
3	Upgrade and Improve City streets	X				Graveled all city dirt roads

NATURAL AND CULTURAL RESOURCES

1	Continue to participate in Georgia Wildflower Program through the Georgia DOT	X				
2	Purchase Christmas lights and decorations for city.	X				Purchased Christmas flags and installed on poles throughout the city in December of each year
3	Landscape Potato House property and walking trail with trees and flowers				X	Lack of funding

CITY OF SANDERSVILLE: REPORT OF ACCOMPLISHMENTS

ECONOMIC DEVELOPMENT		Status				COMMENTS
		Completed	Underway	Postponed	Not Accomplished	
1	Market the Old Jail as a genealogy research site	X				Ongoing through Chamber of Commerce (website and published literature)
2	Revitalize downtown area		X			Ongoing as Thiele Park and downtown sidewalk improvements
3	Target new industries and meet with prospects		X			Ongoing as funds are available

HOUSING

1	Assess sites for future housing		X			Exploring areas for possible future annexation and vacant property suitable for housing
2	Continue Demolition Program	X				
3	Continue enforcement of the International Construction Codes		X			Ongoing through the issuing of building permits and through code enforcement using the 2012 ICC codes and 2014 NEC

COMMUNITY FACILITIES

1	Improve sidewalks downtown		X			To be continued as part of West Haynes Street and Gilmore Street intersection sidewalk project surrounding Thiele Park downtown
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CITY OF TENNILLE: REPORT OF ACCOMPLISHMENTS

ECONOMIC DEVELOPMENT		Status				COMMENTS
		Completed	Underway	Postponed	Not Accomplished	
1	Request assistance from Local Chamber of Commerce and Washington County to locate industrial business within city limits		X			Continue to work with Chamber and Washington County to locate new business and industry within City of Tennille
2	Continued support of Kaolin Festival		X			Continue support of this annual event

HOUSING

1	Encourage development of housing within city limits as well as areas that may be annexed into city limits		X			Dilapidated housing is a great problem that the City is continually working on
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COMMUNITY FACILITIES

1	Request assistance from CSRA RC to update all city ordinances	X				MuniCode has codified all adopted City ordinances
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NATURAL AND CULTURAL RESOURCES

1	Continue the renovation of the Tennille Train Depot and open as museum and location for community events		X			Working with Norfolk Southern Railroad, but have had delays and City has had financial problems with lack of funds. The train depot platform and retaining wall are complete so that community events held are safe outside. Interior still needs renovation.
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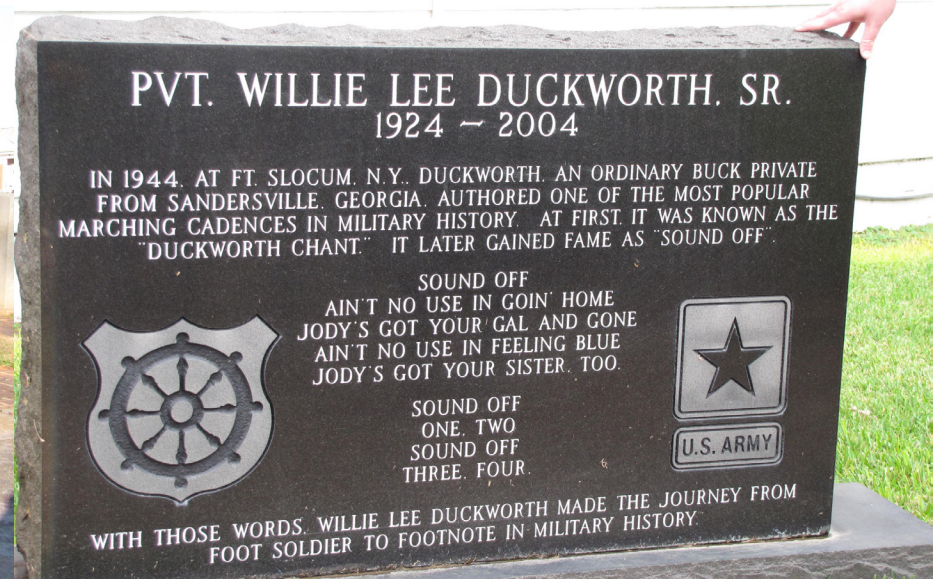


WORK PROGRAM

The Washington County Unified Comprehensive Plan 2016's Community Work Program component establishes priority activities which Washington County governments and/ or other vested or partnering agencies will undertake over the next five (5) years.

The Community Work Program is the principal implementation tool for addressing the needs and opportunities identified during this planning process and listed elsewhere within this document. Although designed by local planning participants to guide community building activities prioritized from the "bottom-up," the Community Work Program is structured to adhere to minimum state comprehensive planning standards administered by the Georgia Department of Community Affairs. Consistent with state rules the 2016 Comprehensive Plan's Community Work Program includes the following information:

- *Brief Description of Activity*
- *Time-frame for undertaking Activity*
- *Responsible Party for Implementing Activity*
- *Estimated Cost (if any) of implementing the activity*
- *Funding Sources where applicable*



WORK PROGRAM: WASHINGTON COUNTY

ECONOMIC DEVELOPMENT	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2016	2017	2018	2019	2020			
Have tenant for Joiner Road Speculative building		X				Estimated payment to Realtor to market	\$21,000	IDA/County
Maintain tenant for Zorlu building on Kaolin Road			X			County / IDA		
Provide Rail to Sandersville Industrial Park, East		X				County / IDA	Private Funding	IDA/Private
Acquire additional sites for development		X				IDA	\$500,000	IDA
Seek GRAD certificate for Fall Line Industrial Park, West		X				IDA	\$50,000	IDA
Develop PAD-Ready site on Fall Line Industrial Park, West			X			IDA	\$250,000	IDA
Construct speculative corporate airport hanger to attract aviation client at Kaolin Field			X			IDA	\$450,000	Airport Grants and Local Funds
Begin hosting more Host ball tournaments at Kaolin Field	X	X	X	X	X	County/Chamber/ Recreation Department	Staff Time	Local Funds
Continue funding Industrial Development Authority one-half millage point property tax to support economic development	X	X	X	X	X	County	\$340,000 per year	Property Taxes
Support Highway 15 coalition through the Chamber of Commerce	X	X	X	X	X	Chamber/City of Sandersville/County	\$600 per year	Chamber Funds
Continue Airport Improvements per Master Plan	X	X	X	X	X	County	\$2,375,000	FAA/State/TIA/ SPLOST 7

Housing	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2016	2017	2018	2019	2020			
Assess or Inventory the housing stock in unincorporated Washington County and develop a plan to improve housing quality (demolition, code enforcement, stricter ordinances)	X	X	X	X	X	County/CSRA RC	\$8,500	DCA/Local Funds

Community Facilities

Close County Landfill and move Collection & Disposal pickup to Collection Center	X	X	X			County	\$2.2 million	Local Funds
Construct Speculative Airport Hanger	X	X				County and Airport Authority	\$450,000	FAA/GDOT/Local Match
Complete re-surfacing existing paved roads (over 100 miles)	X	X	X	X	X	County	\$6 million over 5 years	TIA and LMIG
Complete Kaolin Road paving	X					County	\$800,000	SPLOST 6
Complete renovation at Health Department through 2014 CDBG	X					County	\$510,000	CDBG/Local Funds
Complete construction and occupation of new county Jail	X					County	\$16 million	Borrowed Funds/To be Repaid with SPLOST
Replace Sheriff's Department Vehicles and Equipment	X	X	X	X	X	County	\$766,665	SPLOST 7/Local Funds
Replace Voting Machines		X				County	\$25,000	Local Funds
Purchase Hurst E-draulic & Z struts for Rescue Department	X				X	County	\$65,000	SPLOST 6

WORK PROGRAM: WASHINGTON COUNTY

<i>Community Facilities (Continued)</i>	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2016	2017	2018	2019	2020			
Purchase for E911 Computer-aided Dispatch Replacement			X			County	\$180,000	Local Funds
Pave remainder of Kaolin Road (2.4 miles)	X					County	\$250,000	SPLOST 6
Pave Lamar's Creek Road (2.35 miles)	X	X	X			County	\$1,091,361	SPLOST 6
Pave Mary Lane (0.35 miles)			X			County	\$167,419	SPLOST 6
Pave Kittrell Creek Road (5.6 miles)			X	X	X	County	\$1,379,536	SPLOST 6
Renovate current E911 Building (Old LEC Building)	X	X	X	X	X	County	\$100,000 per year	SPLOST V

Natural and Cultural Resources

Fund Hamburg Outdoor Recreation Center so that former State Park Services are offered	X	X	X	X	X	County	\$28,000 per year and \$2,000 inkind	Local Funds
Complete Linton Park with disc golf, walking trail, playground and equipment, and pavilion	X	X	X	X	X	County/City of Sandersville	\$80,000	Local Funds/LWCF Grant
Work with Georgia DNR to investigate dirt bike trail at Hamburg State Park	X	X	X	X	X	County	\$25,000	Recreational Trails Grant
Complete Courthouse grounds renovation including new Vietnam War monument	X	X	X			County	\$60,000	SPLOST and Local Funds

Land Use

Develop Land Use Map for unincorporated Washington County		X	X	X		County/CSRA RC	TBD	DCA/Local Funds
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<i>Economic Development</i>	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2016	2017	2018	2019	2020			
Implement the applicable strategies of the regional "Comprehensive Economic Development Strategy"		x		x		City Council	Staff time	Local Funds
Actively recruit new businesses to the city	x	x	x	x	x	Chamber / City	Staff Time	Local Funds

Housing

Inventory residential housing stock to assess condition		x				City/CSRA RC	\$3,000	DCA/Grants
Complete 2014 CDBG housing grant	X					City/CSRA RC	\$2,000	DCA/Local Funds
Apply for CHIP Grants		X				City/CSRA RC	\$5,000	DCA/Local Funds
Apply for CDBG Grants			X			City/CSRA RC	\$10,000	DCA/Local Funds
Apply for GICH program participation			X	X	X	City/CSRA RC	\$10,000	DCA/Grants
Adopt recently drafted nuisance ordinance for dilapidated properties	X					City	Staff Time	Local Funds

Community Facilities

Complete USDA application for Water Improvements	X					City/ Engineering Firm	TBD	USDA/GEFA/Local Funds
Complete USDA application for Wastewater Plant Improvements	X					City/ Engineering Firm	TBD	USDA/GEFA/Local Funds
Renovate the Community House		X				City	\$5,000	Local Funds
Renovate Recreation Ball Field	X					City	\$15,000	DCA/Local Funds
Drill new well for potable water	X					City	\$25,000	USDA/GEFA/Local Funds

WORK PROGRAM: CITY OF DAVISBORO

<i>Natural and Cultural Resources</i>	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2016	2017	2018	2019	2020			
Inventory historic properties as historic resources survey	X	X	X	X	X	City/Volunteers	\$1,000	DCA/ Local Funds
<i>Land Use</i>								
Develop Land Use Map		X	X	X		County/CSRA RC	TBD	DCA/Local Funds



<i>Economic Development</i>	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2016	2017	2018	2019	2020			
Begin Implementing the applicable strategies of the regional "Comprehensive Economic Development Strategy	X					City Council	Staff time	Local Funds
Create a plan in conjunction with the Washington County Chamber of Commerce to attract appropriate businesses to Deepstep to diversify tax base		X				Chamber of Commerce	Staff Time	Local Funds

Housing

Inventory residential housing stock	X					CSRA-RC / City Council	\$1,000	Grants
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Community Facilities

Add sidewalks to main street		X		X		City Council	TBD	Grants / Local Funds
Use existing resources to make road improvements along major roadways		X		X		City Council	TBD	Grants / Local Funds
Upgrade older water lines under Deepstep Road					X	City Council	TBD	Grants / Loans
Continue effort to replace water meters at a rate of 10 per year	X	X	X	X	X	City Council	TBD	Grants / Loans

WORK PROGRAM: TOWN OF DEEPSTEP

<i>Natural and Cultural Resources</i>	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2016	2017	2018	2019	2020			
Create a play space with playground equipment for the Community House	X	X	X	X	X	City Council	TBD	Grants / Local Funds
Develop plan for bike trail along Deepstep Road		x				City Council/CSRA RC	CSRA RC Staff	TBD
Clean historic City Hall and Library building (exterior)	x					City Council	\$1,000	Local Funds
Encourage nomination of Historic Resources		X		X		City Council/CSRA RC	CSRA RC Staff	TBD

Land Use

Create a land use map to inventory land uses within the city limits		X				CSRA RC	TBD	TBD
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	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2016	2017	2018	2019	2020			
<i>Economic Development</i>								
Begin Implementing the applicable strategies of the regional "Comprehensive Economic Development Strategy		X				City Council	Staff time	Local Funds
Create a plan in conjunction with the Washington County Chamber of Commerce to attract appropriate businesses to Harrison		X				Chamber of Commerce	Staff Time	Local Funds
Continue downtown revitalization including studying feasibility of organizing a downtown development council			X			Chamber of Commerce	Staff Time	Local Funds
<i>Housing</i>								
Inventory residential housing stock	X					CSRA-RC / City Council	\$1,000	Grants
<i>Community Facilities</i>								
Purchase property for the creation of a public playground or greenspace			X			City Council	TBD	Grants / Local Funds
Develop plan for and construct walking trail			X			City Council	TBD	Grants / Local Funds
Street improvements, including street, sidewalks, and drainage on Edwards, Smith St. Extension, MLK Extension, and McClendon Dr.; and street widening and curb and gutter along Church St., Main St., and Railroad Ave.				X		City Council	LMIG	Grants / Local Funds / LMIG
<i>Natural and Cultural Resources</i>								
Develop inventory of buildings over 50 years old				X		City Council	Volunteers	Local Funds
<i>Land Use</i>								
Create a land use map to inventory land uses within the city limits		X				CSRA - RC	CSRA Staff	TBD

WORK PROGRAM: CITY OF OCONEE

	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2016	2017	2018	2019	2020			
<i>Economic Development</i>								
Begin Implementing the applicable strategies of the regional "Comprehensive Economic Development Strategy		x				City Council	Staff time	Local Funds
Create a plan in conjunction with the Washington County Chamber of Commerce to attract appropriate businesses to Oconee		x				Chamber of Commerce	Staff Time	Local Funds
Implement Tourism Resource Team recommendations				x		City County	TBD	Local Funds
Pursue upgrades to water system distribution and storage		X			X	City Council	TBD	Local Funds/Grants/Loans
<i>Housing</i>								
Inventory residential housing stock	X					CSRA-RC / City Council	\$1,000	Grants
<i>Community Facilities</i>								
Purchase power back-up system for water system that will cover City Hall, Community Center, and Fire Department		x				City Council	TBD	Local Funds
Construct helicopter landing pad for emergency use				x		City Council	TBD	Local Funds
Pursue upgrade to water system distribution and storage					x	City Council	TBD	Local Funds
Research opportunities for development of a recreational trail						City Council/ CSRA RC	TBD	Local Funds/Grants
<i>Natural and Cultural Resources</i>								
Beautify existing greenspace areas	X	X	X	X	X	City Council	TBD	Local Funds
Purchase property for the creation of a public playground or greenspace			x			City Council	TBD	Grants / Local Funds
Encourage preservation of historic buildings and cemeteries		X		X		City Council / Volunteers	TBD	Grants / Local Funds
<i>Land Use</i>								
Create a land use map to inventory land uses within the city limits		x				CSRA - RC	CSRA Staff	TBD

Economic Development

	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2016	2017	2018	2019	2020			
Implement the applicable strategies of the regional "Comprehensive Economic Development Strategy		x		x		City Council	Staff time	Local Funds
Create a marketing campaign for the "Potato House" as a commercial rental facility to regional organizations in order to generate city revenue		x				Chamber of Commerce	Staff Time	Local Fund

Housing

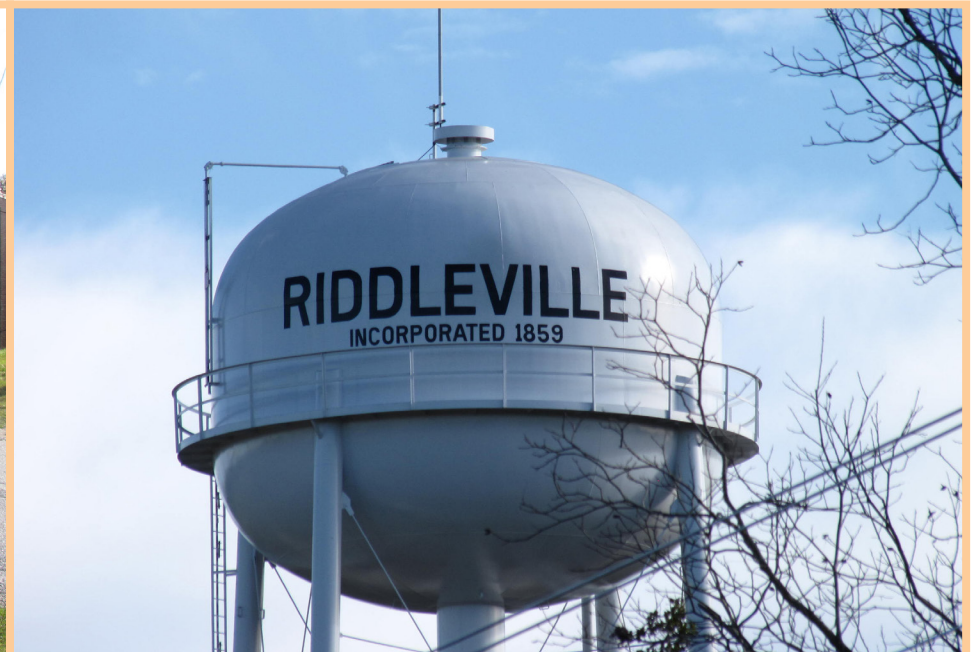
Inventory residential housing stock		x				CSRA-RC / City Council	\$1,000	Grants
Create a nuisance ordinance that address dilapidated houses and structures			x			CSRA-RC / City Council	\$5,000	Based on availability of funding sources
Continue to identify properties that need to be cleaned-up and write letter to landowners urging them to clean up property		x		x		CSRA-RC / City Council	Staff Time	Local Fund

Community Facilities

Drill a new well for the purpose of increasing potable water supply for Riddleville			x			City Council	\$25,000	Grants / CDBG / Local Funds
Create a walking trail that has pedestrian amenities for users				x		City Council	\$6,000	Grants
Purchase playground equipment and picnic tables for area parks / greenspaces			x			City Council	\$6,000	Grants
Make improvements to city owned buildings (city hall / Potato House)				x		City Council / CS-RA-RC	TBD	Grants / USDA Load - Grant
Install a fence on the rear property line of the Potato House		x				City Council	\$3,000	City Funds
Hire attorney to develop new ordinances for Town of Riddleville (all ordinances were repealed with adoption of new town charter)	x	x	x	x	x	City Council	\$5,000	City Funds

WORK PROGRAM: TOWN OF RIDDLEVILLE

	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2016	2017	2018	2019	2020			
<i>Natural and Cultural Resources</i>								
Plot graves and record historical information for Historic Riddleville Cemetery (Civil War and Revolutionary era)	x	x	x	x	x	City volunteers	\$200	City/ Local Fundraisers
Develop Inventory of commercial buildings and houses over 50 years old	x	x	x	x	x	City volunteers	\$200	City/ Local Fundraisers
Landscape and plant trees and flowers around "Welcome to Riddleville" signage and on other City-owned property	x	x	x	x	x	City volunteers/ Landscape Company	\$1,000	City/Local Fundraisers/Grants
<i>Land Use</i>								
Create a land use map to inventory land uses within the city limits		x				CSRA - RC	CSRA Staff	TBD



Economic Development

	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2016	2017	2018	2019	2020			
Implement Downtown Master Plan: Complete Thiele Park	X	X	X	X	X	City	\$460,000	TSPLOST / SPLOST Grants / Donations
Implement Downtown Master Plan: East Haynes Streetscape and brick Gilmore Street sidewalk	X	X	X	X	X	City	\$862,711	TSPLOST / SPLOST Grants / Donations
Demolish Downtown Cafe building for greenspace and parking	X	X				City	\$110,000	TSPLOST / SPLOST Grants / Donations
Implement Hotel Feasibility Study to study increased number and quality of rooms available	X					City	\$11,500	Hotel/Motel Tax
Develop Recruitment Package for business and industry	X	X				City	Unknown	Local Funds

Housing

Apply for CHIP grants	X		X		X	City/DCA	\$15,000 per application	City/DCA
Address unfit structures (non-compliant) with code enforcement	X	X	X	X	X	City	Staff Time	Local Funds
Complete 2012 Community Development Block Grant Housing Grant	X					City	Staff time	DCA/Local Funds
Apply for Community Development Block Grants	X		X		X	City	\$10,000-\$40,000 per application	DCA/Local Funds
Complete 2013 Community HOME Investment Grant (CHIP)	X	X				City	Cost of Housing Inspections	City and Owner Funds
Assess sites for future housing including vacant property suitable for housing and lots suitable for affordable housing		X		X		City	Staff Time	Local Funds

WORK PROGRAM: CITY OF SANDERSVILLE

Community Facilities	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2016	2017	2018	2019	2020			
Rehab South Water Treatment Plant	X	X				City	\$1,760,000	USDA
Rehab Davisboro Road Basin	X	X				City	\$2,121,382	USDA
Provide Sewer System Upgrade for MLK and Carver Streets and Beck Boulevard	X	X				City	\$1,111,700	USDA
Extend Water Services: Ridge Road to Hwy 242	X	X				City	\$575,121	USDA
Extend Water Services: Anderson Drive Area	X	X				City	\$2,056,747	USDA
Extend Water Services: East Lake Area	X	X				City	\$167,131	USDA
Extend Water Services: North Lake Drive Area	X	X				City	\$253,290	USDA
Replace Sewer System--West Church, West Haynes, and Cook Streets	X	X				City	\$800,081	USDA
Construct Pump Station--Ridge Road	X	X				City	\$670,161	USDA
Extend Sewer Service--Anderson Drive Area	X	X				City	\$1,320,572	USDA
Upgrade Wastewater Treatment Plant	X	X				City	\$535,450	USDA
Make modifications to Wastewater Treatment Plant	X	X				City	\$736,400	USDA
Brick sidewalk from CVS to Post Office		X				City	\$15,000	TSPLOST
Construct professional Disk Golf Course	X					City	\$25,000	Hotel/Motel Taxes
Develop Brookins Street public parking lot	X					City	\$55,340	TSPLOST
Revise Sign Ordinance	X	X				City	\$1,000	Local Funds
Improve sidewalks downtown surrounding Thiele Park		X				City	\$25,000	Local Funds
Correct flood, storm drainage, roadway and other infrastructure in the Tybee Community				X	X	City	\$810,000	CDBG, Local Funds

WORK PROGRAM: CITY OF SANDERSVILLE

Natural and Cultural Resources	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2016	2017	2018	2019	2020			
Support the Sandersville Tree Board's efforts	X	X	X	X	X	City	Unknown	Local Funds
Support the Sandersville Kaolin Festival	X	X	X	X	X	City	Unknown	Local Funds
<i>Land Use</i>								
Review and revise Zoning Map	X	X				City/CSRA RC	Unknown	DCA/Local Funds





<i>Economic Development</i>	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2016	2017	2018	2019	2020			
Begin Implementing the applicable strategies of the regional "Comprehensive Economic Development Strategy		x				City Council	Staff time	Local Funds
Create a plan in conjunction with the Washington County Chamber of Commerce to attract appropriate businesses to Tennille		x				Chamber of Commerce	Staff Time	Local Funds
Re-activate Downtown Development Authority	X					City Council/Chamber/ County Development Authority	Staff Time	Local Funds
Continue support of the kaolin festival	X	X	X	X	X	City	Staff Time	Local Funds

<i>Housing</i>	2016	2017	2018	2019	2020	Responsible Party	Cost Estimate	Fund Source
Review the nuisance ordinance for necessary updates and additions	x					CSRA-RC / City Council	\$2,500	Grants / Local Funds
Update the nuisance ordinance to address issues regarding procedures and policies			x			CSRA-RC / City Council	Staff Time	CDBG
Begin the process of renovating or rehabilitating substandard housing identified in the housing inventory		x				CSRA-RC / City Council	Staff Time	CDBG
Develop residential Housing Inventory	X	X	X	X	X	CSRA RC/ City Council	\$8,000	DCA/Local Funds
Apply for CHIP grants		X				CSRA RC/ City Council	\$10,000	DCA/Local Funds
Apply for CDBG grants			X			CSRA RC/ City Council	\$5,000	DCA/Local Funds
Annex residential areas into the city to generate tax revenue				X		CSRA RC/City County	\$2,500	Local Funds
Encourage development of housing within city limits as well as areas that may be annexed into city limits			X			City	Staff Time	Local Funds

WORK PROGRAM: CITY OF TENNILLE

Community Facilities	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2016	2017	2018	2019	2020			
Create a strategic plan to increase the number of amenities within the city.			X			CSRA-RC / City Council	Staff Time	Grants / Local Funds
Repair and improve the basketball court at the Recreation Center	X	X	X	X	X	City	TBD	Grants/ Local Funds
Satisfy EPD and re-open wells for the City to handle their drinking water supply	X	X	X	X	X	City Council	TBD	Grants/ Local Funds
Demolish Recreation Building due to mold and asbestos	X	X				City Council	TBD	Grants/Local Funds

Natural and Cultural Resources

Identify an area within the city to create a public greenspace / park		x				City Council	Staff time	Local Funds
Promote Festivals (Barbeque Blast, Christmas at the Depot, etc.)	X	X	X	X	X	City Council	Staff time/ Chamber	Local Funds
Develop walking tour/driving tour of downtown Tennille and residential area	X	X	X	X	X	City Council	Staff time/ Chamber	Local Funds
Work with Highway 15 coalition to promote downtown	X	X	X	X	X	City Council	Staff time/ Chamber	Local Funds
Re-activate the Tennille Historic Preservation Commission	X	X	X	X	X	City Council	Staff time/ Chamber	Local Funds
Continue the renovation of the Tennille Train Depot and open as a museum and location for community events		X				City Council	\$125,000	Local Funds / TE

Land Use

Create a land use map to inventory land uses within the city limits		X				CSRA RC	CSRA Staff	TBD
Create a new zoning map and zoning ordinance for the city		X				City Council / CSRA RC	CSRA Staff	Grants / Local Funds