



2008-2028 Comprehensive Plan: Community Assessment

City of Talmo, Georgia



January 2008

Prepared By:



TABLE OF CONTENTS

INTRODUCTION	3
ANALYSIS OF EXISTING DEVELOPMENT PATTERNS.....	4
Existing Land Use	4
Agricultural Land Uses	5
Residential Land Uses	5
Commercial Land Uses	5
Institutional Land Uses.....	5
Industrial Land Uses.....	5
Recreation	6
Vacant/Undeveloped	6
Areas Requiring Special Attention	9
Natural and cultural resources	9
Developable Areas	10
Redevelopment Areas and Disinvestment Areas.....	11
Brownfields	11
Recommended Character Areas.....	13
ISSUES AND OPPORTUNITIES.....	17
Population	17
Economic Development	17
Natural & Cultural Resources	18
Facilities and Services.....	18
Housing	18
Land Use	19
Transportation	19
Intergovernmental Coordination	19
ASSESSMENT OF QUALITY COMMUNITY OBJECTIVES.....	20
Development Patterns	20
Resource Conservation.....	20
Social and Economic Development.....	21
Governmental Relations	21

List of Figures

Table 1: Existing Land Uses.....	4
Figure 1: Existing Land Use.....	7
Figure 2: Community Facilities.....	8
Figure 3: Areas Requiring Special Attention.....	12
Table 2: Character Areas Descriptions.....	13
Figure 4: Recommended Character Areas	16

Technical Addendum

- 1) Introduction
- 2) Population
- 3) Economic Development
- 4) Housing
- 5) Natural and Cultural Resources
- 6) Community Facilities and Services
- 7) Intergovernmental Coordination
- 8) Transportation System
- 9) Quality Community Objectives Community Assessment

Introduction

The purpose of this assessment is to lay the foundation for the revisions to the City of Talmo Comprehensive Plan that will create an agenda to manage growth over the next twenty years. Specifically, the report outlines a set of issues and opportunities related to each of the Comprehensive Plan's elements that are based on an analysis of the existing conditions and historical trends. The report is designed to meet the Standards and Procedures for Local Comprehensive Planning established by the Georgia Department of Community Affairs (DCA) and adopted on May 1, 2005.

The DCA administers Rules for Local Comprehensive Planning for all Qualified Local Governments in Georgia. The purpose of this program is to provide guidance for long range planning that will accomplish the following goals as outlined by the DCA:

- Involve all segments of the community in developing a vision for the community's future;
- Generate local pride and enthusiasm about the future of the community;
- Engage the interest of citizens in implementing the plan; and
- Provide a guide for decision making for use by the local government officials and other community leaders.

DCA requires the completion of three major elements: the Community Assessment; Community Participation Plan; and Community Agenda as part of the Comprehensive Plan. The Community Assessment summarizes the local government's evaluation of its development patterns, issues and opportunities, and level of compliance with the DCA's Quality Community Objectives. The Community Participation Plan is a proposal for a community involvement program that will offer a wide range of opportunities to local citizens interested in participation in the Comprehensive Plan development. Lastly, the Community Agenda includes an update of the material in the Assessment based on public input, a short and long term work program, and a list of policies for land use decision making.

This Community Assessment is being submitted to DCA along with the Community Participation Plan and a Technical Addendum. The Technical Addendum contains a more detailed analysis of population, housing, natural and cultural resources, community facilities, economic development, intergovernmental coordination, and transportation. Upon approval by DCA, work on the Community Agenda will commence. The Community Agenda is the most important part of the plan. It will include the community's vision for the future, key issues and opportunities the community chooses to address during the planning period, and an implementation program.

Analysis of Existing Development Patterns

The purpose of this analysis is to gain a clear understanding of the geographic setting within which Talmo is growing and to explore further those issues and opportunities that relate directly to the physical environment. The following analysis looks at three aspects of the existing development patterns in Talmo: Existing Land Use, Areas Requiring Special Attention, and Character Areas.

Existing Land Use

Talmo has changed very little in total composition since its incorporation in 1920. The limited amount of change has preserved the small-town character and fostered the preservation of the historic landmarks downtown. Some new single family homes have been constructed as infill within the city which has accounted for a small increase in population. There is very little commercial land use within Talmo.

The limited amount of growth in Talmo has been beneficial in that both the development pattern and the unique character of the City have been preserved. Table 1: Existing Land Uses, shows the existing land uses within the current city limits of Talmo as of September 2007. The existing land uses are described and defined below.

Table 1: Existing Land Uses

Land Use	Acreage	% of Total Acres
Agriculture	666	56%
Commercial	1	0%
Total Residential	283	24%
Estate Mobile Home	23	2%
Estate Single Family	62	5%
Low Density Mobile Home	3	0%
Low Density Single Family	137	12%
Medium Density Mobile Home	0	0%
Medium Density Single Family	58	5%
Public Institutional	12	1%
Vacant/Undeveloped	170	14%
Unclassified	55	5%
Total	1,189	100%

Agricultural Land Uses

The predominant land use in Talmo is agriculture. 56% of the land in Talmo is in agricultural production. The primary use is livestock production and open pasture. Most agricultural parcels are large active agricultural parcels that have been in families for some time. Much of the agricultural land is protected by Planned Commercial Farm District zoning.



Residential Land Uses

Residential is the second largest land use in Talmo. Residential land-uses are defined as areas where single family homes and/or mobile homes are the predominant use. Existing residential properties in Talmo are generally single-family detached units located on lots larger than one acre.

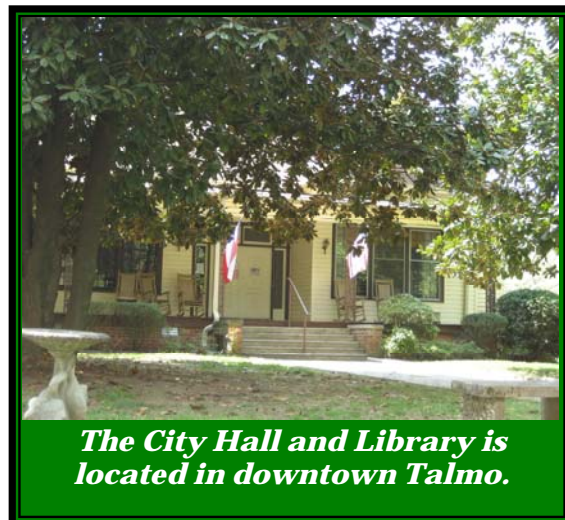
Single-family residential uses are the most prevalent residential land use with 257 acres, representing 22% of the total land area. Mobile home Residential is a much smaller land use category with 26 acres, or 3 %. These two categories comprise a total of 24 % of the total land area in Talmo. The land development pattern of Talmo has changed very little since the City was incorporated as a small, rural town.

Commercial Land Uses

There are very few commercial land-uses in Talmo. Less than 1% of the land is dedicated to commercial use.

Institutional Land Uses

Institutional uses consist of public buildings, such as governmental facilities and churches. In Talmo, the local government utilizes the City Hall and Library located on AJ Irvin Road. The City's only church is located next to City Hall. Institutional land uses are indicated as representing 12 acres, or about 1% of the total land area of Talmo.



Industrial Land Uses

There are no industrial land uses in Talmo.

Recreation

There is one parcel of Recreation Land in Talmo, the playground in front of City Hall. It is classified as Institutional for the purposes of this analysis. It is shown on the Community Facilities Map that follows existing land use.

Vacant/Undeveloped

Vacant/Undeveloped properties in Talmo are tracts of vacant land that are forested or grassed and remain relatively undisturbed. As indicated in Table 1: Existing Land Uses, vacant/Undeveloped land consists of 170 acres, or 14% of the total land area.



Figure 1: Existing Land Use

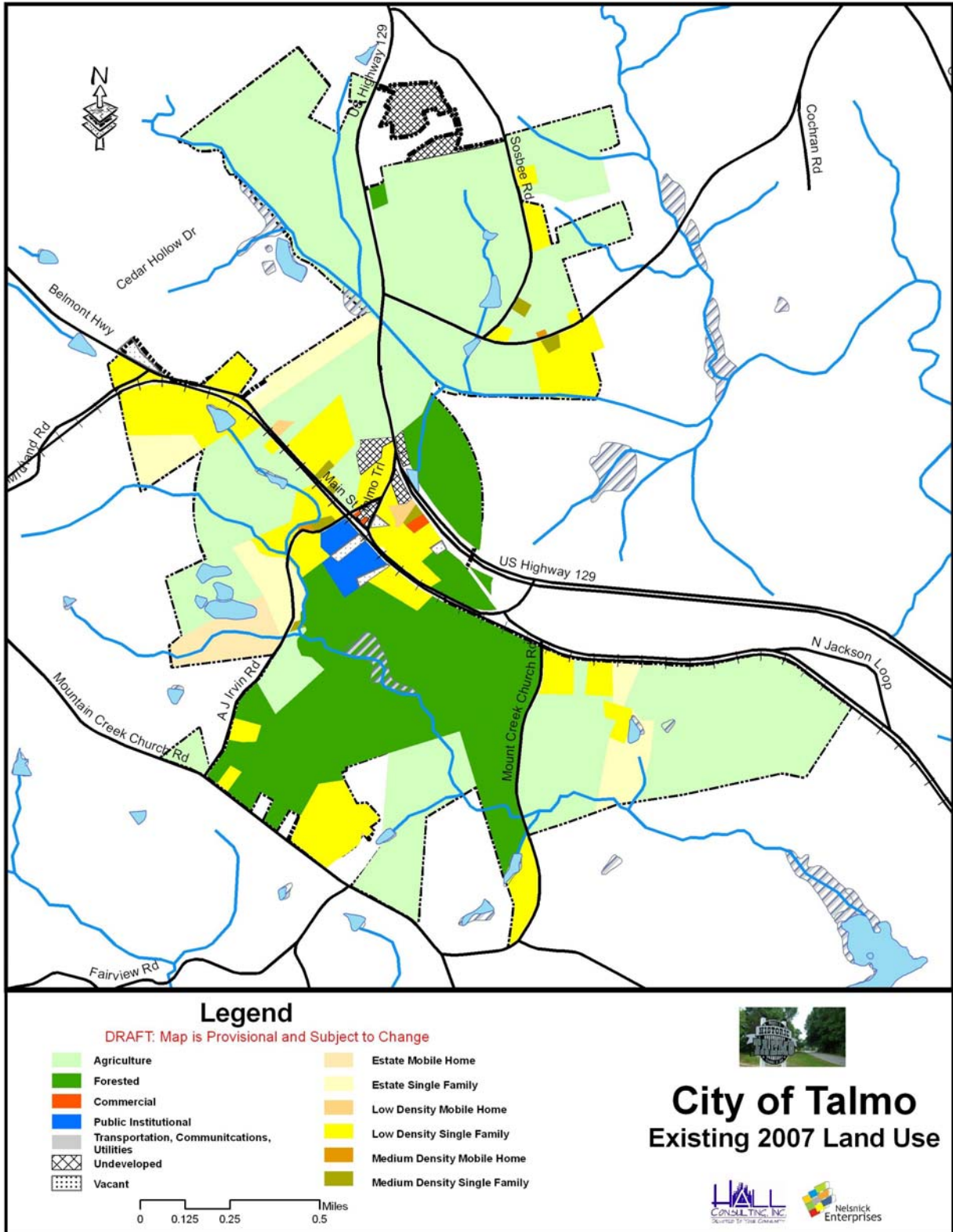
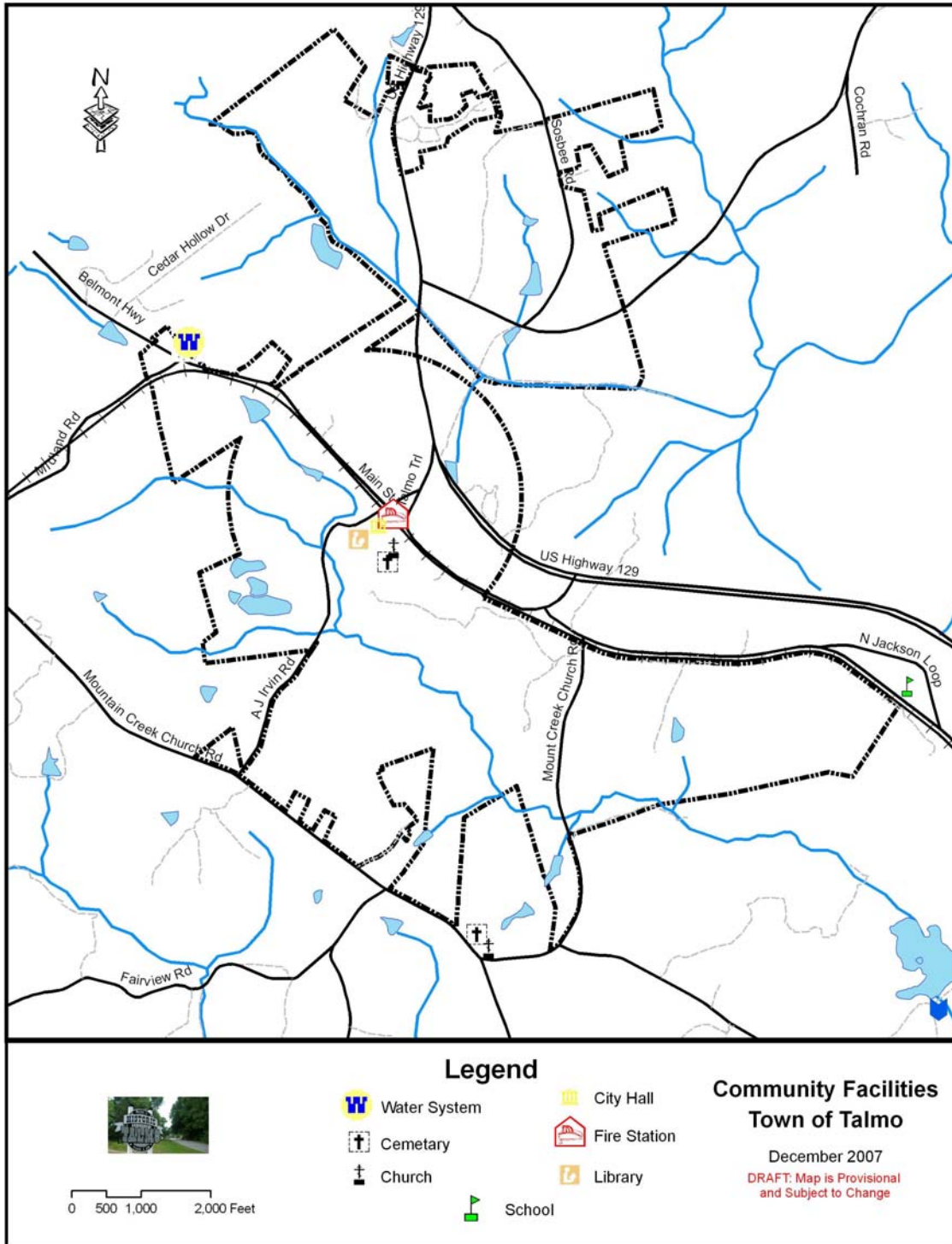


Figure 2: Community Facilities



Areas Requiring Special Attention

Jackson County is among the fastest growing counties in Georgia. A first step in preparing the City of Talmo for this growth is identifying “Areas Requiring Special Attention”. Existing land use patterns and trends were evaluated within Talmo and in areas that are likely to be annexed within the planning period. This section discusses the effects that anticipated growth may have on natural and cultural resources and the potential for infill development throughout the City. Also included in this section are the areas where development should be directed, areas where it should be avoided, and areas where additional investment may be needed. The Areas Requiring Special Attention are described below and identified on the map in Figure 3.

Natural and cultural resources

This section describes Talmo’s abundant natural and cultural resources.

Floodplains and Water Resources

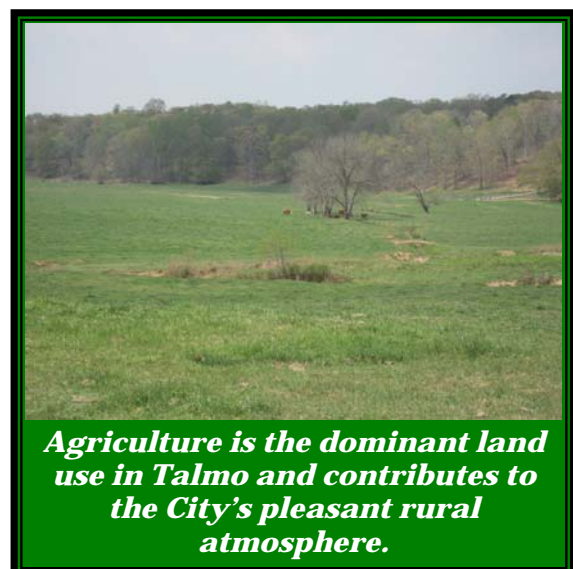
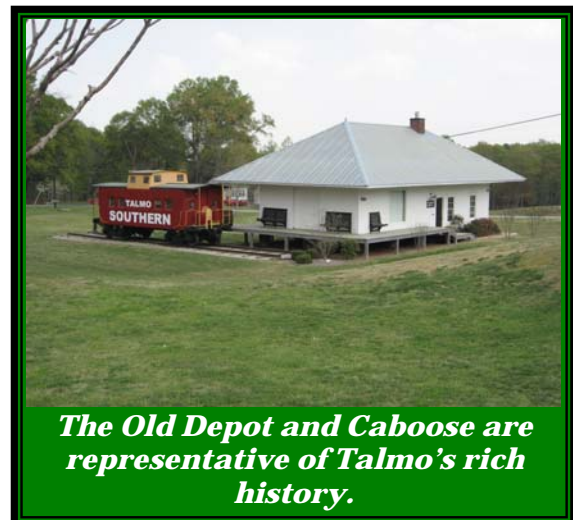
There are several small streams in Talmo. There is also a floodplain along Allen Creek. Development potential is significantly limited in this area.

Historic Town Center

The historic areas in Talmo are its most prized resources. The Historic Town Center is located on Main Street. The new City Hall and Library, Fire Station, and Historic District are located in the Town Center. These old buildings represent the image of Talmo. The Historic District was listed in the National Register in 1997. These valuable historic areas will likely experience infill development and modification to existing structures.

Agricultural Areas

Agriculture is important to the economy and quality of life in Talmo. There are several large tracts of land that are



dedicated to farming activities. These tracts contribute significantly to the rural aesthetic and open spaces of Talmo. The rural landscape and agricultural use of these areas will be at risk as development pressure increases.

Developable Areas

Because of the rapid pace and low density of projected growth over the next 20 years in Jackson County, all of Talmo's developable land is likely to develop within the next twenty years. Development will challenge the community's ability to provide adequate infrastructure, community facilities, and services.

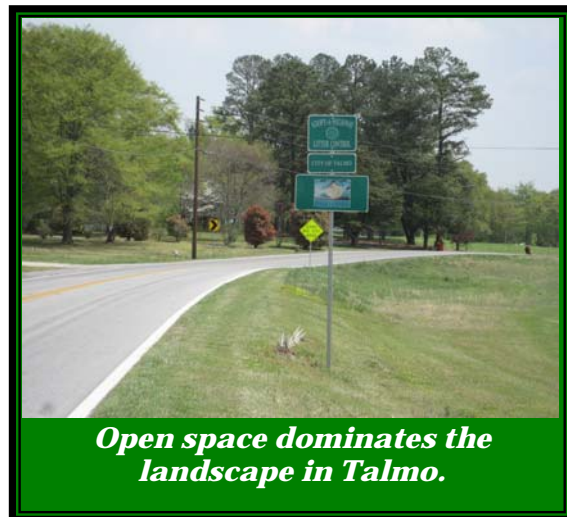


Anticipated Change of Land Use

Rapid development is likely to occur on the large undeveloped areas adjacent to highway 129. Commercial development pressure along the highway with residential development behind is expected. Also, there is a large area southwest of downtown that is for sale and will likely experience residential development within the next several years.

Infill development opportunities

In 1997, nearly 70% of the acreage in Talmo was agricultural. Much of this agricultural land could be considered underdeveloped and are candidates for infill development. These ranches and pastures are very important to the quality of life in Talmo and should not be targeted for development. These areas are among the City's most valued resources and are considered Natural and Cultural Areas Requiring Special Attention.



There are about 170 acres of undeveloped land in Talmo. This amounts to about 14% of the City's land. The vacant and undeveloped properties within the City are identified on the Existing Land Use Map. (Figure 1)

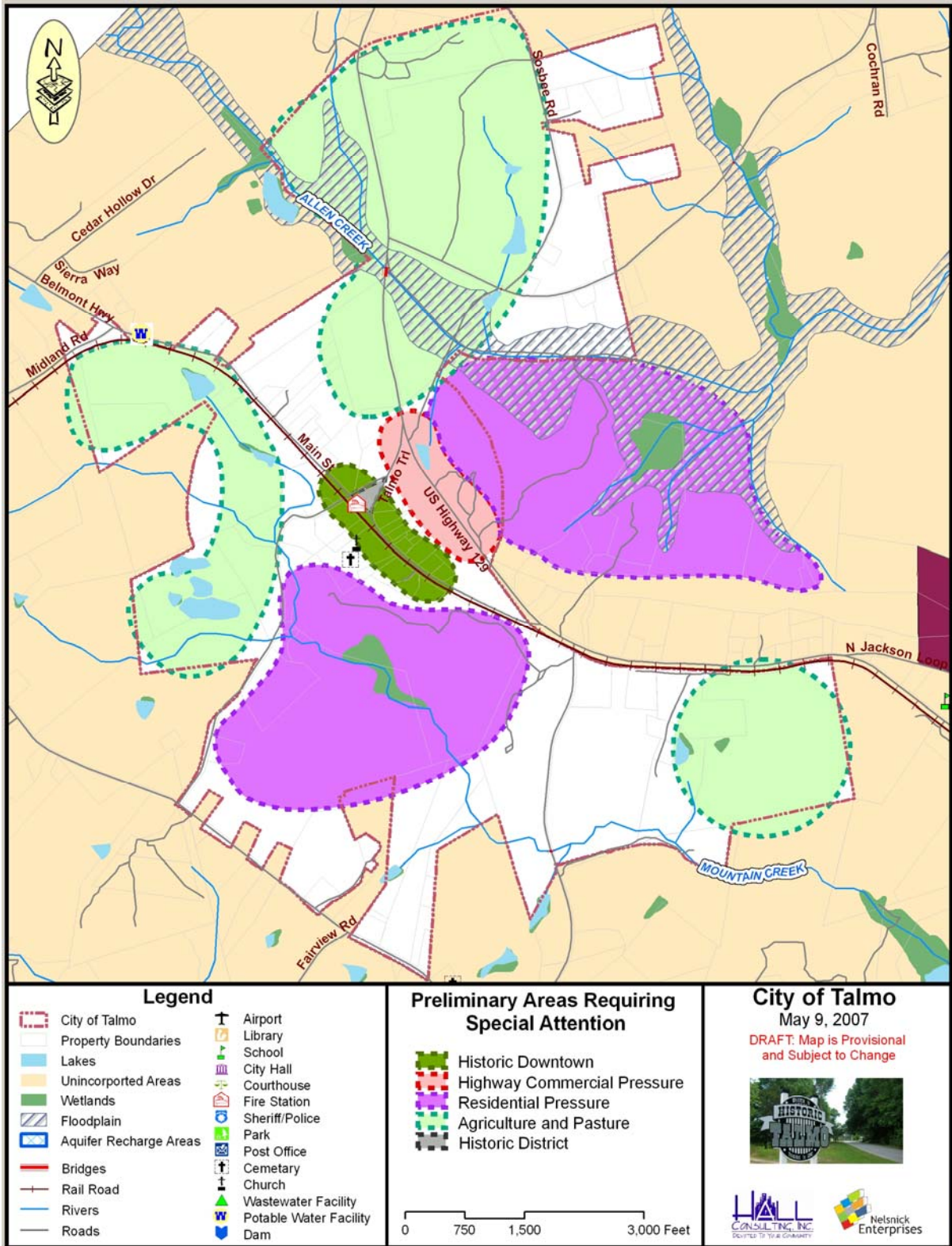
Redevelopment Areas and Disinvestment Areas

There are no large areas of substandard or deteriorating housing within the City of Talmo. However, there are several individual mobile homes and single family homes distributed throughout the City that appear to be deteriorating.

Brownfields

There are no brownfields within the small City of Talmo.

Figure 3: Areas Requiring Special Attention



Recommended Character Areas

The DCA requires the development of “Character Areas” as part of the Rules for Comprehensive Planning to acknowledge the visual and functional differences of various neighborhoods. By identifying desirable neighborhood characteristics, the City of Talmo will be able to provide more specific guidance for future development through appropriate planning and implementation within each Character Area.

The Character Areas defined in Table 2 and illustrated on *Figure 4: Recommended Character Areas* have unique or special characteristics that need to be preserved or have potential to evolve into unique areas. It is important to note while reviewing the Character Area map and descriptions that the identified character may not be accurate for every single parcel, but is rather the overall defining character of the entire area. The development strategies identified within each Character Area are not requirements, but recommendations for the desired types of development and redevelopment. The strategies will be utilized to help define short-term activities and long-term policies for future growth within the City. The Character Area descriptions below are based on the State Planning Recommendations developed by DCA, a survey of residents, and interviews with staff and officials. These Character Areas will be further refined as the city develops its vision as part of the Community Participation Program.

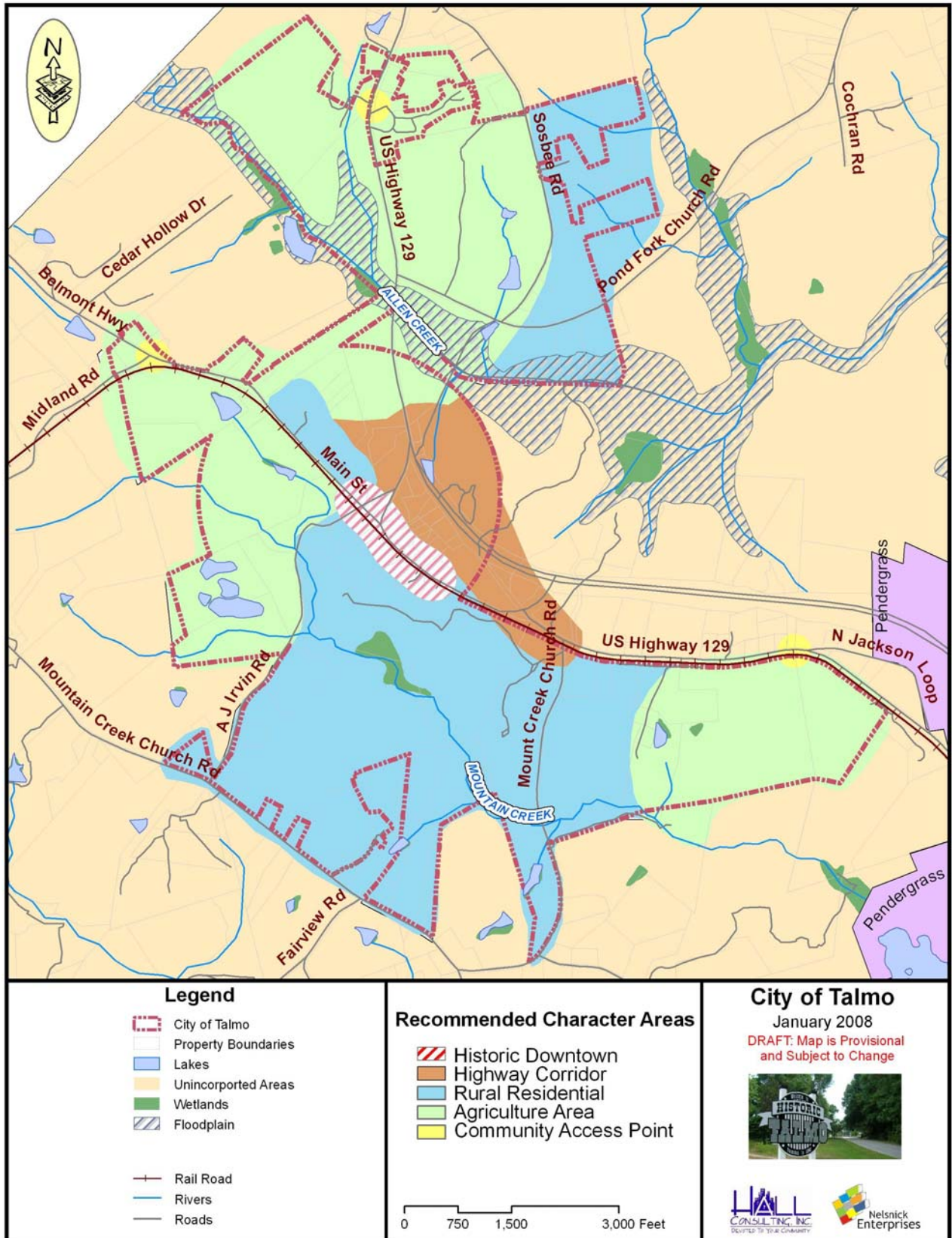
Table 2: Character Areas Descriptions

Character Area	Description/Location	Development Strategy
Historic Downtown	Historic rural village on Main Street	Maintain rural atmosphere while accommodating retail and commercial uses within the historic downtown/village center with attractive character and a clear boundary. Compatible architectural styles that maintain the regional rural character should be encouraged. Wherever possible, connect to local and regional network of greenspace and trails, available to pedestrians, bicyclists, and equestrians for both tourism and recreational purposes. Protect historic buildings from demolition and encourage rehabilitation with appropriate incentives. Historic properties should be maintained, rehabilitated, and restored. New development in the area should be of scale and architectural design to fit well into the historic fabric of that area.

Character Area	Description/Location	Development Strategy
Agriculture Area	Large parcels of land currently zoned Planned Commercial Farm District or Agricultural	Maintain rural character by: <ul style="list-style-type: none"> • Strictly limiting new development. • Promoting use of conservation easements by land owners • Residential subdivisions should be severely limited, but if minor exceptions are made, they should be required to follow a rural cluster zoning or conservation subdivision design. Any new development should be required to use compatible architecture styles that maintain the regional rural character, and should not include “franchise” or “corporate” architecture. • Widen roadways only when absolutely necessary. • Carefully design the roadway alterations to minimize visual impact • Promote these areas as passive-use tourism and recreation destinations.
Highway Corridor	Currently undeveloped and underdeveloped area along 129 south of the Talmo Trail intersection	Require new developments to strictly adhere to design guideline such as vegetated buffers, set-backs, access roads, shared driveways, etc Provide pedestrian facilities behind drainage ditches or curb and paved shoulders that can be used by bicycles or as emergency breakdown lanes. Billboards should be an unacceptable use.
Community Access Points	Important entrances to Talmo on Main Street and US 129	Focus upon appearance with appropriate signage, landscaping and other beautification measures. Install appropriate directional/wayfinding signage to community amenities and developments. Retrofit or mask unsightly features as necessary.

Character Area	Description/Location	Development Strategy
Rural Residential Area	Rural, largely undeveloped land likely to face development pressure for lower density residential development.	Maintain rural atmosphere while accommodating new residential development by: <ul style="list-style-type: none"> • Permitting rural cluster or conservation subdivision design that incorporate significant amounts of open space. • Encourage compatible architecture styles that maintain the regional rural character, and should not include “franchise” or “corporate” architecture. • Wherever possible, connect to regional network of greenspace and trails, available to pedestrians, bicyclists, and equestrians for both tourism and recreational purposes. • Can be designed for greater pedestrian orientation and access, more character with attractive clustering of buildings within the center, leaving open space surrounding the center.

Figure 4: Recommended Character Areas



Issues and Opportunities

The following Issues and Opportunities were identified using the Georgia Department of Community Affairs' *Quality Community Objectives Local Assessment Tool, Typical Issues and Opportunities*, a survey of community leaders and stakeholders, and analysis of data on demographics, housing, economic development, land-use, community facilities, intergovernmental coordination, transportation, and natural and cultural resources. The Community Agenda will utilize an extensive Community Participation Program to choose which issues are the highest priorities for Talmo to address.

Population

Rapid Growth Jackson County is one of the fastest growing counties in the State of Georgia. It is expected that Jackson County will continue to grow at a faster rate than the region. However, population growth in Talmo does not reflect the rapid growth of the County. From 1990 to 2000 the population of did not change significantly. The small rate of growth is attributable to a small number of infill homes.¹ Talmo will likely feel more growth pressure as development spreads up the 129 corridor from I-85.

The population scenarios explained in the Technical Addendum show Talmo's 2030 population ranging from 1,017 to 1,918. Annexation, rezoning, and other decisions will greatly effect the population of the city.

Demographic Changes One of the most important trends for Talmo is the region's rapidly growing population of seniors. In the Atlanta area the older adult population grew by 31% from 2000 to 2005. This was more than double the rate of growth in the region's population during the same period of time. The population of Hispanics is also growing in Jackson County. These demographics changes will likely impact Talmo in the future.

Economic Development

Talmo has a limited economy and depends heavily on nearby cities and the region for employment and services. However, as the demand for development increases in the Talmo area, the local economy will experience profound changes. As the population increases, demand for services will increase and the local economy will respond with new businesses and employment opportunities.

¹ The US Census shows that the population of Talmo nearly tripled from 1990 to 2000. The Census Bureau erroneously included the large mobile home park on Highway 129 to the north of Talmo as within the City limits. The City has since clarified its City Boundaries.

Natural & Cultural Resources

The character of Talmo is closely tied to the quality of its natural and cultural resources. Preserving the rural atmosphere is essential to maintaining and improving quality of life.

Disappearing Farmland and Rural Scenery Farmland will disappear as residential and commercial growth approaches Talmo. The City has the opportunity to actively protect its farmland and open spaces from development.

Historic Resources The City of Talmo has a wealth of historic resources. The historic resources provide the unique character of the city and could form the foundation of an economic development campaign emphasizing tourism. The creation of a Historic Preservation Committee should be considered to formalize the importance of historic preservation and to develop strategies for historic preservation.

Air Quality The Atlanta metropolitan area has fallen out of compliance with the Clean Air Act's air quality standards. While Jackson County does not fall into the non-attainment area, the nearby counties of Hall and Barrow County do. As the Atlanta metropolitan area expands up I-85 into Jackson County, the County and its Cities need to adopt landuse, transportation, and other policies to protect air quality.

Facilities and Services

Growing Demand for Public Services

A rapidly growing population can put a strain on public facilities and services. The City has the opportunity to plan ahead for growth by developing and maintaining a Capital Improvements Plan that includes parks, transportation, public safety, and all other public facilities and services.

Water and Sewer Talmo does not provide sanitary sewer. As development spreads toward Talmo from I-85, sewer is likely to come with it. The Jackson County Water and Sewer Authority is developing sewer lines that are nearing Talmo. The availability of sewer will change development patterns dramatically.

Housing

Housing Types There is insufficient mix of housing sizes, types, and price ranges within Talmo. The majority of housing in Talmo is single family detached homes.



The North Jackson Fire Department serves Talmo.

There is an adequate supply of affordable housing to serve current residents. There is very little housing available for upper income households within the city limits. However, a wide variety of housing choices is available in nearby cities and unincorporated Jackson County.

Housing Condition There are scattered housing units throughout Talmo that are in poor condition. The City should encourage reinvestment and infill over developing existing farmland.

Land Use

Public Spaces Talmo lacks an attractive public space designed for community gatherings, social interaction, arts activities, and performances. An open-air pavilion or other public gathering space would serve as a community focal point. Community events foster a sense of community and small town appeal.

Regional Growth Pressure It is anticipated that future growth in Jackson County will profoundly impact the City of Talmo. The trend of new development in the area has been traditionally single-family residential with associated commercial development located along main arteries for convenient automobile access. As properties within Talmo and adjacent to its borders develop, the character of the City, its infrastructure, and its ability to provide public services will be affected.

Transportation

Pedestrian Network There are no sidewalks in the City of Talmo. As traffic congestion increases sidewalks in the historic downtown will become an important safety consideration. The City should consider developing a sidewalk installation program. Talmo has the opportunity to ensure that streets and sidewalks in new developments are connected to those in neighboring parts of the community and to develop a local trail network.

Multimodal Opportunities Since the City is fairly undeveloped, opportunity exists to incorporate multimodal facilities into the transportation system. Not only will this increase the quality of life for the residents by offering various modes of transportation, it will also help extend the capacity of the existing road system and would meet the state objective of encouraging non-automobile alternatives. However, population densities are so low that costs for construction would be prohibitively high unless significant grant or donation funds were made available.

Intergovernmental Coordination

Coordination between Talmo and Jackson County is necessary to further the implementation of each local government's long-range goals. The City could benefit from more coordination with other local, county, and State governments/agencies, regional agencies, private agencies, the business community, and the public. Coordination is necessary to maximize economic

opportunities, manage public facilities, and protect environmentally sensitive areas. It would be beneficial to Talmo to strengthen liaisons and foster communication and coordination among residents, the business community and other local entities.

Assessment of Quality Community Objectives

The following assessment was conducted to address the Quality Community Objectives (QCOs) requirement of Chapter 110-12-1: Standards and Procedures for Local Comprehensive Planning, "Local Planning Requirements". The analysis below uses the *Quality Community Objectives Local Assessment Tool* created by the Office of Planning and Quality Growth. The completed Local Assessment Tool can be found in Appendix I of this report. In most cases, the City has already begun to address the QCOs, and will continue to work towards fully achieving the quality growth goals set forth by the DCA.

Development Patterns

Traditional neighborhoods, infill development, sense of place, regional identity, and transportation alternatives are Quality Community Objectives relating to development patterns. Talmo's zoning ordinance has several districts which allow for multiple uses and traditional neighborhood developments. Sense of place is encouraged through preserving the Historic Downtown area and ordinances regulating signage, preserving trees, and safeguarding farmland. Currently there are no sidewalks in Talmo. However, the community requires sidewalks in new developments and residents can easily walk around town. For a more complete assessment of development patterns see the completed *Quality Community Objectives Local Assessment* in the Technical Addendum to the Community Assessment.

Resource Conservation

Heritage preservation, open space preservation, and environmental protection are Quality Community Objectives that relate to resource conservation. Talmo recognizes that its natural and cultural resources are the most important factors leading to the character and quality of life in the City. The City actively protects its valuable farmland and has designated historic buildings and a registered National Historic District. **Talmo is in compliance with the requirements of the Part V Rules for Environmental Planning Criteria. The City has the required environmental protection ordinances in place and employs code enforcement officers through the Quad Cities Planning Commission to enforce them.** While the City does not have a greenspace ordinance, they do encourage greenspace set-asides in their new developments and have a conservation subdivision ordinance. Also, Talmo has an ordinance to help ensure that new development compliments the historic appeal of the City. For a more complete assessment of resource

conservation see the completed *Quality Community Objectives Local Assessment* in the Technical Addendum to the Community Assessment.

Social and Economic Development

Growth preparedness, appropriate businesses, employment options, housing choices, and educational opportunities are the key components to social and economic development. Talmo is a very small city that is working toward putting in place the prerequisites for the type of growth it wants. Talmo's economic development organizations are countywide and have not focused on the small city and there are very few employment options in the City. However, there are employment options in the nearby cities of Gainesville and Jefferson. The community has progressive development regulations that generally support the State's Quality Community Objectives. For a more complete assessment of social and economic development see the completed *Quality Community Objectives Local Assessment* in the Technical Addendum to the Community Assessment.

Governmental Relations

Local self-determination combines with regional cooperation to form the governmental relations objective. Talmo has clear development guidelines and has recently reviewed and updated its zoning ordinance. Talmo's elected officials understand the land-development process. The City shares services with several local governments. For a more complete assessment of governmental relations see the completed *Quality Community Objectives Local Assessment* in the Technical Addendum to this report.

COUNTY OF JACKSON
STATE OF GEORGIA

RESOLUTION OF THE MAYOR
AND CITY COUNCIL OF THE CITY OF TALMO

PREAMBLE AND FINDINGS


WHEREAS, the City of Talmo has completed the Community Participation Program and Community Assessment documents as part of the 20-year Comprehensive Plan Update; and

WHEREAS, the Community Participation Program and Community Assessment was prepared in accordance with the Minimum Planning Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989, and a Public Hearing was held on March 4, 2008, at 6:00 pm at the Talmo City Hall, Talmo, Georgia.

NOW BE IT THEREFORE RESOLVED, that the City Council of the City of Talmo, does hereby submit the Community Assessment and the Community Participation Program portions of the 20-year Comprehensive Plan Update to the Northeast Georgia Regional Development Center for regional review and the Georgia Department of Community Affairs for official review, as per the requirements of the Georgia Planning Act of 1989.

SO, RESOLVED this the 4th of March, 2008, at the City of Talmo, Jackson County, Georgia.

APPROVED BY:



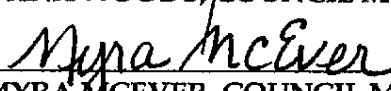
LARRY WOOD, MAYOR



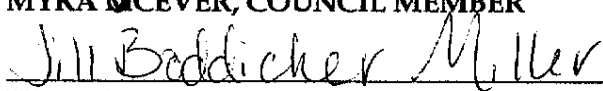
TRAPPER BRISSEY, COUNCIL MEMBER



DANA WOODS, COUNCIL MEMBER



MYRA MCEVER, COUNCIL MEMBER



JILL MILLER, COUNCIL MEMBER

ATTEST:



DEBRA FONTAINE, CITY CLERK

City of Talmo 2008-2028 Comprehensive Plan: Technical Addendum to the Community Assessment



February 2008

Prepared by:



DRAFT 4/4/2008

Table of Contents

1	INTRODUCTION	5
2	POPULATION.....	5
2.1	HISTORIC POPULATION GROWTH.....	5
2.2	POPULATION PROJECTIONS.....	6
2.3	HOUSEHOLDS.....	8
2.4	AGE DISTRIBUTION	10
2.5	RACE AND ETHNICITY.....	12
2.6	INCOME.....	14
2.7	EDUCATIONAL ATTAINMENT.....	17
3	ECONOMIC DEVELOPMENT.....	19
3.1	ECONOMIC BASE.....	20
3.1.1	<i>Employment by Sector</i>	<i>20</i>
3.1.2	<i>Earning by Sector</i>	<i>23</i>
3.1.3	<i>Major Economic Activity.....</i>	<i>25</i>
3.1.4	<i>Special and Unique Economic Activity.....</i>	<i>25</i>
3.2	LABOR FORCE	26
3.2.1	<i>Employment by Occupation.....</i>	<i>26</i>
3.2.2	<i>Employment Status.....</i>	<i>27</i>
3.2.3	<i>Average Weekly Wages.....</i>	<i>28</i>
3.2.4	<i>Trends in Personal Income by Type.....</i>	<i>30</i>
3.2.5	<i>Commuting Patterns.....</i>	<i>30</i>
3.3	ECONOMIC DEVELOPMENT RESOURCES	32
3.3.1	<i>Economic Development Agencies.....</i>	<i>32</i>
3.3.2	<i>Economic Development Tools.....</i>	<i>34</i>
3.3.3	<i>Analysis Economic Development Resources.....</i>	<i>34</i>
3.3.4	<i>Education and Training Opportunities.....</i>	<i>35</i>
4	HOUSING.....	37
4.1	HOUSING TYPES AND MIX.....	37
4.2	AGE AND CONDITION OF HOUSING.....	38
4.3	COST OF HOUSING.....	40
4.4	COST-BURDENED HOUSING.....	41
4.5	JOBS-HOUSING BALANCE AND SPECIAL HOUSING NEEDS	42
4.5.1	<i>Jobs Housing Balance.....</i>	<i>42</i>
4.5.2	<i>Special Needs.....</i>	<i>42</i>
5	NATURAL AND CULTURAL RESOURCES	44
5.1	NATURAL RESOURCES.....	44
5.1.1	<i>Public Water Supply Sources.....</i>	<i>45</i>
5.1.2	<i>Wetlands</i>	<i>45</i>
5.1.3	<i>Flood Plains</i>	<i>45</i>
5.1.4	<i>Steep Slopes</i>	<i>48</i>
5.1.5	<i>Prime Agricultural and Forest Land.....</i>	<i>48</i>
5.1.6	<i>Plant and Animal Habitats.....</i>	<i>51</i>
5.1.7	<i>Major Parks, Recreation, and Conservation Areas</i>	<i>51</i>
5.1.8	<i>Scenic Views and Sites</i>	<i>51</i>
5.1.9	<i>Soils</i>	<i>53</i>

5.1.10	<i>Natural Resources Assessment</i>	57
5.2	CULTURAL RESOURCES.....	57
5.2.1	<i>Schools</i>	57
5.2.2	<i>Agriculture</i>	58
5.2.3	<i>Poultry</i>	59
5.2.4	<i>Church</i>	60
5.2.5	<i>Talmo General Store</i>	60
5.2.6	<i>Archaeological</i>	60
5.2.7	<i>Assessment</i>	60
6	COMMUNITY FACILITIES AND SERVICES	61
6.1	TRANSPORTATION NETWORK.....	61
6.2	WATER SUPPLY AND TREATMENT.....	61
6.3	SEWERAGE SYSTEMS AND WASTEWATER TREATMENT	61
6.4	STORMWATER MANAGEMENT	62
6.5	SOLID WASTE MANAGEMENT.....	62
6.6	GENERAL GOVERNMENT.....	62
6.7	PUBLIC SAFETY.....	62
6.8	RECREATION FACILITIES.....	64
6.9	HOSPITALS AND OTHER PUBLIC HEALTH FACILITIES	65
6.10	EDUCATIONAL FACILITIES.....	67
6.11	LIBRARY.....	70
6.12	SERVICE DELIVERY STRATEGY ANALYSIS	70
7	INTERGOVERNMENTAL COORDINATION.....	76
7.1	COORDINATION PARTNERS	76
7.2	FEDERAL, STATE, AND REGIONAL ENTITIES.....	77
7.3	EXISTING POLICY AND ACTIVITIES	77
7.4	INTERGOVERNMENTAL COORDINATION OPPORTUNITIES.....	77
8	TRANSPORTATION.....	78
8.1	TRANSPORTATION SYSTEM COMPONENTS	78
8.1.1	<i>Streets, Roads, and Highways</i>	78
8.1.2	<i>Bridges</i>	81
8.1.3	<i>Signalization and Signage</i>	81
8.1.4	<i>Significant Bicycle and Pedestrian Ways</i>	81
8.1.5	<i>Significant Parking Facilities</i>	81
8.2	PUBLIC TRANSPORTATION AND GOODS MOVEMENT.....	81
8.2.1	<i>Public Transit</i>	81
8.2.2	<i>Railroads, Port Facilities, Airports and Air Terminals</i>	81
8.2.3	<i>Crash Data</i>	83
8.2.4	<i>Assessment</i>	83
8.3	LAND USE ISSUES	83
8.3.1	<i>Traffic Congestion</i>	83
8.3.2	<i>Connectivity</i>	84
9	QUALITY COMMUNITY OBJECTIVES LOCAL ASSESSMENT	87

List of Maps

Natural Resources

Wetlands	46
----------------	----

Floodplains	47
Slopes.....	49
Agriculture and Forested Areas.....	50
Scenic Areas.....	52
Soil Conditions.....	56

Community Facilities and Services

Community Facilities.....	75
---------------------------	----

Transportation

Road Functional Class	80
Bridge and Rail Facilities.....	82
Traffic Crash Data.....	85
Traffic Volumes.....	89

List of Tables

Population

Table 2.1: Historic Population Trends.....	6
Table 2.2: Scenario 4 Methodology	8
Table 2.3: Population Projections of Scenarios.....	8
Table 2.4: Total Households.....	8
Table 2.5: Average Household Size	9
Table 2.6: 2000 Household Characteristics.....	9
Table 2.7: Age Distribution Projection, Jackson County	10
Table 2.8: Talmo Age Data, 1990 and 2000.....	11
Table 2.9: Distribution of Population by Age, Talmo, Jackson County, and Georgia (2000)	12
Table 2.10: Talmo Racial Distribution	13
Table 2.11: Jackson County Race Composition 1990-2005	13
Table 2.12: Jackson County Race Composition 2005-2030	13
Table 2.13: Regional Trends in Race and Hispanic Origin	14
Table 2.14: 1989 and 1999 Income Distribution, median income	15
Table 2.15: 1989 & 1999 Income Distribution, Share of Household Income, Talmo Georgia, Jackson County.....	16
Table 2.16: Income Trends* – Jackson County and Georgia (1996 \$)	16
Table 2.17: Poverty– Talmo, Jackson County, and Georgia (1999)	17
Table 2.18: 2000 Education Level Attainment (among persons age 25 and older)	18

Economic Development

Table 3.1 Employment By Sector, Talmo, Georgia.....	20
Figure 3.1 Employment by Sector, Talmo, Georgia	21
Table 3.2 Jackson County, 2005 County Business Patterns.....	22
Table 3.3, Zip Code 30575 (Talmo), 2005 County Business Patterns	23
Table 3.4 Jackson County, 2002 Economic Census.....	24
Table 3.5 Top 25 Employers in Jackson County	25
Table 3.6 Employment Statistics, Jackson County, Georgia	27
Table 3.7 2006 Average Weekly Wages, Jackson County, Georgia	29
Table 3.8 Personal Income, Talmo, Georgia	30
Table 3.9 Place of Work, Talmo, Georgia	31
Table 3.10 Location Quotients: Comparing Jackson County to Georgia and the Nation	32

Housing

Table 4.1: Types of Housing 2000 37
Table 4.2: Age of Housing, 2000 38
Table 4.3: Condition of Housing, 2000 38
Table 4.4: Talmo, Age of Housing by Housing Type, 2000 39
Table 4.5: Occupancy Characteristics (2000) 40
Table 4.6: Cost of Housing (2000) 40
Table 4.7: Average Housing Prices – Jackson County 41
Table 4.8: Cost Burdened Households – Jackson County 41
Table 4.9 Place of Work, Talmo, Georgia 42
Table 4.10: Special Needs – Jackson County 43

Community Facilities

Table 6.1 – Jackson County School System Enrollment and Capacity 68

1 INTRODUCTION

This “Technical Addendum” was prepared following the guidelines of the Rules of Georgia Department of Community Affairs, Chapter 110-12-1, Standards and Procedures for Local Comprehensive Planning, effective May 1, 2005. It is an extension of the “Analysis of Supportive Data and Information” in the Community Assessment.

2 POPULATION

This element presents an analysis of the current population characteristics and projections of future population growth. The information is a significant part of the foundation on which the plan is built. Evaluating historic population characteristics such as age, sex, race, and educational attainment statistics allows a community to see the changes that have occurred in its population over time and how it may change in the future.

This evaluation will provide an indicator as to what is likely to happen in the future if current trends continue. However, Talmo’s leaders have an opportunity to affect those trends to achieve a desired outcome. Thus, this element will introduce a series of scenarios that differ from previous growth trends in order to explore opportunities for the growth and development of the town while enabling a high quality of life for existing and future residents.¹

2.1 Historic Population Growth

According to the US Census Bureau the population of Talmo tripled from 1990 to 2000. The Census Bureau included the mobile home park on 129 north of Talmo as within the city limits. The mobile home park is not within the city limits and had a population of 183 in 2000. Therefore, the Census overestimated the population of Talmo by about 183 persons.

The Census estimated that the population of Talmo increased by 111 persons from 2000 to 2006, a 23% increase. This growth rate is not consistent with building

¹ The 2000 Census included the large mobile home park located on Highway 129 to the north of the city. This mobile home park is not located within the city limits. In 2000 the population of the mobile home park was approximately 190 people. The majority of the park’s residents are Hispanic or African-American and have low incomes, large families, and low educational attainment. The demographic data of the mobile home park significantly impacts the demographic data for Talmo as whole. The small size of Talmo and Census policies on privacy make it impossible to separate the mobile home park from the rest of the city’s data in many cases. This is especially true for information on age, income, and employment.

permit data or the experience of residents and elected officials. From 2000 to 2006 Jackson County grew by about 34%. However, Talmo is experiencing a significantly slower growth rate. There were two primary factors slowing population growth in Talmo, as compared to the County. The first is the limited available land for new development within the town limits. Although there is a large amount of vacant and undeveloped land in the community, the land owners have not made it available for development. The second reason for slower growth is the lack of sewer infrastructure that would support higher residential density on the land that is available.

The historic population growth of Talmo compared to Georgia and Jackson County is shown in Table 2.1 below:

Table 2.1: Historic Population Trends

	1980	1990	2000	2005	2006	Average Annual % Change 2000 to 2006
Georgia	5,463,105	6,478,216	8,229,820	9,072,576	9,363,941	2.3%
Jackson County	25,343	30,005	41,589	52,292	55,778	5.6%
Talmo	120	189	294	380	405	n/a*

Source: U.S. Bureau of the Census adjusted to remove mobile home park.

*Not calculated because Census estimates are inaccurate for Talmo.

2.2 Population Projections

Talmo can have a profound impact on its future growth rate through infrastructure improvements, marketing, rezoning and annexation. Four growth scenarios are projected in this report. The growth of Jackson County and some of her towns indicate that the demand for housing will support each of the scenarios. Below is a summary of each. Regardless of which scenario is ultimately chosen by the town, each will significantly impact service and infrastructure demand. Table 2.2 shows the projections described below.

Scenario 1 - Trend Growth

Future trends can often be extrapolated from historic statistics. Projecting growth then is simply an extension of the growth rate experienced by a community over time. As with any growth model, availability of land for development and economic factors can impact the trend. Between 1990 and 2006 the population of Talmo nearly tripled, growing an average of 25 persons per year. Continuing that trend into the future means that by the year 2030 a total of 1,186 persons would live within the City Limits. Under this scenario, the population growth rate for the City would decline to 2.1% by the end of the planning period. The Northeast

Georgia Regional Comprehensive Plan (2004) projects that the growth rate for Jackson County will slow to about 4% per year by 2030.

Scenario 2 – Infill development With No change in Agriculture Land Uses

Within the current limits of the city, approximately 225 acres are currently vacant or undeveloped. The Infill development scenario assumes that the City will be completely built-out by 2030. If current zoning is maintained and no property is annexed, the maximum allowable population could be 1,017 persons. This assumes that all vacant and undeveloped property is developed as it is currently zoned. This projection assumes that the maximum allowable number of housing units will be built on all currently vacant/undeveloped properties.

Scenario 3 – Infill development With Development of Agricultural Land Uses

This scenario assumes that land uses that are currently in agricultural production are “under-developed”. Talmo has approximately 665 acres in agricultural production. Approximately 300 acres of this land is zoned for residential use. If land that is currently being used for agriculture is developed to its maximum according to existing zoning, Talmo could have a population of 1,799 by 2030

Scenario 4 – Share of County Growth.

It is expected that Jackson County will continue to grow at a rapid rate. The Northeast Georgia RDC projects that the population of Jackson County will be 136,480 in 2030. The City of Talmo is within the West Jackson Census County Subdivision (WJCCS) of the County, which is expected to have a population of 36,330 in 2030 (Northeast Georgia Regional Comprehensive Plan, 2004). From 1980 to 2000 the share of the residents in the WJCCS residing in Talmo increased by 1.13% every ten years, increasing from 2.54% to 4.81% of the WJCCS. When the 1.13% growth rate is applied through 2030, 8.21% of the WJCS population would be in Talmo. Using this method, the population of Talmo is projected to reach 1,918 in 2030.

Table 2.2: Scenario 4 Methodology

	1980	1990	2000	2010	2020	2030
Jackson County	25,343	30,005	41,589	66,200	98,320	136,480
West Jackson County Subdivision	4,720	6,088	9,920	16,850	26,380	36,330
Talmo % of Subdivision	2.54%	3.10%	4.81%	5.94%	7.07%	8.21%
Talmo as % of Subdivision	120	189	477	890	1,393	1,918

Table 2.3: Population Projections of Scenarios

Year	Scenario 1	Scenario 2	Scenario 3	Scenario 4
2005	563	563	563	563
2010	688	654	810	890
2020	937	836	1305	1,393
2030	1,186	1,017	1,799	1,918

2.3 Households

In 1980 the US Census recorded 41 households in Talmo. By 2000 this number increased to 146. During that time the average number of people per household was not consistent with County and State trends. The trend for Jackson County and the State of Georgia has been a decreasing household size. Talmo's average household size actually increased from 1990 to 2000. Generally, the trend toward household size reduction is attributable to a reduction in the average number of children per family and an increase in the number of single parent households. Bucking the trend, Talmo has seen an increase in the number of two-parent families.

Table 2.4: Total Households

	1980	1990	2000	2005
Georgia	1,886,550	2,380,830	3,006,369	3,320,278
Jackson County	8,619	10,721	15,057	21,072
Talmo	41	71	146	n/a

Source: U.S. Bureau of the Census

Table 2.5: Average Household Size

	1980	1990	2000	2005
Georgia	2.84	2.66	2.65	2.66
Jackson County	2.91	2.73	2.71	2.66*
Talmo	2.92	2.66	3.27	3.00*

Source: U.S. Bureau of the Census

* Estimates: Woods and Poole Economics, Inc and Hall Consulting, Inc.

While household sizes allow for a comparison of households to local and state trends, household characteristics are more useful in planning. As stated earlier, the decline in average household size is often attributable to the rise in the number of single parent households. Looking at the household characteristics in Table 2.5, it is clear that Talmo has a significantly lower percentage of non-family households than Jackson County or the State of Georgia. Nearly half of the households in Talmo are families with children. This is considerably more than in Jackson County or the State of Georgia.

Table 2.6: 2000 Household Characteristics

	Georgia	Jackson County	Talmo
Total Households	3,006,369	15,057	146
Families	70.2%	76.3%	80.1%
Families with Children <18	35.0%	36.3%	48.6%
Non-Family Households	29.8%	23.7%	19.9%
Total Householders living alone	23.6%	19.7%	9.6%
over 65 & living alone	7.0%	7.3%	2.7%
Average Household Size	2.65	2.71	3.27
Average Family Size	3.14	3.10	3.41

Source: U.S. Bureau of the Census

2.4 Age Distribution

The age distribution of the population in Talmo reflects the prevalence of families with children. In 2000 the share of children under 14 in Talmo was much higher than in the State or in Jackson County. Not surprisingly these children are accompanied by young adults, ages 20-34. Talmo has a greater percentage of younger adults than the County of the State.

Projecting the age distribution for Talmo is difficult. There are several factors that will affect the age distribution in the future. For example, the type of developments that Talmo annexes in the future will impact the age distribution. If new single, family developments are annexed, the number of children and adults in their 30s and 40s will increase even more. **Table 2.6** below projects age distribution for Jackson County through 2030.

Although Talmo's share of seniors has decreased over time, one of the most important trends for the future is the rapidly growing population of seniors. The Atlanta area, like the rest of the country and many parts of the world, is experiencing a dramatic increase in its older adult population. Between 2000 and 2015 the aging population is expected to double in Atlanta. By 2030, one in five residents will be over the age of 60. Recent data support these projections. From 2000 to 2005, the older adult population grew by 30.6%, more than double the rate of growth in the region's population during the same period of time. (Atlanta Regional Commission, 2007)

Table 2.7: Age Distribution Projection, Jackson County

	2005	2010	2015	2020	2025	2030
TOTAL POPULATION	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
UNDER 5	7.0%	7.1%	7.4%	7.5%	7.4%	7.3%
5 TO 9	7.1%	6.8%	6.9%	7.2%	7.3%	7.2%
10 TO 14	7.4%	6.7%	6.5%	6.6%	6.9%	7.0%
15 TO 19	6.7%	6.7%	6.2%	6.0%	6.1%	6.4%
20 TO 24	7.6%	7.2%	7.3%	6.6%	6.5%	6.6%
25 TO 29	7.6%	8.1%	7.6%	7.7%	7.0%	7.0%
30 TO 34	7.7%	7.5%	8.0%	7.5%	7.6%	7.0%
35 TO 39	8.1%	7.3%	7.1%	7.5%	7.1%	7.3%
40 TO 44	7.8%	7.5%	6.8%	6.6%	7.0%	6.7%
45 TO 49	7.2%	7.3%	7.0%	6.4%	6.2%	6.6%
50 TO 54	5.7%	6.6%	6.7%	6.5%	6.0%	5.7%
55 TO 59	5.5%	5.2%	6.0%	6.1%	6.0%	5.5%
60 TO 64	4.4%	5.0%	4.7%	5.4%	5.6%	5.5%
65 TO 69	3.2%	3.7%	4.2%	3.9%	4.6%	4.7%
70 TO 74	2.5%	2.6%	3.0%	3.4%	3.2%	3.7%
75+	2.6%	2.6%	2.7%	2.8%	3.0%	3.3%
MEDIAN AGE	34.38	34.87	35.16	35.69	35.76	36.04

Source: Woods and Poole Economics, Inc. (2005)

Table 2.8: Talmo Age Data, 1990 and 2000

	Georgia	Jackson County	Talmo (2000)	Talmo (1990)
Total:	8,186,453	41,589	477	189
Under 5 years	595,150	3,021	49	8
5 to 9 years	615,584	3,227	47	16
10 to 14 years	607,759	3,076	38	12
15 to 19 years	596,277	2,852	33	12
20 to 24 years	592,196	2,521	51	17
25 to 29 years	641,750	2,968	61	17
30 to 34 years	657,506	3,397	56	19
35 to 39 years	698,735	3,572	35	14
40 to 44 years	654,773	3,278	24	10
45 to 49 years	573,017	2,723	21	14
50 to 54 years	506,975	2,685	22	9
55 to 59 years	375,651	2,215	11	8
60 to 64 years	285,805	1,733	8	7
65 to 69 years	236,634	1,329	9	11
70 to 74 years	199,061	1,012	3	6
75 to 79 years	157,569	866	5	6
80+	192,011	1,114	4	3

Source: U.S. Bureau of the Census

Table 2.9: Distribution of Population by Age, Talmo, Jackson County, and Georgia (2000)

	Georgia	Jackson County, Georgia	Talmo (2000)	Talmo (1990)
Total:	8,186,453	41,589	477	189
	100.00%	100.00%	100.00%	100.00%
Under 5 years	7.27%	7.26%	10.27%	4.23%
5 to 9 years	7.52%	7.76%	9.85%	8.47%
10 to 14 years	7.42%	7.40%	7.97%	6.35%
15 to 19 years	7.28%	6.86%	6.92%	6.35%
20 to 24 years	7.23%	6.06%	10.69%	8.99%
25 to 29 years	7.84%	7.14%	12.79%	8.99%
30 to 34 years	8.03%	8.17%	11.74%	10.05%
35 to 39 years	8.54%	8.59%	7.34%	7.41%
40 to 44 years	8.00%	7.88%	5.03%	5.29%
45 to 49 years	7.00%	6.55%	4.40%	7.41%
50 to 54 years	6.19%	6.46%	4.61%	4.76%
55 to 59 years	4.59%	5.33%	2.31%	4.23%
60 to 64 years	3.49%	4.17%	1.68%	3.70%
65 to 69 years	2.89%	3.20%	1.89%	5.82%
70 to 74 years	2.43%	2.43%	0.63%	3.17%
75 to 79 years	1.92%	2.08%	1.05%	3.17%
80+	2.35%	2.68%	0.84%	1.59%

2.5 Race and Ethnicity

In 1990, the City of Talmo was composed entirely of white residents. By 2000, the City had 20 (4.1%) African-American and 64 residents who reported themselves as “Other” (13.4%). The influx of non-white residents models the trend in Jackson County and throughout the region. The tables below show that the area is experiencing a dramatic increase in the number of Hispanic residents. The African American population in Jackson County grew at a much slower rate than in any nearby county. Jackson County’s population of Hispanics is expected to continue to grow at a rapid rate. However the share of hispanics in the county’s population is expected to remain constant at about 3%.

Table 2.10: Talmo Racial Distribution

Year	Total	White	Black	Other
1990	189	189	0	0
2000	477	379	20	64

Source: U.S. Bureau of the Census

Table 2.11: Jackson County Race Composition 1990-2005

Category	1980	1990	2000
White alone	22,548	26,942	37,016
Black or African American alone	2,750	2,904	3,234
American Indian and Alaska Native alone	21	60	73
Asian or Pacific Islander	15	55	400
other race	9	44	866

Source: U.S. Bureau of the Census

Table 2.12: Jackson County Race Composition 2005-2030

	2005	2010	2015	2020	2025	2030
TOTAL	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
WHITE POPULATION	88.3%	88.3%	88.4%	88.5%	88.4%	88.1%
BLACK	7.1%	6.8%	6.4%	6.0%	5.6%	5.4%
NATIVE AMERICAN	0.2%	0.2%	0.2%	0.2%	0.2%	0.2%
ASIAN AND PACIFIC ISLANDER	1.3%	1.7%	2.0%	2.3%	2.7%	3.1%
HISPANIC POPULATION	3.1%	3.0%	3.0%	3.0%	3.1%	3.2%

Source: Woods and Poole Economics, Inc. (2005)

Table 2.13: Regional Trends in Race and Hispanic Origin

	White			African-American			Hispanic Origin*		
	1990	2000	1990-2000 Annual Growth Rate	1990	2000	1990-2000 Annual Growth Rate	1990	2000	1990-2000 Annual Growth Rate
Banks	9,874	13,435	3.61%	364	464	2.75%	52	493	84.81%
Barrow	25,962	39,149	5.08%	3,354	4,483	3.37%	253	1,460	47.71%
Clarke	61,929	65,852	0.63%	22,935	27,656	2.06%	1,491	6,436	33.17%
Gwinnett	320,971	427,883	3.33%	18,175	78,224	33.04%	8,470	64,137	65.72%
Hall	83,108	112,470	3.53%	8,195	10,126	2.36%	4,558	27,242	49.77%
Jackson	26,942	37,016	3.74%	2,904	3,234	1.14%	160	1,249	68.06%
Madison	19,051	22,903	2.02%	1,849	2,176	1.77%	182	507	17.86%
Oconee	16,154	23,492	4.54%	1,315	1,683	2.80%	178	833	36.80%

Source: U.S. Bureau of the Census

2.6 Income

Table 2.11 shows that the median income in Talmo was significantly lower than the County or the State in 1999 and decreased from 1989 to 1999. The majority of Talmo households had a household income of less than \$40,000 per year in 1999. Jackson County has a lower average household income and per capita income than the State as well. However, it is expected that income within Jackson County will continue to increase at the same pace as the State. In 1999 nearly 18% of Talmo's residents lived below in poverty. This is significantly higher than Jackson County's 10%. The majority of Talmo's households in poverty are married couples with children.

Table 2.14: 1989 and 1999 Income Distribution, median income

	Georgia	Jackson County	Talmo (1999)	Talmo (1989)
Total:	3,007,678	15,029	140	71
Less than \$10,000	304,816	1,623	11	17
\$10,000 to \$19,999	353,735	2,021	23	4
\$20,000 to \$29,999	383,222	2,043	33	12
\$30,000 to \$39,999	363,686	1,749	12	15
\$40,000 to \$49,999	326,345	1,812	3	7
\$50,000 to \$74,999	593,203	3,268	42	10
\$75,000 to \$99,999	311,651	1,328	7	6
\$100,000 to \$124,999	157,818	584	0	0
\$125,000 to \$149,999	76,275	205	0	0
\$150,000 to \$199,999	66,084	227	6	0
\$200,000 or more	70,843	169	3	0
Median household income in 1999	\$42,433	\$40,349	\$30,750	\$32,083

Source: U.S. Census Bureau, Census 2000 Summary File 3

Table 2.15: 1989 & 1999 Income Distribution, Share of Household Income, Talmo Georgia, Jackson County

	Georgia (1999)	Jackson County (1999)	Talmo (1999)	Talmo (1989)
Total:	100.00%	100.00%	100.00%	100.00%
Less than \$10,000	10.13%	10.80%	7.86%	23.94%
\$10,000 to \$19,999	11.76%	13.45%	16.43%	5.63%
\$20,000 to \$29,999	12.74%	13.59%	23.57%	16.90%
\$30,000 to \$39,999	12.09%	11.64%	8.57%	21.13%
\$40,000 to \$49,999	10.85%	12.06%	2.14%	9.86%
\$50,000 to \$74,999	19.72%	21.74%	30.00%	14.08%
\$75,000 to \$99,999	10.36%	8.84%	5.00%	8.45%
\$100,000 to \$124,999	5.25%	3.89%	0.00%	0.00%
\$125,000 to \$149,999	2.54%	1.36%	0.00%	0.00%
\$150,000 to \$199,999	2.20%	1.51%	4.29%	0.00%
\$200,000 or more	2.36%	1.12%	2.14%	0.00%

Table 2.16: Income Trends* – Jackson County and Georgia (1996 \$)

	1980	1990	2000	2005	2010	2020	2030
Average Household Income							
Jackson County	\$35,377	\$46,011	\$59,561	\$54,191	\$56,206	\$61,288	\$68,057
Georgia	\$43,059	\$54,707	\$69,671	\$70,471	\$73,470	\$81,196	\$91,854
Per Capita Income							
Jackson County	\$12,178	\$16,765	\$21,911	\$20,288	\$21,327	\$23,525	\$25,809
Georgia	\$15,129	\$20,457	\$26,183	\$26,809	\$28,244	\$31,306	\$34,733

Source: Woods & Poole Economics, Inc.

*This data is unavailable at the City level for Talmo.

Table 2.17: Poverty– Talmo, Jackson County, and Georgia (1999)

	Georgia	Jackson County	Talmo town	Georgia	Jackson County	Talmo
Total:	7,959,649	40,725	477	100.00%	100.00%	100.00%
Income in 1999 below poverty level:	1,033,793	4,878	87	12.99%	11.98%	18.24%
Under 65 years:	931,565	4,148	85	11.70%	10.19%	17.82%
In married-couple families	257,939	1,570	59	3.24%	3.86%	12.37%
In other families:	484,668	1,945	16	6.09%	4.78%	3.35%
Male householder, no wife present	73,153	507	16	0.92%	1.24%	3.35%
Female householder, no husband present	411,515	1,438	0	5.17%	3.53%	0.00%
Unrelated individuals	188,958	633	10	2.37%	1.55%	2.10%

Source: US Census

2.7 Educational Attainment

Education attainment levels in Talmo are indicated in Table 2.15 below.

Approximately 40% of Talmo’s adults did not have a high school diploma in 2000. This is significantly higher than the 31% of Jackson County in the same category. Also, only 24% of Talmo’s adults have at least some college education while 34% of County adults have some college education. Both Talmo and Jackson County lag behind the state in higher education attainment: 51% of adults in the State of Georgia had some college education in 2000.

Table 2.18: 2000 Education Level Attainments (among persons age 25 and older)

	Total			Percent of Total		
	Georgia	Jackson County	Talmo	Georgia	Jackson County	Talmo
Total	5,185,965	26,849	220	100%	100%	100%
8th grade or less	393,197	3,075	63	8%	11%	29%
Some high school, no diploma	718,152	5,495	31	14%	20%	14%
High school graduate (includes equivalency)	1,486,006	9,541	74	29%	36%	34%
Some college or Associates Degree	1,328,432	5,585	25	26%	21%	11%
Bachelor's degree	829,873	2,017	19	16%	8%	9%
Master's degree	288,888	727	4	6%	3%	2%
Professional school degree	97,174	312	0	2%	1%	0%
Doctorate degree	44,243	97	4	1%	0%	2%

Source: US Census

3 ECONOMIC DEVELOPMENT

This section provides an analysis of the economic characteristics of the Town of Talmo, Georgia. This includes an inventory and assessment of the economic base, labor force, the economic resources available, and the economic trends of the community. The following are the statewide planning goals and the quality community objectives concerning economic activity. The assessments provided in this section considered these goals and objectives for formulating any observations.

Economic Development Goal: To achieve a growing and balanced economy, consistent with the prudent management of the state's resources, that equitably benefits all segments of the population.

Growth Preparedness Objective: Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These may include housing and infrastructure (roads, water, sewer and telecommunications) to support new growth, appropriate training of the workforce, ordinances to direct growth as desired, or leadership capable of responding to growth opportunities.

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

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

The Economic Development Section of the Town of Talmo Comprehensive Plan is divided into four subsections. The first is an inventory of the economic base of the community. This includes employment by sector, earnings by sector, average weekly wages, personal income by type, major economic activity and special or unique economic activity. The second subsection describes the labor force, including employment by occupation, employment status, unemployment, and commuting patterns. This is followed by an assessment of the economic base and labor force for the Town of Talmo. The last subsection provides an inventory and analysis of the economic development resources available, including any agencies, programs or tools available as well as education and training opportunities of the labor force. Some data may only be available at the county level.

3.1 Economic Base

The economic base of the community is provided by the various sectors and industries that constitute the communities economy. The importance in providing an assessment of the community’s economic base relates to identifying existing problems that may be alleviated through the comprehensive plan and avoiding potential problems caused by improper planning. As an example, a community may wish to reduce unemployment by aggressively marketing high tech industries, only to find their labor force is not sufficiently skilled and training programs are inadequate.

3.1.1 Employment by Sector

The total employment by sector is provided in Table 3.1 for the year 2000. The data source is the U.S. census which is performed every 10 years and is a statistical sample (STF-3 File). Due to Talmo’s small size, there is no historic data on employment by sector available for Talmo. The employment numbers represent where the residents of the Town of Talmo are working. They do not represent the types of employment within the Town, but offer an indicator for the type of work in the area.

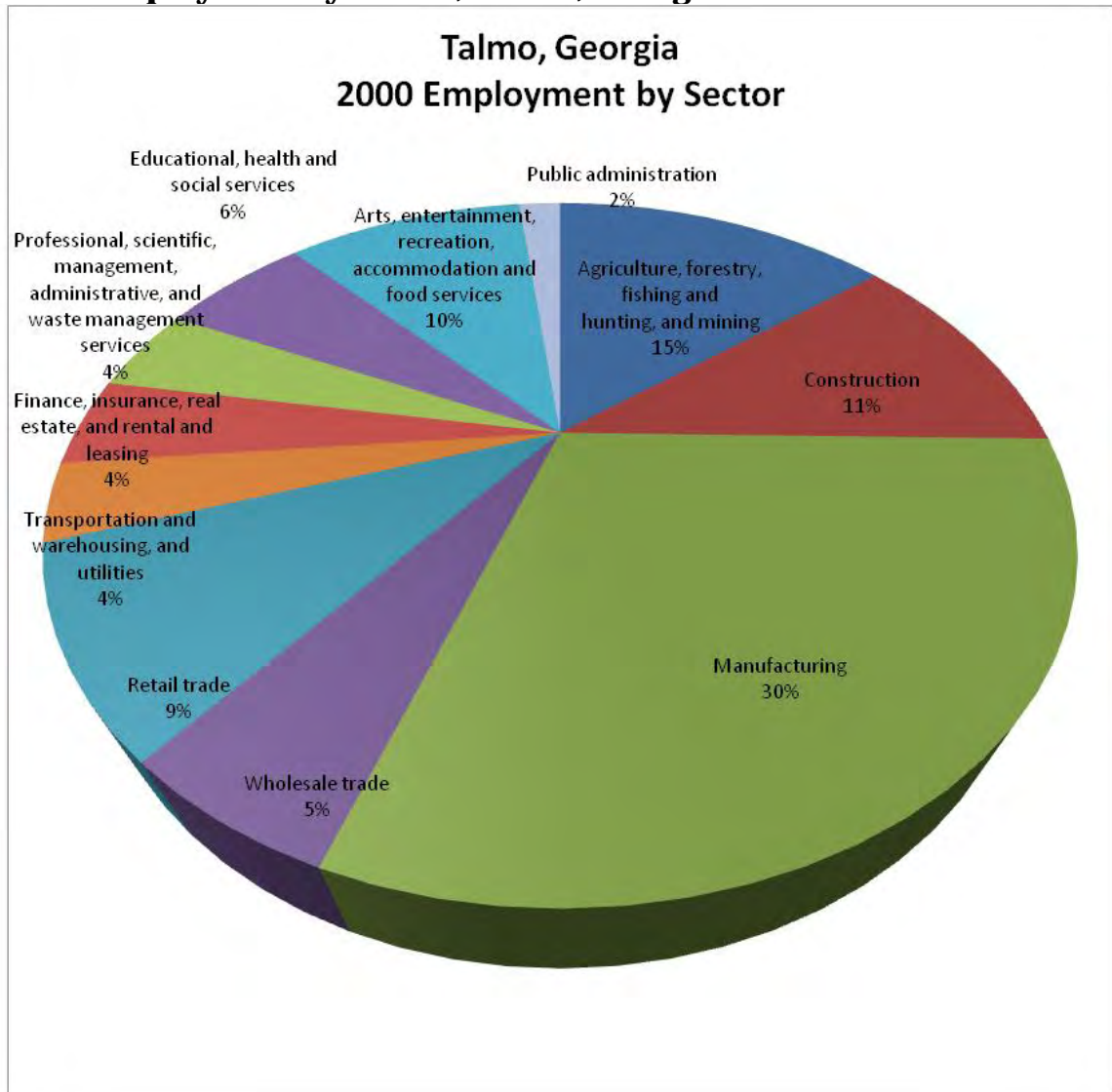
Table 3.1 Employment By Sector, Talmo, Georgia

INDUSTRY	Number of Employees	Percent
Agriculture, forestry, fishing and hunting, and mining	24	14.5
Construction	18	10.8
Manufacturing	50	30.1
Wholesale trade	9	5.4
Retail trade	15	9
Transportation and warehousing, and utilities	6	3.6
Information	0	0
Finance, insurance, real estate, and rental and leasing	7	4.2
Professional, scientific, management, administrative, and waste management services	7	4.2
Educational, health and social services	10	6
Arts, entertainment, recreation, accommodation and food services	17	10.2
Other services (except public administration)	0	0
Public administration	3	1.8

Source: U.S. Census STF-3

Figure 3.1 provides the above information in a graphic format. The primary sector that Talmo's residents are employed is manufacturing.

Figure 3.1 Employment by Sector, Talmo, Georgia



The U.S. Census also prepares the County Business Patterns. The County Business Patterns is an annual series that provides sub-national economic data by industry. The series is useful for studying the economic activity of small areas; analyzing economic changes over time; and as a benchmark for statistical series, surveys, and databases between economic censuses. Businesses use the data for

analyzing market potential, measuring the effectiveness of sales and advertising programs, setting sales quotas, and developing budgets. Government agencies use the data for administration and planning.

County Business Patterns covers most of the country's economic activity. The series excludes data on self-employed individuals, employees of private households, railroad employees, agricultural production employees, and most government employees. The County Business Patterns program is tabulated on a North American Industry Classification System (NAICS) basis since 1998. Data for 1997 and earlier years are based on the Standard Industrial Classification (SIC) System.

The detailed statistics are provided in Table 3.2 for Jackson County. The number of establishments is available at the zip-code level and is provided in Table 3.2. Both tables provide payroll data which will be elaborated under the labor force discussion later.

Table 3.2 Jackson County, 2005 County Business Patterns
(\$ = 1000)

Industry Code Description	Number of Employees for week including March 12	Payroll		Total Establishments
		1st Quarter	Annual	
Total	16,189	107,126	458,897	1,266
Forestry, fishing, hunting, and agriculture support	20	139	680	6
Mining	20-99	-	-	4
Utilities	100-249	-	-	5
Construction	1,062	7,490	35,639	236
Manufacturing	4,423	35,662	144,275	71
Wholesale trade	1,045	8,126	34,739	70
Retail trade	3,629	19,141	79,162	255
Transportation & warehousing	803	6,355	28,092	54
Information	130	1,012	4,526	15
Finance & insurance	397	3,320	14,941	59
Real estate & rental & leasing	198	1,343	5,079	49
Professional, scientific & technical services	382	2,815	13,971	85
Management of companies & enterprises	20-99	-	-	3
Admin, support, waste mgt, remediation services	352	1,659	8,086	68
Educational services	78	491	2,075	11
Health care and social assistance	922	5,257	24,944	63
Arts, entertainment & recreation	140	635	3,957	17
Accommodation & food services	1,726	6,156	28,222	78
Other services (except public administration)	518	2,713	11,645	110
Unclassified establishments	1	1	116	7

Table 3.3, Zip Code 30575 (Talmo), 2005 County Business Patterns

Total for ZIP Code 30575
 Number of establishments: 17
 Number of employees: 95

First quarter payroll in \$1,000: 662
 Annual payroll in \$1,000: 3,428

Industry Code Description	Number of Establishments by Employment-size class				
	Total Estat	1-4	5-9	10-19	20-49
Total	17	11	2	2	2
Construction	4	1	0	1	2
Manufacturing	2	0	2	0	0
Wholesale trade	2	2	0	0	0
Retail trade	3	2	0	1	0
Transportation & warehousing	1	1	0	0	0
Real estate & rental & leasing	2	2	0	0	0
Professional, scientific & technical services	1	1	0	0	0
Other services (except public administration)	2	2	0	0	0

3.1.2 Earning by Sector

Data for earnings by sector is available from the U.S. Economic Census. This census is performed every 5 years. The latest is from the year 2002; however, data is not available at the city level for Talmo. Table 3.4 on the following page provides the gross sales for business located in Jackson County, Georgia. Certain sectors are not provided due to reporting restrictions.

Table 3.4 Jackson County, 2002 Economic Census

Sector	Number of Establishments	(\$1,000)		Paid Employees
		Sales	Payroll	
Mining (not published for counties)	X	X	X	X
Utilities (not published for counties)	X	X	X	X
Construction (not published for counties)	X	X	X	X
Manufacturing	67	819,774	127,958	4,319
Wholesale trade	55	533,822	30,876	1,102
Retail trade	259	519,021	54,354	2,783
Transportation & warehousing (not published for counties)	X	X	X	X
Information	11	N	7,298	179
Finance & insurance (not published for counties)	X	X	X	X
Real estate & rental & leasing	37	19,460	3,035	189
Professional, scientific, & technical services	56	26,693	6,772	209
Management of companies & enterprises (not published for counties)	X	X	X	X
Administrative & support & waste management & remediation service	44	22,283	7,550	350
Educational services	5	1,378	403	7
Health care & social assistance	48	37,808	19,368	773
Arts, entertainment, & recreation	8	20,605	3,377	72
Accommodation & food services	65	84,363	12,085	1,085
Other services (except public administration)	60	25,355	7,087	277

3.1.3 Major Economic Activity

The Town of Talmo has a variety of small businesses that serve mostly the local market. The larger employers are located in nearby Jefferson, Braselton, Pendergrass and Commerce. Table 3.5 on the follow page provides the major employers of Jackson County. Since some of these businesses have the potential of employing Talmo residents, it is important to include them in this assessment.

Table 3.5 Top 25 Employers in Jackson County

Jackson County's Largest Employers Updated February 2007	
Wayne Farms (Pendergrass)	1,400
Jackson County Board of Education (Jefferson)	1,000
Kubota International Equipment (Jefferson)	539
Baker & Taylor Books (Commerce)	515
Mission Foods (Pendergrass)	478
Jackson EMC (Jefferson)	475
Jackson County Government	460
Chateau Elan (Braselton)	440
BJC Medical Center (Commerce)	429
Havertys (Braselton)	395
Caterpillar (Pendergrass)	302
Jefferson City Board of Education	300
Toyota Automotive Compressor Group (Pendergrass)	275
Roper Pump (Commerce)	220
Commerce City Board of Education	206
King's Delight	200
Huber Engineered Woods (Commerce)	199
Mayfield Dairy (Braselton)	190
Ten Cate Nicolon	187
Southeast Toyota Distributors (Commerce)	172
Home Depot (Braselton)	150
Year One (Braselton)	150
Buhler Yarns (Jefferson)	149
Louisiana Pacific Corp. (Commerce)	144
Universal Forest Products (Jefferson)	110

Source: Jackson County Chamber of Commerce

3.1.4 Special and Unique Economic Activity

There is currently no special or unique economic activity within the city limits. However, with the completion of the 129 Bypass between Talmo and Gainesville, there may be development pressure on Talmo's undeveloped and agricultural lands.

3.2 Labor Force

The labor force is the population of persons employed and those looking for and available to work. The local labor force is composed of the number of individuals for whom jobs are required and are simultaneously the group of persons from which an employer can draw needed employees. Too few persons in the labor force causes a community to have a labor shortage. Too many people in the labor force relative to the jobs base and unemployment or low wages will likely result. Labor force statistics should be examined in tandem with the number of persons of working age and the share of male and female members of the labor force. A low relative participation rate can be associated with an elderly or a young population. It also can mean that people have left the labor force after having become discouraged due to a lack of jobs, a disability, or the low average wage paid per job. We know that over the last twenty years, female participation rates have increased and male participation rates have decreased. This trend has emerged as the economy has moved toward employment in the services sector. Men have traditionally been paid higher wages than women; a low rate of male labor force participation may be a secondary sign of low average family incomes.

3.2.1 Employment by Occupation

Occupation is related to the type of work an individual performs within an industry. It is, in general, a reflection of the skills available to that person. However, if jobs are not available an individual may be forced to move or accept employment where their skills are not fully utilized. Table 3.6 provides a breakdown of employment in Jackson County by occupation

Table 3.6 Employment by Occupation, Jackson County, Georgia

	Jackson		Jackson Area	
	NUMBER	PERCENT	NUMBER	PERCENT
Total Civilian Labor Force	20,237	100.0	526,794	100.0
Management, Business and Financial Workers	1,904	9.4	69,969	13.3
Science, Engineering and Computer Professionals	425	2.1	29,807	5.7
Healthcare Practitioner Professionals	264	1.3	12,799	2.4
Other Professional Workers	1,340	6.6	56,608	10.8
Technicians	424	2.1	11,024	2.1
Sales Workers	2,288	11.3	68,326	13.0
Administrative Support Workers	2,961	14.6	84,681	16.1
Construction and Extractive Craft Workers	1,562	7.7	28,014	5.3
Installation, Maintenance and Repair Craft Workers	1,437	7.1	25,100	4.8
Production Operative Workers	2,773	13.7	39,348	7.5
Transportation and Material Moving Operative Workers	1,091	5.4	18,129	3.4
Laborers and Helpers	1,108	5.5	23,823	4.5
Protective Service Workers	344	1.7	6,772	1.3
Service Workers, except Protective	2,246	11.1	50,047	9.5
Unemployed, No Civilian Work Experience Since 1995	70	0.4	2,347	0.5

Source: U.S. Census Bureau - 2000 Decennial Census.(EEO Data Tools)

3.2.2 Employment Status

The region as a whole is experiencing relatively low unemployment rates. When compared to the State of Georgia and the United States at 4.6%, Jackson Counties 3.9% is significantly lower. The Jackson County area as a whole had an unemployment rate of 3.7%. Table 3.7 provides an overview of these labor statistics.

Table 3.6 Employment Statistics, Jackson County, Georgia

2006 ANNUAL AVERAGES

	Labor Force	Employed	Unemployed	Rate
Jackson	26,992	25,932	1,060	3.9%
Banks	9,730	9,414	316	3.2%
Barrow	31,655	30,333	1,322	4.2%
Clarke	61,628	59,199	2,429	3.9%
Gwinnett	412,993	396,127	16,866	4.1%
Hall	86,559	83,263	3,296	3.8%
Madison	16,090	15,511	579	3.6%
Oconee	17,878	17,328	550	3.1%
Jackson Area	663,525	637,107	26,418	3.7%
Georgia	4,741,860	4,522,025	219,835	4.6%
United States	151,428,000	144,427,000	7,001,000	4.6%

Note: This series reflects the latest information available. Labor Force includes residents of the county who are employed or actively seeking employment.

Source: Georgia Department of Labor; U.S. Bureau of Labor Statistics.

3.2.3 Average Weekly Wages

Weekly wage averages for 2006 are available for Jackson County and the surrounding area from the Georgia Department of labor on the following page. The overall average wage for Jackson County for all industries is \$583. This is less than the average for the region which is \$627 and for the State of Georgia which is \$776. However, Jackson County is leading in wages for several categories when compared to the region. Table X.X on the following page provides wage information by employment sector.

Table 3.7 2006 Average Weekly Wages, Jackson County, Georgia

Industry Mix - 2006

INDUSTRY	Jackson				Jackson Area			
	NUMBER OF FIRMS	EMPLOYMENT NUMBER	PERCENT	WEEKLY WAGE	NUMBER OF FIRMS	EMPLOYMENT NUMBER	PERCENT	WEEKLY WAGE
Goods-Producing	346	5,923	30.3	702	6,061	96,570	18.9	749
Agriculture, Forestry, Fishing & Hunting	19	148	0.8	578	111	1,447	0.3	787
Mining	2	*	*	*	18	351	0.1	858
Construction	247	1,173	6.0	702	4,442	34,459	6.7	707
Manufacturing	78	4,558	23.3	704	1,490	60,316	11.8	752
Food Manufacturing	11	2,022	10.3	540	91	15,058	2.9	566
Beverage & Tobacco Product Manufacturing	1	*	*	*	12	222	0.0	764
Textile Mills	3	*	*	*	27	2,295	0.4	794
Textile Product Mills	2	*	*	*	50	484	0.1	445
Apparel Manufacturing	2	*	*	*	20	462	0.1	537
Wood Product Manufacturing	7	412	2.1	1,081	54	2,870	0.6	662
Printing and Related Support Activities	6	33	0.2	448	206	2,748	0.5	571
Chemical Manufacturing	4	104	0.5	988	81	3,602	0.7	1,181
Plastics & Rubber Products Manufacturing	6	417	2.1	528	52	2,665	0.5	668
Nonmetallic Mineral Product Mfg	4	*	*	*	96	2,999	0.6	738
Fabricated Metal Product Manufacturing	6	246	1.3	819	188	3,644	0.7	712
Machinery Manufacturing	6	370	1.9	918	100	4,635	0.9	860
Electrical Equipment and Appliances	1	*	*	*	30	3,047	0.6	886
Transportation Equipment Manufacturing	5	357	1.8	834	38	2,675	0.5	767
Furniture and Related Product Mfg	10	57	0.3	575	140	1,877	0.4	633
Miscellaneous Manufacturing	4	23	0.1	941	173	3,605	0.7	783
Service-Providing	934	10,436	53.3	524	28,141	344,362	67.3	570
Utilities	4	*	*	*	31	1,193	0.2	1,136
Wholesale Trade	94	1,508	7.7	756	3,234	39,144	7.6	807
Retail Trade	235	2,925	14.9	446	4,263	70,486	13.8	481
Transportation and Warehousing	43	793	4.1	653	763	9,715	1.9	717
Information	10	*	*	*	544	14,004	2.7	786
Finance and Insurance	66	324	1.7	768	2,106	22,179	4.3	871
Real Estate and Rental and Leasing	61	198	1.0	501	1,796	7,704	1.5	696
Professional and Technical Services	100	343	1.8	759	4,426	26,799	5.2	726
Management of Companies and Enterprises	2	*	*	*	143	7,036	1.4	1,028
Administrative and Waste Services	73	717	3.7	426	2,365	41,898	8.2	492
Educational Services	6	*	*	*	354	4,747	0.9	574
Health Care and Social Assistance	63	555	2.8	508	2,372	39,624	7.7	634
Arts, Entertainment, and Recreation	11	160	0.8	754	362	4,329	0.8	518
Accommodation and Food Services	78	2,066	10.6	296	2,279	42,421	8.3	234
Other Services, Ex. Public Admin	75	308	1.6	458	2,410	12,392	2.4	441
Unclassified - industry not assigned	13	18	0.1	724	693	696	0.1	658
Total - Private Sector	1,280	16,359	83.6	613	34,202	440,932	86.2	659
Total - Government	57	3,219	16.4	668	626	70,771	13.8	693
State Government	16	144	0.7	598	176	18,819	3.7	571
Local Government	32	2,949	15.1	543	332	46,515	9.1	595
Federal Government	9	126	0.6	862	118	5,437	1.1	914
ALL INDUSTRIES	1,337	19,578	100.0	583	34,828	511,706	100.0	627
ALL INDUSTRIES - Georgia					266,560	4,023,824		776

Note: *Denotes confidential data relating to individual employers and cannot be released. These data use the North American Industrial Classification System (NAICS) categories. Average weekly wage is derived by dividing gross payroll dollars paid to all employees - both hourly and salaried - by the average number of employees who had earnings; average earnings are then divided by the number of weeks in a reporting period to obtain weekly figures. Figures in other columns may not sum accurately due to rounding since all figures represent the Annual 2006.

Source: Georgia Department of Labor. These data represent jobs that are covered by unemployment insurance laws.

3.2.4 Trends in Personal Income by Type

Personal income has significantly increased from 1990 to 2000. Income for the Jackson County has kept pace with inflation. Talmo has outpaced the county in personal income growth. Table 3.9 provides personal income statistics by category.

Table 3.8 Personal Income, Talmo, Georgia

Talmo: Personal Income by Type (in dollars)		
Category	1990	2000
Total income	2,384,727	6,943,300
Aggregate wage or salary income for households	1,788,155	5,642,000
Aggregate other types of income for households	73,182	155,400
Aggregate self employment income for households	143,378	233,900
Aggregate interest, dividends, or net rental income	74,948	434,700
Aggregate social security income for households	157,499	302,100
Aggregate public assistance income for households	24,640	11,900
Aggregate retirement income for households	122,925	163,300

3.2.5 Commuting Patterns

The majority of labor force living in Talmo worked outside the city limits. Only 8 of the 164 employed persons worked within the Town of Talmo in 2009. The Cities of Jefferson, Commerce, Pendergrass and Braselton contain the major employers and may be employing many of Talmo’s residents. Also the proximity to Athens-Clarke County, Gainesville and Interstate 85 which provide access to higher paying jobs may also influence commuting patterns.

Table 3.9 Place of Work, Talmo, Georgia

Labor Force by Place of Work Town of Talmo		
Category	1990	2000
Total population	189	477
Worked in State of residence	90	164
Worked in place of residence	9	8
Worked outside of place of residence	81	156
Worked outside of state of residence	0	0

3.2.7 Economic Trends and Assessment

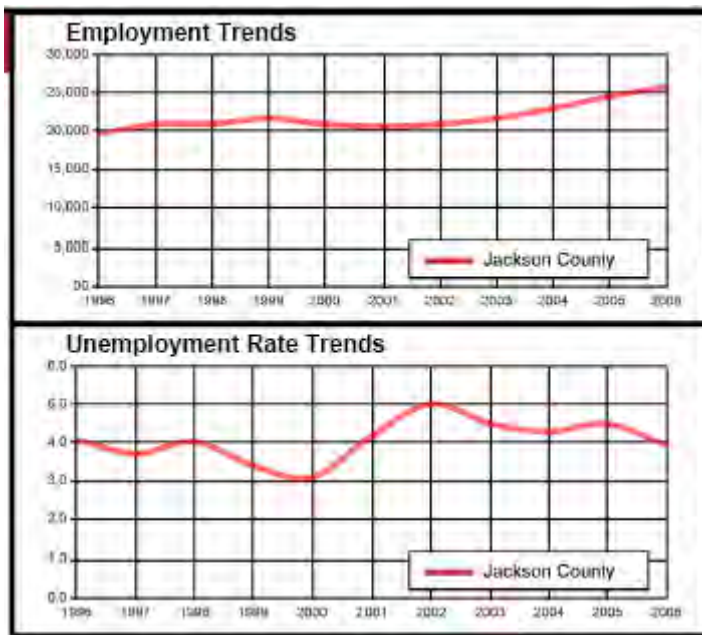
There is very little economic data available for analysis for Talmo. Analysis must be done at the County level. The overall economic base for Jackson County as a whole is in fairly good shape. However, wages are below regional averages and some industrial sectors are not well represented within Jackson County. Table 3.11 provides the “Location Quotients” for various sectors in Jackson County. This statistic compares national averages with local averages to assess whether a sector would have excess capacity and thus be able to export services and/or products. A number above 1.0 would mean a location has more than the national average.

Talmo will benefit from the overall economic health of Jackson County and the region as a whole. The upgrade of S.R. 129 to a four lane divided road from Gainesville to Athens should be completed early in the 20 year plan. The influence of this roadway will be significant to the Town of Talmo.

Since reporting procedures prevent some information to be disclosed care should be taken when using this data. However, in general, Jackson County has a healthy construction, manufacturing, wholesale trade and retail trade sector participation. Jackson County is lacking in information, finance and insurance, real estate, rental and leasing, professional and technical services and other general services.

Table 3.10 Location Quotients: Comparing Jackson County to Georgia and the Nation

Industry Description	U.S. Industry Employment 2003	Georgia Industry Employment	Jackson County Industry Employment	Georgia Location Quotient	Jackson County Location Quotient
Industry total	127,795,827	3,783,232	15,414	1.00	1.00
Agriculture, forestry, fishing and hunting	1,163,686	26,567	-	0.77	0.00
Mining	500,232	7,146	-	0.48	0.00
Utilities	829,562	20,438	-	0.83	0.00
Construction	6,868,738	196,053	1,238	0.96	1.49
Manufacturing	14,513,657	449,717	4,002	1.05	2.29
Wholesale trade	5,589,242	205,247	1,094	1.24	1.62
Retail trade	14,993,946	445,677	2,989	1.00	1.65
Transportation and warehousing	5,085,388	171,279	90	1.14	0.15
Information	3,321,420	125,255	103	1.27	0.26
Finance and insurance	5,809,484	154,163	216	0.90	0.31
Real estate and rental and leasing	2,099,651	58,423	183	0.94	0.72
Professional and technical services	6,744,928	194,830	264	0.98	0.32
Management of companies and enterprises	1,660,137	51,729	-	1.05	0.00
Administrative and waste services	7,640,043	245,979	-	1.09	0.00
Educational services	11,293,097	345,183	-	1.03	0.00
Health care and social assistance	15,434,396	392,174	68	0.86	0.04
Arts, entertainment, and recreation	2,183,120	37,665	32	0.58	0.12
Accommodation and food services	10,397,431	312,466	1,025	1.02	0.82
Other services, except public administration	4,312,477	100,170	192	0.78	0.37
Public administration	7,147,222	224,142	728	1.06	0.84



3.3 Economic Development Resources

3.3.1 Economic Development Agencies

Georgian Department of Community Affairs

The Department of Community Affairs (DCA) administers and/or assists communities with various economic development tools. These include but are not limited to funds from the Appalachian Regional Commission, One Georgia, and other state and federal agencies/organizations. These programs and eligibility are summarized in the document “Economic Development Finance Programs dated October 2007” (EDFP). This is a recent update to the “Catalog of State Financial Assistance Programs” Published in 2002.

Georgia Department of Economic Development

The Georgia Department of Economic Development (GDEcD) is the principal state-level agency engaged in business, trade partnership and tourist recruitment. The agency is led by an experienced board which includes executives from many of the state's leading employers. GEDcD works in collaboration with multiple state and federal programs, and maintains a worldwide marketing campaign targeting more than 15,000 companies with the potential to expand or relocate in Georgia.

Georgia Power, Economic Development Division

Georgia Power's Economic Development Division is charged with the responsibility of attracting businesses to the state. The Division is engaged in marketing the state of Georgia to potential investors and maintaining a database of sites appropriate for business investment. Georgia Power also serves as a consultant to local communities by providing technical advice on how to attract business investment. In addition to these services, Georgia Power's Community Development Department acts as a clearinghouse for communities to identify funding opportunities to make substantive and aesthetic improvements to local infrastructure.

Jackson County Chamber of Commerce

The Jackson County Area Chamber of Commerce serves as the economic development agency for the county and its nine municipalities.

Joint Development Authority of Northeast Georgia and Jackson County Industrial Development Authority

These economic development authorities serve Jackson County and the City of Talmo.

3.3.2 Economic Development Tools

There are over 100 programs for economic assistance summarized in the EDFP. Jackson County falls into the transitional category of the Appalachian Regional Commission and is available for 50% funding from this source. They are also eligible for Federal Low Income Tax Credit funds.

3.3.3 Analysis Economic Development Resources

The City of Talmo has access to many Economic Development Agencies and tools. The primary resource for economic development should be the Economic Development Authorities (both the local and the multi-county). City of Talmo staff may also seek assistance directly from the DCA. There is no apparent deficiency in grants, loans, and technical assistance available to the Town of Talmo.

3.3.4 Education and Training Opportunities

Education opportunities are described in the Community Facilities section of this report. Specific educational opportunities that support economic development are listed below.

Georgia Quickstart Through the Office of Economic Development Programs, the Department of Adult and Technical Education provides a number of programs and services designed to assist businesses and industries with their training needs. These include Quick Start, Georgia's economic development training incentive, as well as other programs delivered through the Office of Economic Development Programs at each technical college. Continuing education, administration of Georgia's Retraining Tax Credit, the Certified Economic Developer Trainer (CEDT) program, and new program incubation are also responsibilities of Economic Development programs.

These programs serve Georgia's new, expanding and existing industries through training and developing solutions to the challenges facing Georgia's businesses, particularly in the area of developing a skilled workforce. Athens Technical College and Lanier Technical College are the closest service providers to Talmo.

Athens Career Center The Athens Career Center is run by the Georgia Department of Labor. The Career Center offers employment services, orientation assessment, job referrals, self-help job search, job development, referral to community services, and other services to businesses and potential employees.

University of Georgia Small Business Development Center - Athens Office The Small Business Development Center is a service of the University of Georgia. They provide business consulting, business training workshops, and marketing and research services are available to assist individuals with the start-up of new businesses or the expansion of existing businesses.

University of Georgia The University of Georgia offers many outreach and economic development services that residents and businesses in Jackson County can take advantage of. Examples include the Center for Agribusiness and Economic Development and the Cooperative Extension Service.

Other Education and Training Options Higher learning and advanced training are attainable in the City of Talmo. All within a 90-minute drive are: Georgia Tech, Georgia

State University and Emory University. Less than 30 minutes away are Gainesville College, Brenau University, and the University of Georgia. With access to Georgia Tech and Emory University, Jackson County businesses have the advantage of innovative developments in engineering and medicine, among other disciplines. Georgia Tech, one of the top engineering schools in the country, also runs the highest-ranked voluntary co-op program in the United States. Access to the University of Georgia provides local industry with up-to-date research on environmental, ecological, agricultural and chemical technologies.

4 HOUSING

The Housing Element is important to the City of Talmo because of the opportunity to inventory its current housing stock and evaluate the housing in terms of affordability, condition and occupancy.

4.1 Housing Types and Mix

The U.S. Census shows mobile homes as the most prevalent type of housing in Talmo. However, a field survey shows that single family detached homes are the most common housing type. It is difficult to ascertain exactly how many mobile homes versus single family homes are in Talmo. According to the US Census single family detached and mobile homes account for all but six of the remaining units. The existing types of housing units located in the City of Talmo are presented in the table below.

Table 4.1: Types of Housing 2000

	United States	Georgia	Jackson County	Talmo
Total:	115,904,641	3,281,737	16,226	142
1, detached	69,865,957	2,107,317	10,258	65
1, attached	6,447,453	94,150	67	0
2 units	4,995,350	90,370	332	0
t3 or 4	5,494,280	132,535	220	6
5 to 9	5,414,988	173,385	204	0
10 to 19	4,636,717	129,276	65	0
20 to 49	3,873,383	57,825	40	0
50 or more	6,134,675	97,628	13	0
Mobile home	8,779,228	394,938	5,003	71
Boat, RV, van, etc.	262,610	4,313	24	0

Source: U.S. Bureau of the Census (SF3)

Since the 2000 Census, the number and types of housing units have changed. Since the 2000 Census, Talmo has issued 20 residential building permits, all for single family units.

4.2 Age and Condition of Housing

91 of the 146 housing units in Talmo were rentals in 2000. The vacancy rate was low, with only 4 vacant units in the city. Table 4.3 shows that there were 31 mobile homes built before 1990 and 28 mobile homes built before 1980 in 2000. 91 of the 146 housing units in Talmo were rentals in 2000.

Table 4.2: Age of Housing, 2000

	United States	Georgia	Jackson County	Talmo
Total:	100%	100%	100%	100%
Built 1999 to March 2000	2%	4%	8%	4%
Built 1995 to 1998	7%	13%	16%	1%
Built 1990 to 1994	7%	11%	12%	11%
Built 1980 to 1989	16%	22%	18%	37%
Built 1970 to 1979	18%	19%	15%	25%
Built 1960 to 1969	14%	13%	10%	3%
Built 1950 to 1959	13%	9%	7%	2%
Built 1940 to 1949	7%	4%	5%	1%
Built 1939 or earlier	15%	6%	9%	15%

Source: U.S. Bureau of the Census (sf3)

Table 4.3: Condition of Housing, 2000

	1990	2000
Total housing units	74	142
Complete Plumbing Facilities	74	142
Lacking Plumbing Facilities	0	0
Complete kitchen facilities	74	142
Lacking complete kitchen facilities	0	0

Source: U.S. Bureau of the Census (SF3)

Table 4.4: Talmo, Age of Housing by Housing Type, 2000

	Owner Occupied	Renter
Total	44	93
Built 1999 to March 2000:	0	6
Attached 2-4 units	0	6
Built 1995 to 1998:	2	0
Detached single family	2	0
Built 1990 to 1994:	9	7
Detached single family	7	0
Mobile home	2	7
Built 1980 to 1989:	10	42
Detached single family	7	11
Mobile home	3	31
Built 1970 to 1979:	8	28
Detached single family	8	0
Mobile home	0	28
Built 1960 to 1969:	0	4
Detached single family	0	4
Built 1950 or earlier:	15	6
Detached single family	15	6

Table 4.5: Occupancy Characteristics (2000)

	Georgia	Jackson County	Talmo town
Total:	3,281,737	16,226	150
Occupied	3,006,369	15,057	146
Owner occupied	2,029,154	11,276	55
Renter occupied	977,215	3,781	91
Vacant	275,368	1,169	4
For rent	86,905	369	2
For sale only	38,440	250	0
Rented or sold, not occupied	20,353	117	0
For seasonal, recreational, or occasional use	50,064	60	1
For migrant workers	969	3	0
Other vacant	78,637	370	1

Source: U.S. Bureau of the Census (sf1)

4.3 Cost of Housing

The cost of housing in Talmo is an important consideration in existing inventories because housing availability is a key element in sustaining the quality of life of a small town. The value of single family homes in Talmo is higher than in the state or county. However, the value of owner-occupied mobile homes is significantly lower. There is adequate affordable housing in Talmo and the unincorporated areas nearby provide a wide variety of housing opportunities

Table 4.6: Cost of Housing (2000)

	United States	Georgia	Jackson County, Georgia	Talmo
Median Rent	\$602	\$613	\$501	\$583
Value of Owner Occupied Housing Units				
Single Family	\$119,600	\$111,200	\$102,900	\$112,500
Mobile Homes	\$31,200	\$33,600	\$53,100	\$0
All Owner Occupied	\$111,800	\$100,600	\$89,900	\$113,600

Source: U.S. Bureau of the Census (sf3)

Table 4.7: Average Housing Prices – Jackson County

Average Housing Prices for Jackson County		
Year of Sale	Sales Average	Units
1999	N/A	N/A
2000	\$125,586	671
2001	\$138,272	689
2002	\$146,740	811

Source: Georgia Department of Audits, Sales Ratio Division.

4.4 Cost-Burdened Housing

Due to its size, information on Affordable Housing and Cost Burdened Housing in Talmo is limited. However, data is available for Jackson County is available and shown in Table 4.7.

Table 4.8: Cost Burdened Households – Jackson County

	Jackson County
Owner Occupied	
Total Cost Burdened	1506
Total Severely Cost Burdened	470
Total Overcrowded	143
Total Lacking Facilities	84
Total Problems	1599
Renter Occupied	
Total Cost Burdened	972
Total Severely Cost Burdened	496
Total Overcrowded	198
Total Lacking Facilities	31
Total Problems	1081

Source: Georgia Institute of Technology - City and Regional Planning Program using 2000 Census Data

Households paying between 30% and 49% of their income are considered to be “cost-burdened” and households paying over 50% are “severely cost-burdened”. Just 8.2% of all households are considered cost-burdened in Jackson County. Only 6.3% of all households in Jackson County are considered to be severely cost-burdened. While this includes over 2,478 households in the County, it is still relatively low. In the Atlanta MSA, by comparison, 22% of households were spending over 30% of their income on housing.

4.5 Jobs-Housing Balance and Special Housing Needs

This section of the housing element addresses the relationship between the existing housing stock and two aspects of the community: commuting patterns and special needs. When compared with existing housing stock, these characteristics can be evaluated as to the degree that each meets the needs of housing in Talmo.

4.5.1 Jobs Housing Balance

Jobs-housing balance seeks a geographic equilibrium between housing and jobs. The underlying theory is that as jobs and housing are more evenly distributed and mixed, people will be able to live closer to their jobs, and traffic congestion and vehicular traffic will be reduced.

The majority of labor force living in Talmo worked outside the city limits. Only 8 of the 164 employed persons worked within the Town of Talmo in 2009. Talmo is a very small town. Although there are no significant barriers to housing affordability and there is adequate housing, the town has very few employers. The Cities of Jefferson, Commerce, Pendergrass and Braselton contain the major employers and may be employing many of Talmo's residents. Also the proximity to Athens-Clarke County, Gainesville and Interstate 85 which provide access to higher paying jobs may also influence commuting patterns.

Table 4.9 Place of Work, Talmo, Georgia

Labor Force by Place of Work Town of Talmo		
Category	1990	2000
Total population	189	477
Worked in State of residence	90	164
Worked in place of residence	9	8
Worked outside of place of residence	81	156
Worked outside of state of residence	0	0

4.5.2 Special Needs

In each community, there are individuals with special needs that should be considered in the Housing Element of a Comprehensive Plan. Again, specific information for the Town of Talmo is unavailable, however, the special needs of various groups in Jackson County is presented in the Table below:

Table 4.10: Special Needs – Jackson County

County	AIDS Cases 1993-2006	Family Violence, # of Police Actions 2004	Total, # Age 65+ 2000	Total, % Age 65+ 2000	Disability (Any) % Age 5+ 2000
Jackson County	15-45	964	4,321	10.4%	38.3%
Talmo	n/a	n/a	21	4.4%	37.9%

As indicated, there is a significant population over age 62 with special care needs and a larger population with physical disabilities in Jackson County. Other disabilities include those with AIDS and substance abuse. While some of these disabilities simply require modifications to existing residences, such as replacing steps with ramps and improving wheelchair accessibility, other cases, such as individuals with extreme mental disabilities, require long-term residential care. At present, there are no handicapped accessible multi-family units in the Town of Talmo.

While there are no residential services available to these individuals in Talmo, Jackson County, Hall County, and Athens-Clarke County offer a number of services through public programs such as a shelter for victims of domestic violence and their families, rehabilitation centers for individuals recovering from drug addiction or mental illness, additional residential facilities for people with developmental disabilities, and transitional housing for homeless families and individuals.

In addition, there are a number of State and Federal agencies that provide subsidized or affordable housing for older adults including providing a hospice residence for patients with terminal diseases.

5 NATURAL AND CULTURAL RESOURCES

The purpose of the Natural and Cultural Resources section is to evaluate how new development is likely to impact these resources and identify needed regulation or policies for their protection. The section is divided into two subsections; 1) Natural Resources, and 2) Cultural Resources. The following state planning goals and quality community objectives were considered in developing the assessment and analysis in this section.

Natural and Cultural Resources Goal: To conserve and protect the environmental, natural and cultural resources of Georgia's communities, regions and the state.

Heritage Preservation Objective: The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting the other scenic or natural features that are important to defining the community's character.

Open Space Preservation Objective: New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors.

Environmental Protection Objective: Air quality and environmentally sensitive areas should be protected from negative impacts of development.

Environmentally sensitive areas deserve special protection, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.

5.1 Natural Resources

As part of the Georgia Planning Act of 1989, the Georgia Department of Natural Resources (DNR) developed the *Rules for Environmental Planning Criteria* for use by local communities. The *Criteria* establish recommended minimum planning standards for the protection of water supply watersheds, groundwater recharge areas, wetlands, river corridors and mountains. This section identifies those applicable resources that are found in Talmo. Because there are no protected water supply watersheds, groundwater recharge areas, river corridors or protected mountains in close proximity to Talmo, those specific items are not addressed by this plan.

5.1.1 Public Water Supply Sources

There are no public water supply sources within the Town limits of the Town of Talmo.

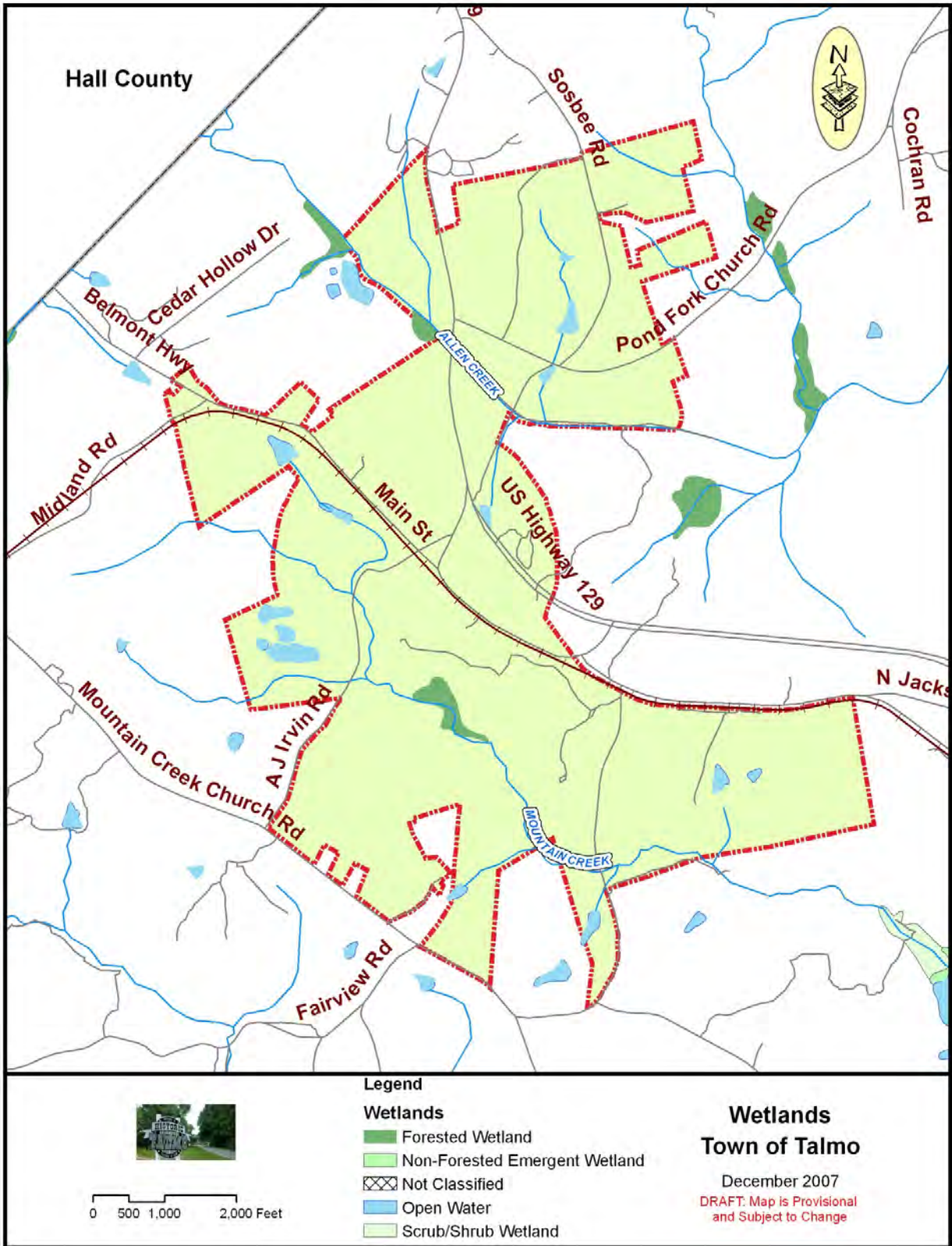
5.1.2 Wetlands

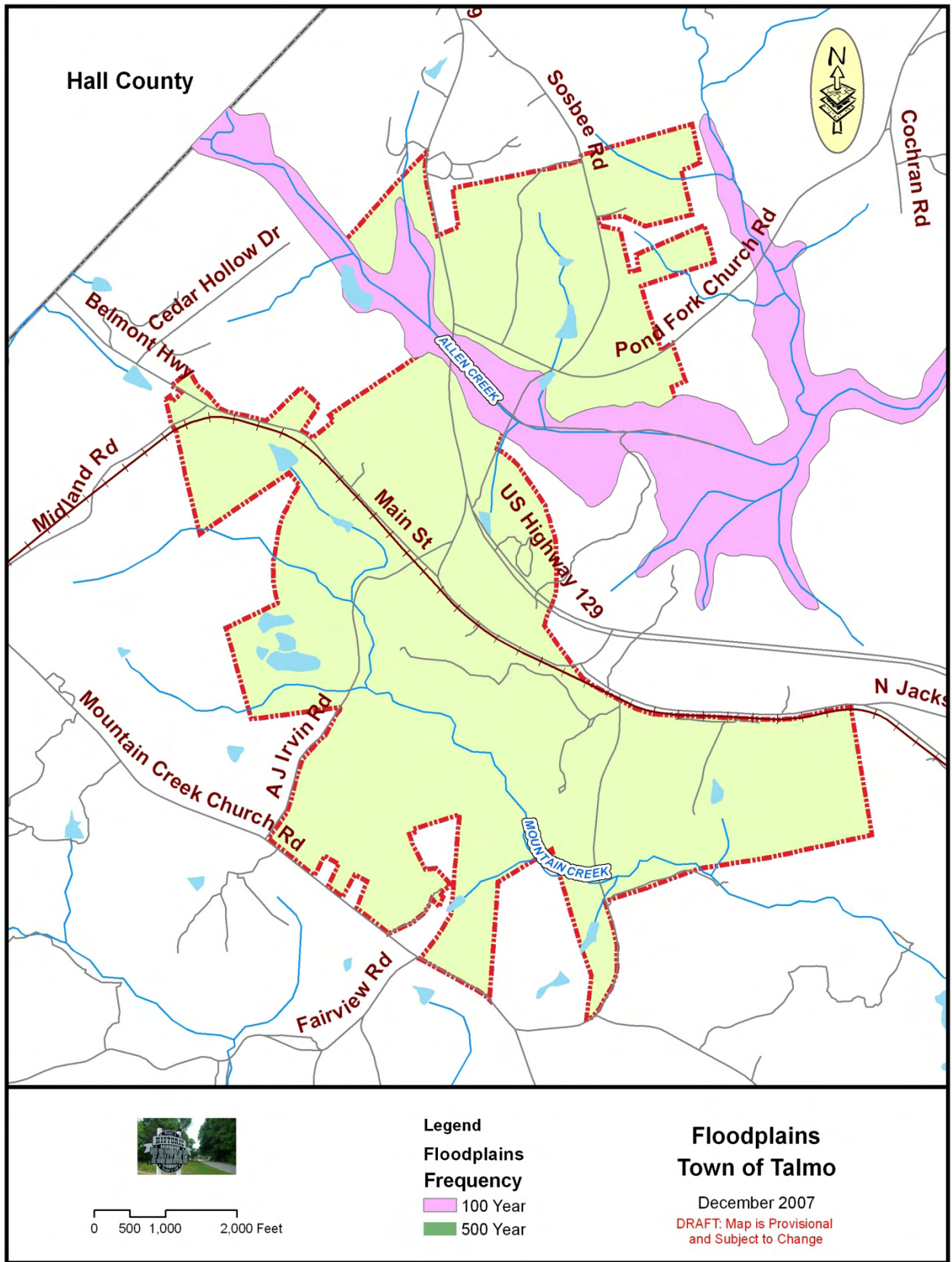
Wetlands are inundated or saturated surfaces or groundwater sufficient to support vegetation that typically exist in saturated soil conditions. Wetlands are a vital environmental resource that deserve significant protection in the form of development regulations. They serve as breeding grounds for important fish and wildlife habitats, and plant species that are specific to the conditions present in a wetland area. They provide a filtering system for water quality. There are five categories of wetlands that require protections: open water, non-forested emergent wetland, scrub/shrub wetlands, forested wetlands, and altered wetlands.

Talmo has wetland resources in the north, eastern along Allen Creek, and southern part, along Mountain Creek, of the Town. The map on the following page shows these areas.

5.1.3 Flood Plains

Flood plains are areas of land that can periodically and temporarily be covered by overflowing streams and run-off from adjacent properties. These low-lying areas typically parallel perennial stream beds and swales. Floodplains serve three major purposes: natural water storage and conveyance, water quality maintenance, and groundwater recharge. These three purposes can be greatly inhibited when flood plains are misused or abused through improper and unsuitable land development. For example, if floodplains are filled in order to construct a building, then valuable water storage areas and recharge areas are lost. These activities can actually alter the shape of the flood plain and result in flooding in previously dry areas. Therefore, floodplain development is usually discouraged with exception of recreational facilities. The flood plains within Talmo are provided in the following map and generally run along Allen Creek.



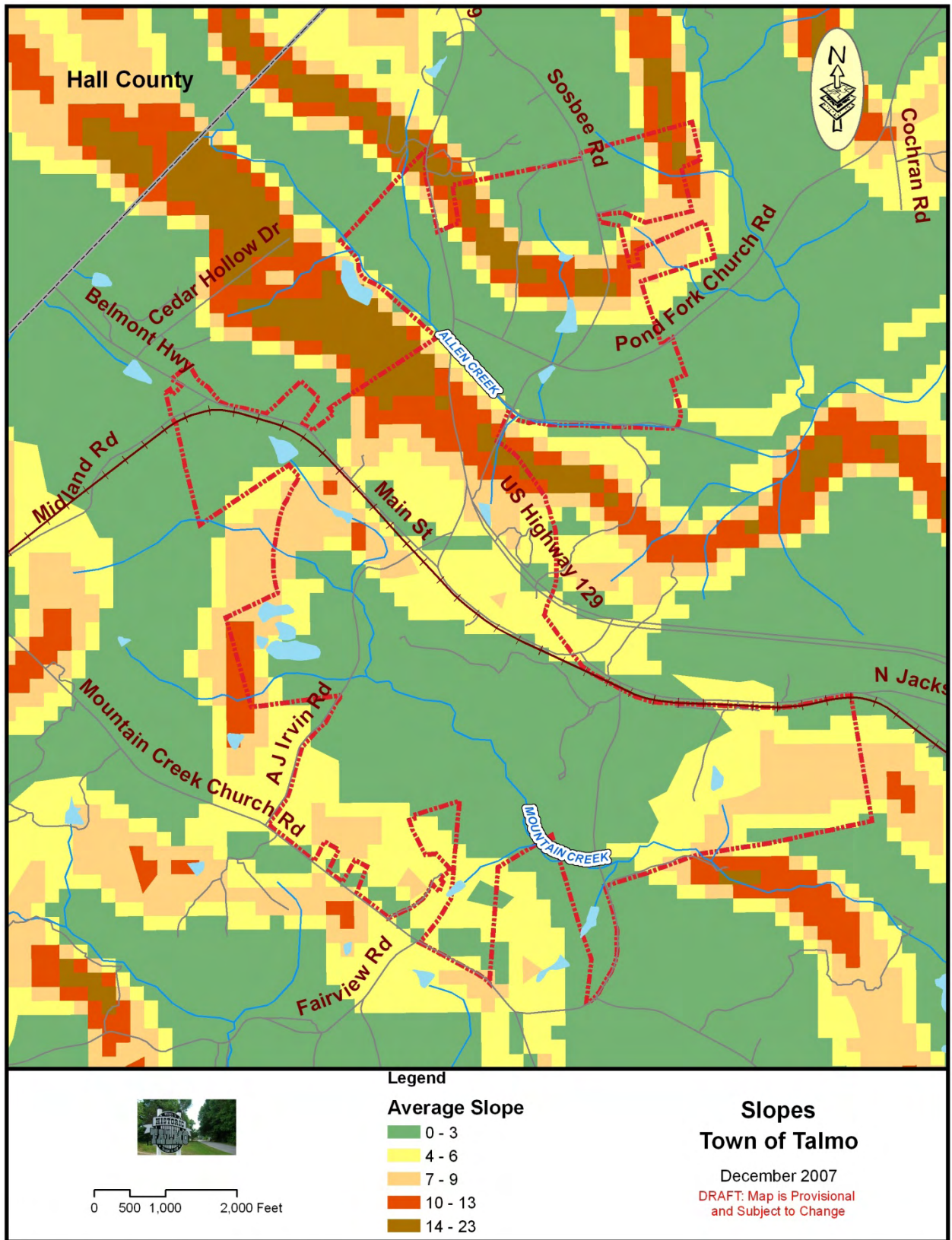


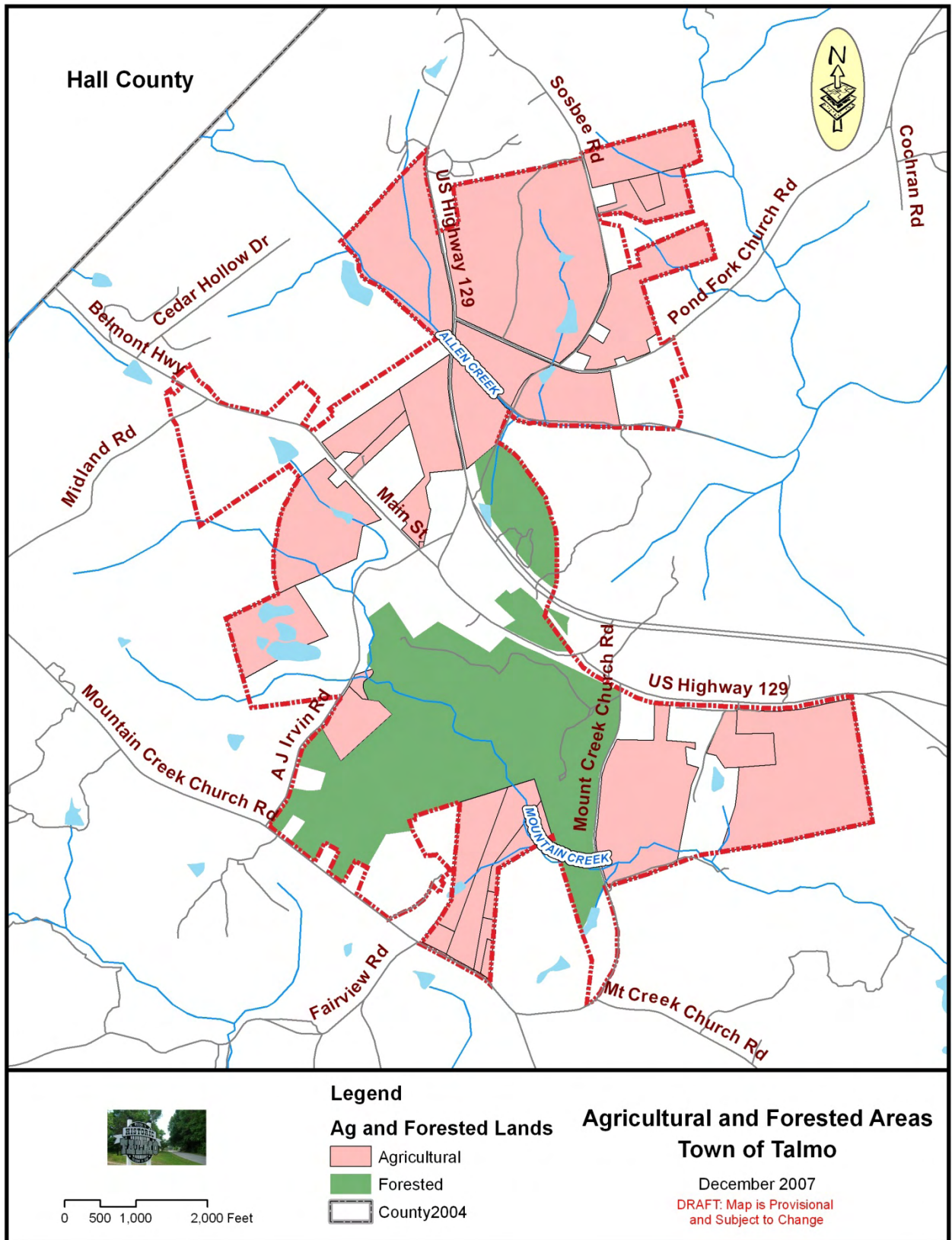
5.1.4 Steep Slopes

Talmo, for the most part has general slopes under 10%. However, along and on both sides of Allen Creek, slopes may exceed 10%. The map on the following page depicts the slopes in Talmo and adjacent areas.

5.1.5 Prime Agricultural and Forest Land

Talmo is primarily an agricultural community. Residential and commercial land uses are primarily concentrated in the center of town. There are some subdivisions to the north along Belmont Highway. A large section of forest is located just south of the town center, with agriculture dominating the remaining lands. A map of the agriculture and forested lands is provided on the following page.





5.1.6 Plant and Animal Habitats

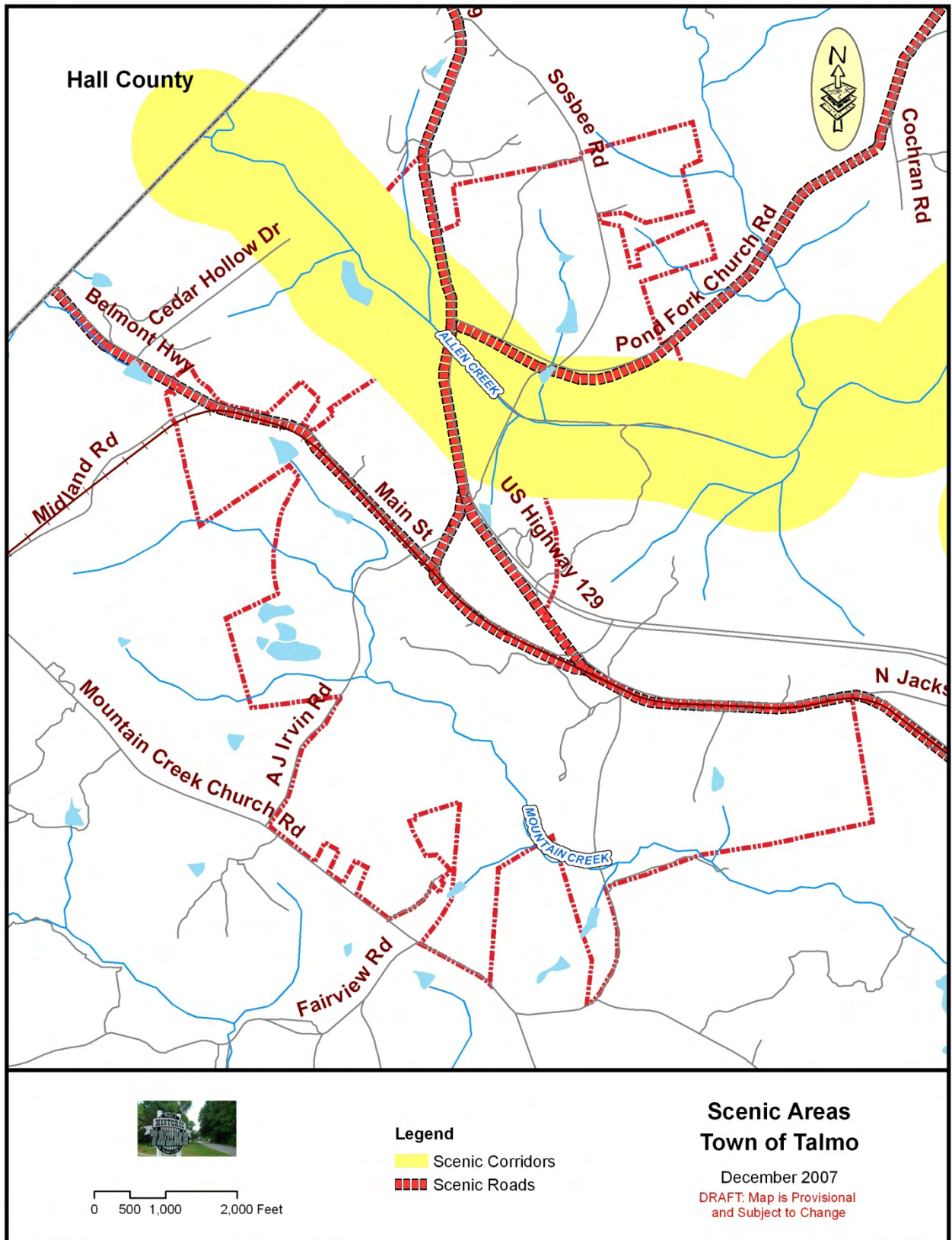
There are no endangered or threatened species designated within Talmo. The closest endanger species is the *Amphianthus pusillus* or Pool Sprint located to the west of Talmo.

5.1.7 Major Parks, Recreation, and Conservation Areas

There are no major parks in Talmo though residents have good access to Lake Lanier and the Georgia Mountains. Bear Creek Reservoir, south of Talmo, is planned to provide recreational activities. The facility is fairly new and is a water supply source for Athens-Clarke, Barrow, Jackson and Oconee Counties.

5.1.8 Scenic Views and Sites

S.R. 332, Talmo Trail and U.S. 129 are designated scenic road corridors within Talmo. Also, Pond Fork Church Road on the east side of Talmo is designated as a scenic corridor. Allen Creek is designated as a scenic corridor. The map on the following page shows these natural resources.



5.1.9 Soils

The soils survey provides a general condition of the soils in terms of their conditions. The Jackson County Comprehensive Plan did an assessment of the soils in the entire county based on a soil survey conducted in 1977. The following table provides the types of soils found in Jackson County as excerpted from the County Comprehensive Plan.

Symbol	Soil Name	Acres	Percent of Total Acres	Prime Farmland	Steep Slopes	High Water Table	Shallow Depth to Bedrock	Limitation Septic Tanks
AlB	Altavista sandy loam, 2 to 6 percent slopes	960	0.4	X		X	X	X
ApB	Appling sandy loam, 2 to 6 percent slopes	2,690	1.2	X			X	
ApC	Appling sandy loam, 6 to 10 percent slopes	6,580	3.0				X	
ApD	Appling sandy loam, 10 to 15 percent slopes	2,020	0.9				X	
Au	Augusta loam	460	0.2			X		X
Cc	Cartecay and Chewacla soils	7,930	3.6			X		X
CeB	Cecil sandy loam, 2 to 6 percent slopes	24,390	11.0	X				
CeC	Cecil sandy loam, 6 to 10 percent slopes	22,000	9.9					
CfC2	Cecil sandy clay loam, 6 to 10 percent slopes, eroded	53,780	24.3					
ChE	Chestatee stony sandy loam, 15 to 25 percent slopes	1,050	0.5		X			X
Ck	Chewacla loam, frequently flooded	2,300	1.0					X
Cw	Chewacla-Wehadkee complex	5,500	2.5			X		X
GwC2	Gwinnett clay loam, 6 to 10 percent slopes, eroded	4,740	2.1				X	
GwE2	Gwinnett clay loam, 10 to 25 percent slopes, eroded	6,340	2.9		X		X	X
HsB	Hiwassee loam, 2 to 6 percent slopes	780	0.4	X				

Symbol	Soil Name	Acres	Percent of Total Acres	Prime Farmland	Steep Slopes	High Water Table	Shallow Depth to Bedrock	Limitation Septic Tanks
HsC	Hiwassee loam, 6 to 10 percent slopes	380	0.2					
HtC2	Hiwassee clay loam, 2 to 10 percent slopes, eroded	160	0.1					
LuE	Louisburg sandy loam, 10 to 25 percent slopes	3,720	1.7		X			
MdB	Madison sandy loam, 2 to 6 percent slopes	1,250	0.6	X				
MdC	Madison sandy loam, 6 to 10 percent slopes	950	0.4					
MdD	Madison sandy loam, 10 to 15 percent slopes	400	0.2					
MdE	Madison sandy loam, 15 to 25 percent slopes	700	0.3		X			X
MIC2	Madison sandy clay loam, 6 to 10 percent slopes, eroded	2,370	1.1					
MID2	Madison sandy clay loam, 10 to 15 percent slopes, eroded	3,250	1.5					
MuD	Musella cobbly clay loam, 6 to 15 percent slopes	400	0.2				X	X
MuF	Musella cobbly clay loam, 15 to 35 percent slopes	500	0.2		X		X	X
PaE	Pacolet sandy loam, 15 to 25 percent slopes	3,940	1.8		X			X
PgE3	Pacolet-Orthents complex, 10 to 25 percent slopes, severely eroded	1,980	0.9		X			X
PTF	Pacolet-Tallapoosa association, steep	770	0.3		X			X
PuD2	Pacolet soils, 10 to 15 percent slopes, eroded	54,720	24.7					X
To	Toccoa soils	2,710	1.2					X
WhB	Wickham sandy loam, 2 to 6 percent slopes	1,720	0.8	X				X

Symbol	Soil Name	Acres	Percent of Total Acres	Prime Farmland	Steep Slopes	High Water Table	Shallow Depth to Bedrock	Limitation Septic Tanks
	TOTAL	221,440	100.0					

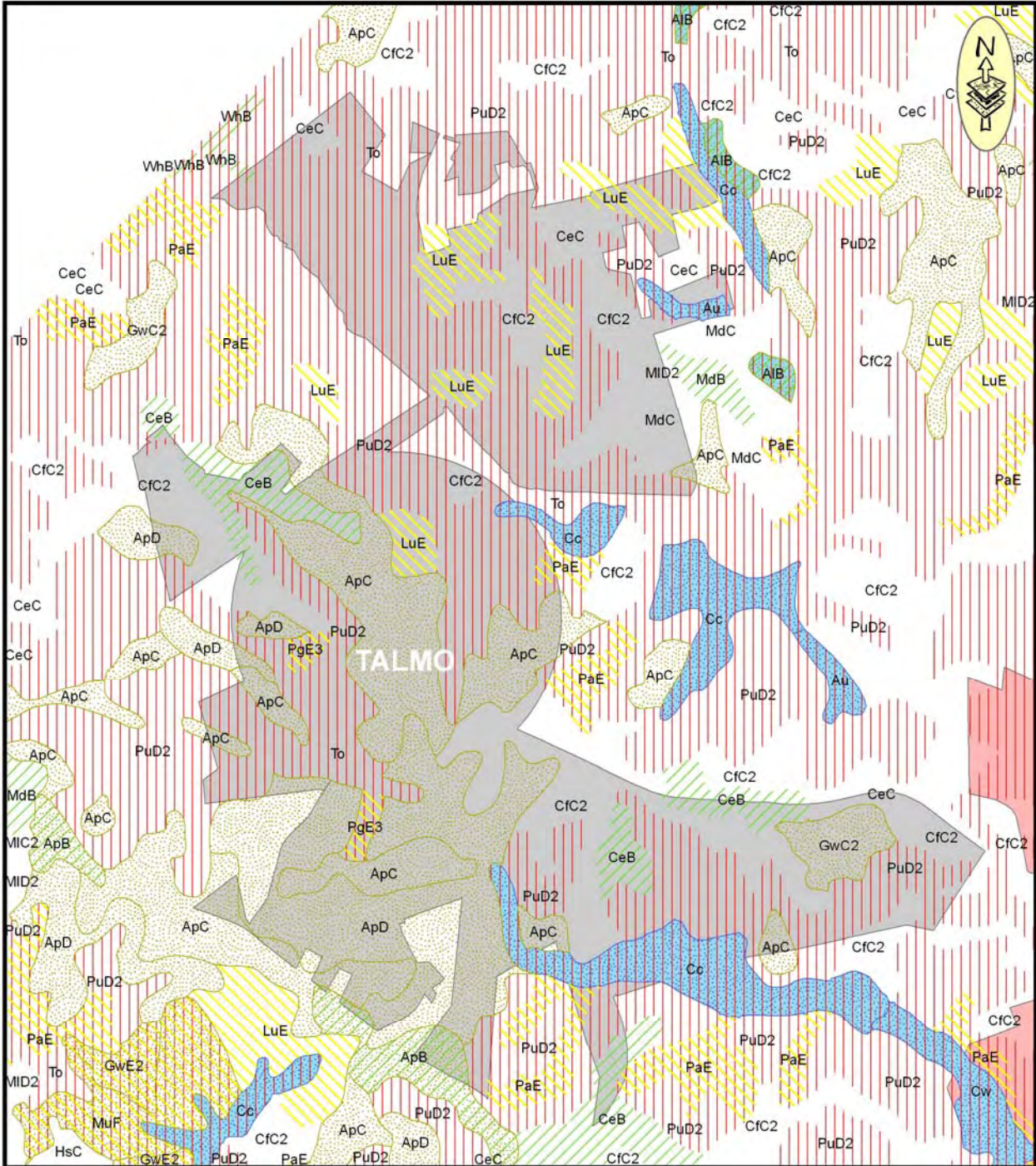
¹ *Manual for Erosion and Sediment Control in Georgia* (Atlanta, GA: State Soil and Water Conservation Committee, 1975), pp. 13-14.

² Stokes, Samuel N., et al. 1989. *Saving America's Countryside: A Guide To Rural Conservation*. (Baltimore: Johns Hopkins).

³ *Soil Survey of Barrow, Hall, and Jackson Counties, Georgia*, U.S. Department of Agriculture, Soil Conservation Service, February, 1977.

The Northeast Georgia Regional Development Center provided an ArcView shape file that located the soil boundaries for Jackson County. By linking the table above with the ArcView shape file, a map could be drawn thematically showing the soil conditions. This is provided on the following page.

Shallow bedrock and septic tank limited soils are the predominate soil condition for Talmo. Soils found in shallow water table areas are present to the south side of Talmo. Soils conducive to agricultural activity are not prevalent.

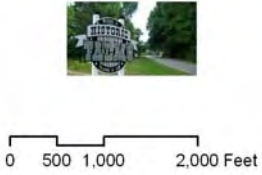


Legend

- Shallow Bedrock
- Steep Slopes
- Septic Tank Limitations
- Prime Farmland
- High Water Table

**Soil Conditions
Town of Talmo**

December 2007
 DRAFT: Map is Provisional
 and Subject to Change



5.1.10 Natural Resources Assessment

Talmo has many natural resources that deserve to be protected. Several scenic corridors traverse the town, providing aesthetic views and maintaining a natural or rural feel of the environment. Talmo has significant agricultural and forested lands that should be protected to maintain the rural character of the community.

5.2 Cultural Resources

The Town of Talmo was incorporated in 1920 and has significant cultural resources and a rich history. The following is excerpted from the Town website.

Indian trails crossed Jackson County and in 1803, permission was received from the Cherokees to build the Federal Road through the county along the ridge from Oconee Heights through what is now Talmo to Belmont. Talmo was settled around 1840. Many others soon followed, some settling near the present site of Mountain Creek Church near Hickory Siding. Talmo was a small community, 10 miles north of Jefferson and 13 miles south of Gainesville on what was to be the Gainesville Midland Railroad line, and was little more than a wilderness in 1865, with only a few houses. In 1866, the Rev. W.H. Bridges moved to the area and had the people build a log school house, which was used as a church named Mountain Creek. The area was decimated by deaths in the War Between the States, with numerous women being left widows. Talmo began to grow in the early 1900's when Gainesville Midland put a side track in the area. The community's people, at their expense and labor, built a depot. More stores were added. The railroad made Talmo a regular stop. Citizens could take the train to Gainesville for 10 cents. Talmo was incorporated on August 9, 1920. The origin of Talmo's name is derived from the Creek Indian word Talomeco, which means "Home of the Chief Tallassee."

5.2.1 Schools

The first "large" school was located in the Mountain Creek Community in the Johnnies Hill Masonic Lodge in 1882. Members of the lodge built a two-story building, with the lower part being used as a school. In 1906, a school was built on four acres adjoining the church parking lot at a cost of \$2,500. The school was furnished with single patent desk, blackboards,



maps in sets, charts, small globes, framed pictures, a library of 75 volumes, an organ, a teacher's desk, a well, a covered water cooler and individual drinking cups. There were 99 students taught by F.K. McGee and Miss Irene Bailey. There was a Boys Corn Club, History Club and a 32-week school year in two terms of 24 and 8-week periods. Talmo received \$517 from the state and \$489.18 from a local tax based on five mills. The last school built in Talmo was in 1925, one of the largest in the county, on the same site as the former one, which had burned. It had five classrooms and a large auditorium with a stage and red velvet drapes. A lunchroom was added later. Students attended grades one through nine and then went to high school in Jefferson.

5.2.2 Agriculture



Talmo had several businesses in the early 1900's, including two large stores, a post office, a railroad depot, a blacksmith and repair shop, a large cotton ginning plant, two large warehouses, a rock quarry, a doctor's office, a quano company and a school. During the cotton era, Talmo prospered and grew. Talmo, in particular, was recognized for its cotton. In the cotton trade, it was known as "Talmo Cotton" or "Gold

Cotton" the finest short staple cotton (curly fiber) in the world. Talmo Cotton brought some of the best prices in the cotton industry. A visitor to the area in 1908 reported seeing acres and acres of cotton, as well as new machinery for ginning the fiber. This was short-lived as the region was hit by boll weevils in 1919. In September 1920, the South had reached a financial state of "crisis". Countless jobs were lost, and some prosperous families were forced into bankruptcy. By 1921 farmers began raising cattle and hogs as alternatives to cotton. Cotton made somewhat of a comeback in the mid twenties but the Depression era and continuing shifts in the supply and demand of the cotton market led to a low price of just four cents per pound in 1942. Gradually "King Cotton" lost its agricultural importance and farmers turned more seriously to cattle, poultry and other crops.

5.2.3 Poultry

A Talmo man is known as the “father of the commercial broiler production” in Georgia. M. E. “Ellis” Murphy began producing broilers in the early 1920’s with thousands of broilers on his Talmo farm. The feed was bought from J.D. Jewell, a feed dealer in Gainesville, and was hauled to Talmo. Dried buttermilk and cod liver oil were also purchased for chickens, along with the feed. The cod liver oil was fed to the chickens to take the place of sunshine. Chickens were grown on floors and in tiers, or batteries of cages stacked upon each other. Many of the chicken houses were heated with steam. When the chickens were grown, they were often shipped in railroad cars. The Talmo man also hatched eggs, delivering the baby chicks to producers. Murphy’s success attracted the attention of his neighbors who began similar operations. Talmo soon became known as a major broiler production community. Murphy was also an inventor and created the tie rod that fastened to fenders of Model T Fords to keep them from vibrating. Ellis’ brothers, King, Scott, Hoyt and Jack, ran one of the largest and most successful businesses in Talmo in the early 1900’s, T.W. Murphy and Sons, a general merchandise business. The family also had a cotton gin, blacksmith shop and 100 mules. The Murphy’s controlled 10,000 acres of land in Talmo with tenant workers farming it. King Murphy was also very influential in the political world. He never ran for office, but those he supported and pushed were usually elected. “He was a shrewd man,” said one Talmo man who worked for him. “He stayed in the background. He put most people here in Jackson County in office. In January 1931 Talmo was hit when a “disastrous” fire that destroyed several buildings. In October of that year the Murphy warehouse succumbed to flames. The industry the Murphy brothers helped foster continued to grow in the Talmo area and Jackson County, and poultry production became a huge source of income for county residents. Even in 1999, a point which the area was in full-scale “exurban” growth, poultry farming was still big business. Jackson County remains today in the top 10 in terms of poultry production and beef cattle production in Georgia. One of the first major industries to locate in Talmo was McEver Packing Company, which came to the town when its founder R. H. McEver, moved to Talmo in 1929. The business was North Georgia’s largest and fastest-growing meat packing business in 1956. The company merged with Gold Kist in 1970. Another business was Kinney’s Store, which opened in 1955. Local folks shared many a conversation and lots of good times around the pot-bellied stove in the general store, where a wide range of items – from groceries to overalls to pipe fittings – were found.

5.2.4 Church

Talmo Baptist Church was formed after citizens met at the old school house to discuss organizing a church. Sixty-two people were at that meeting and became charter members of the church.



5.2.5 Talmo General Store

The former city hall was located in a general store dating back to the early years of Talmo's beginning. The building has been placed on the National Register of Historic Places as have other buildings restored by the Millers. The majority of the property in Talmo is still agricultural but with the rapid influx of new citizens from metro Atlanta, the rural atmosphere may be lost in years to come.



5.2.6 Archaeological

No archaeological sites are present in or near the Town of Talmo

5.2.7 Assessment

The Town of Talmo is proud of their cultural and historical resources and there is a strong desire from the leadership to protect these assets. The community's plan will reflect the need to protect these resources for future generations to enjoy.

6 COMMUNITY FACILITIES AND SERVICES

One of the primary purposes of local government is the provision of public services and facilities. The purpose of the Community Facilities and Services element in planning is to assist the City of Talmo in coordinating the planning of public facilities and services in order to efficiently use existing infrastructure and future investments and expenditures for capital improvements. Maps of Community Facilities can be found at the end of this chapter.

6.1 Transportation Network

The City of Talmo is located in Jackson County which requires an advanced level of planning. The transportation network is assessed in Section 8, the Transportation Element of this Comprehensive Plan.

6.2 Water Supply and Treatment

The Jackson County Water and Sewer Authority (JCWSA) provides water service to the entire city of Talmo. The majority of water supplied by the JCWSA is purchased from the Bear Creek Reservoir and Water Treatment Plant. The 505-acre reservoir is located in extreme southwest Jackson County. This water is pumped into the adjacent water plant where the water is conditioned, filtered, chlorinated and pumped in the JCWSA's system ready for use.

The Bear Creek Reservoir and Treatment Plan is owned and operated by the Upper Oconee Basin Water Authority, an independent political subdivision of the State of Georgia. Athens-Clarke, Jackson, Barrow, and Oconee Counties own a share of the reservoir and Jackson, Barrow, and Oconee Counties own a share of the treatment plant.

Jackson County's share of the reservoir is 25% and its share of the treatment plant is 43.9%. The JCWSA has the ability to, and does from time-to-time, purchase treated water from the City of Commerce in northeast Jackson County. This is done mainly in response to high demands on the system such as water main breaks, severe drought, or other unforeseen circumstances.

6.3 Sewerage Systems and Wastewater Treatment

At the present time, the City of Talmo has no sewerage system or wastewater treatment facilities. All residential, commercial, institutional and other uses are on septic systems. The Jackson County Water and Sewer Authority (JCWSA) is currently working on a countywide wastewater study. The JCWSA's current capacity for wastewater treatment is 300,000 gpd. The Authority has long term plans to expand capacity to 2.5 mgd. In the future, Talmo may be able to gain

access to this higher treatment capacity or to the gravity lines of the Jefferson Sewer System.

6.4 Stormwater Management

Storm water management is handled through the Quad Cities Planning Commission. The QCPC approves and dispenses permits for projects and ensures that all development is in compliance with the Quad Cities Land Use Management Code ordinances that deal with erosion and sedimentation control. The QCPC has adopted by resolution the Georgia Stormwater Management Manual.

6.5 Solid Waste Management

The City of Talmo provides weekly solid waste and recyclables collection to its residents and businesses through a contract with Garbage Hound. Cardboard and paper can be recycled. In nearby Jefferson, Christmas trees, electronics, paint, and tires are collected through special events and paid for by Jackson County. Jackson County currently operates a drop-off program to collect recyclables at the County transfer station and two staffed compactor sites. The transfer station and drop-off sites collect aluminum cans, newspaper, cardboard, and white goods for recycling.

6.6 General Government

The local government of Talmo consists of a mayor, four council persons, and two staff employees. The elected officials serve on a part-time basis. The mayor's office is located on the second floor of City Hall. The daily business of the City of Talmo including public hearings is conducted in the City Hall and library located at 45 AJ Irvin Rd. The 4,000 square foot City Hall is a home built in 1910. The city bought the house, which needed few updates to make it amenable, and it became City Hall in April of 2004. City Hall also houses the city library. Council meetings, planning meetings and other city business meetings are generally held in the City Hall and Library. These facilities are shown on the Community Facilities Map included in the Atlas of Supportive Maps at the end of this Technical Addendum.

6.7 Public Safety

All public safety services are provided by Jackson County through an intergovernmental agreement. The services provided by the County are listed below. Additional information is provided about Law Enforcement and Fire Services following the list.

- Court Services
- E-911

- Emergency Management and Civil Defense
- Emergency Medical Services
- Fire Protection
- Homeland Security
- Jail Services
- Law Enforcement

6.7.1 Law Enforcement

Law enforcement in Talmo is provided by the Jackson County Sheriff's Office. The Uniform Patrol Division has the responsibility of patrolling the highways, county roads and streets of Jackson County. They enforce the traffic laws of the state, investigate traffic accidents, make initial reports of criminal activity, and answer calls for service from the public.

The Sheriff's Office is located at 268 Curtis H. Spence Drive in Jefferson. This location houses the Administrative Officer, Uniform Patrol Division, Criminal Investigations Division, and the Jail. A new Sheriff's office and jail in under construction and should be completed in 2009. The Sheriff's Office is creating a precinct in the Braselton area in combination with a new Fire and EMS building. There are no plans for a new precinct in the Talmo area.

The City of Talmo is served by two patrol zones. One covers the area east of Hwy 129 and the other covers the area west of Hwy 129. Each zone is currently patrolled by one deputy. The Sheriff's office has included doubling this number in its 2008 budget request.

The Sheriff's office has recently emphasized community oriented patrols. Work on this effort includes supporting neighborhood and community watch meetings and increasing the number of school resource officers. Additional community involvement strategies are in the planning stages.

6.7.2 Fire Services

Jackson County's fire protection is provided by volunteer Fire Departments divided into eleven districts. The City of Talmo is served by the North Jackson Fire District which is governed by an elected Board of Directors who set the budget and mil rate for the district. The Fire Chief is responsible for the operation of the Department. The ISO rating in Talmo is 5.

The North Jackson Fire District covers 37.5 square miles. The all volunteer department is made up of men and women from all walks of life. The current company includes farmers, postmen, retirees, bus drivers, civil engineers, etc.

The fire Department issues gear and provides extensive training to all members. Additional benefits include incentive programs and a state pension plan.

The Department currently has three stations. The stations are located in the cities of Pendergrass, Talmo and the community of Fairview. Following are the station locations and equipment inventory for each.

- Station #1, 22 Railroad Street, Pendergrass - Engine 41, Service 41, Tower 41
- Station #2, 541 Main Street, Talmo - Engine 42, Tanker 42
- Station #3, 2589 Highway 60, Fairview - Engine 43, Engine 44, Squad 41

The Department has plans to buy a new Engine in the near future. The Department strives to provide apparatus to meet the growing demands of the north Jackson County area.

The North Jackson Fire Department provides personal protective equipment (PPE) for all of its members. The PPE includes full “turn-out” gear. Self Contained Breathing Apparatus (SCBA), reflective vests for traffic control safety, sterile gloves, etc. The turn-out gear consists of a coat, pants, boots, gloves, protective hood, and a helmet. This gear protects the fireman from the heat in a fire and, combined with the CSBA, allows the firefighter to enter burning structures.

The Department also provides training at its meetings on the 2nd and 4th Tuesday of each month at Station #1 in Pendergrass. Classes are provided for Basic Firefighter, Extrication, Arson Investigation, Incident Command, Haz-Mat, Woodland Firefighting, Pressurized Container Fires, and other topics. The Department also provides a tuition reimbursement program for related classes is completed with a passing grade.

6.8 Recreation Facilities

Talmo owns and operates a City Park that is located in front of the Library and City Hall. This 1 acre facility includes benches and a playground.

Additional Parks and Recreation Facilities are provided by Jackson County. The County operates five parks. The closest parks to Talmo are Lamar Murphy Park and West Jackson Park. Lamar Murphy Park opened in the Spring of 1997 and has the following amenities.

- 3 -300' lighted baseball/softball fields
- 2 -200' lighted baseball/softball fields

- 2 lighted football/soccer fields
- 2 outdoor batting cages
- 2 - concession stands
- 3 covered pavilions with picnic tables
- Playground
- walking trail
- 2 parking lots

West Jackson Park opened in Spring 2004 and is located in Hoschton.

- Amenities include:
- 4 -200' lighting baseball/softball fields
- 1 -100' t-ball field
- 1 -concession stand
- 2 -covered pavilions with picnic tables
- Playground
- walking trail
- 2 parking lots

East Jackson Park, near Nicholson, is scheduled to open in the Spring of 2008. Hurricane Shoals Park is located just off Ga. Hwy. 82 Spur in Maysville. There are seven covered pavilions and an amphitheatre which can be rented. There are many open picnic tables, grills, two restroom facilities, two playgrounds and walking trails. Sell's Mill Park has a covered pavilion with several picnic tables, a playground, restrooms, walking trails and The Mill building.

Other parks, Center Park and Hoschton City Park are not owned by Jackson County but are programmed and maintained by the Jackson County Department of Parks and Recreation. Center Park is located south of Nicholson. Recreation facilities in Center Park include: a multi-use field, gymnasium building, cookout facilities, a play area, and support facilities. Hoschton City Park is small. It serves residents of the western portion of the County. The park contains multi-use fields and support facilities. There are five school recreation sites that have indoor and outdoor facilities that are used by the JCDPR for practice and game purposes.

The JCDPR provides a wide range of youth programs for children between ages of five and 16 years. Program offerings include athletics, cheerleading, and camps. Programs are offered seasonally, on a year-around basis.

6.9 Hospitals and Other Public Health Facilities

6.9.1 Major Hospitals/Primary Care Facilities

There are several hospitals available to residents of the City of Talmo and Jackson County. The closest hospitals to Talmo are Northeast Georgia Medical Center in Gainesville and Banks-Jackson-Commerce Hospital in Commerce.

Northeast Georgia Medical Center and Health System is a not-for-profit community health system dedicated to improving the health and quality of life of the people of Northeast Georgia. The health system offers a full range of healthcare services through two hospital campuses accredited by Joint Commission, a main campus on Spring Street and the Lanier Park Campus on White Sulphur Road in Gainesville. Together, these facilities, along with two long-term care centers and a mental health and substance abuse treatment center, offer Northeast Georgia residents comprehensive health care close to home.

Extending the health system's reach into the communities it serves are outlying facilities including primary care offices; outpatient rehabilitation centers offering physical, occupational and speech therapy; and a satellite cancer treatment center as well as in-home services such as hospice and Lifeline, a personal emergency response system.

BJC Medical Center is located in Commerce. BJC Medical Center consists of 90 licensed hospital beds, 167 nursing facility beds, and a staff of over 400 medical professionals that provide a range of inpatient, outpatient and long term nursing care services including 24-hour emergency services, surgical services, obstetric services, laboratory services, radiology services, physical therapy services, outpatient clinics, and other services.

6.9.2 Other Healthcare Facilities

Nearby Athens-Clarke County is the medical center for northeast Georgia, serving a large geographic market, including Jackson County.

Athens Regional Medical Center (ARMC) is the cornerstone of Athens Regional Health Services. ARMC is located less than 45 minutes away at 1199 Prince Avenue in Athens. It consists of 315-bed regional referral center, acute care facility, two urgent care centers, a quality network of physicians and a health maintenance organization. ARMC also offers services such as a nationally recognized open-heart program, diabetes education, oncology services, maternal/child services, emergency trauma care and all major areas of intensive care. ARMC's medical staff numbers more than 250 professionals, and there are more than 2,800 employees. ARMC services a 17-county service area in northeast Georgia, including Athens/Clarke, Oconee, Oglethorpe, Madison, Jackson, Barrow, Walton, Morgan, Greene, Taliaferro, Wilkes, Elbert, Hart, Franklin, Banks, Stephens and Habersham.

St. Mary's Hospital, part of St. Mary's Health Care System, is located at 1230 Baxter Street, about a forty-five minute drive from Talmo. The non-profit, faith-based hospital provides a continuum of inpatient and outpatient health care services, including a 24-hour emergency room and EMS service. Focus areas include neuroscience, cardiac care, general medicine/general surgery, orthopedics, women's and children's services, gastroenterology and senior services. The system also features home health care/hospice services, provided in the home; a wellness center/outpatient rehabilitation center at 105 Trinity Place; industrial medicine practice at 1500 Oglethorpe Avenue, and Highland Hills retirement community in Oconee County.

6.9.3 Public Health Facilities

The Jackson County Health Department maintains two clinics in Jackson County. They are located at 341 General Jackson Drive in Jefferson and 623 South Elm Street in Commerce. The clinics provide the following basic services: health checkups, immunizations, WIC Supplemental Food Program, nutrition education, family planning, and screening for STDs, HIV, Tuberculosis and Hepatitis B.

6.10 Educational Facilities

6.10.1 Public Schools

Talmo is served by the Jackson County School System. 2007-2008 enrollment in Jackson County public schools is approximately 7,065 students. Enrollment is expected to increase by 8% per year. The Jackson County School System operates the following public schools. Enrollment, capacity, and future plans are presented in Table 6.1.

- North Jackson Elementary School
- Maysville Elementary School
- East Jackson Elementary School
- South Jackson Elementary School
- Benton Elementary School
- West Jackson Primary School (pre-k through 2nd grade)
- West Jackson Intermediate School (3rd through 5th grade)
- West Jackson Middle School (6th through 8th grade)
- East Jackson Middle School (6th through 8th grade)
- Kings Bridge Middle School (6th through 8th grade)
- East Jackson Comprehensive High School
- Jackson County Comprehensive High School

Table 6.1 – Jackson County School System Enrollment and Capacity

	Enrollment	Capacity	Future Plans
Benton Elementary	300	600	None
5488 Highway 441 S			
Nicholson, GA			
East Jackson Elementary	450	650	Available for Expansion
1531 Hoods Mill Road			
Commerce, GA 30529			
Gum Springs Elementary	0	875	Under Construction
Gum Springs Church Road			
Jefferson, GA 30549			
Maysville Elementary	410	650	None
9270 Highway 82 Spur			
Maysville, GA 30558			
North Jackson Elementary	415	500	Possible Expansion
1880 Old Gainesville Hwy			
Talmo, GA 30575			
South Jackson Elementary	600	650	None
8144 Jefferson Rd.			
Athens, GA 30607			
West Jackson Intermediate	650	600	Redistrict in 08-09
391 E. Jefferson St.			
Hoschton, GA 30548			
West Jackson Primary	730	600	Redistrict in 08-09
4825 Hwy 53			
Braselton, GA 30517			
East Jackson Middle	425	600	Available for Expansion
1880 Hoods Mill Road			
Commerce, GA			
Kings Bridge Middle	410	650	Available for Expansion
1630 New Kings Bridge Rd.			
Athens, GA 30607			
West Jackson Middle	775	650	None
400 Gum Springs Church Rd			
Jefferson, GA 30549			
East Jackson Comprehensive High	900	1850	Available for Expansion
1435 Hoods Mill Rd			
Commerce, GA 30529			
Jackson County Comprehensive	1050	1200	Available for

	Enrollment	Capacity	Future Plans
High			Expansion
1668 Winder Hwy			
Jefferson, GA 30549			
Gordon Street Center	Serves as day alternative school,		
441 Gordon Street	regional evening school, and overflow		
Jefferson, GA 30549	for JCCHS. No plans for expansion		

The Jackson County Board of Education owns property adjacent to Kings Bridge Middle School. This property has been rough graded and is suitable for a future elementary school.

6.10.2 Private Schools:

Two private schools are located in Jackson County. They are Providence Academy and Jackson Trail Christian School. Providence Academy was established in 1993 as a ministry of the Commerce Center for Christian Education. It is a non-profit and non-denominational college preparatory school serving the needs of kindergarten through twelfth grade. Jackson Trail Christian School is located in Jefferson and serves children in grades K-4.

6.10.3 City of Jefferson Public Schools:

Residents of Talmo may also apply to enroll in Jefferson City Schools. Total enrollment in the Jefferson City Schools was about 2,500 in August of 2007. The system consists of four schools:

- Jefferson Elementary School is currently at capacity with an enrollment of 700 students in grades K-2
- Jefferson Academy has 577 students in grades 3-5 and has a capacity of 750 students.
- Jefferson Middle School has a capacity of 750 students and currently enrolls 595.
- Jefferson High School enrolls 660 students and has a capacity of 750.

In order to control enrollment numbers, Jefferson City Schools is limiting the number of non-resident students. As a result it is becoming more difficult for none residents of Jefferson to enroll.

6.10.3 Post-Secondary Schools:

Post-secondary education is available within the immediate region and within less than an hour commute. The closest opportunity is in the City of Commerce at the Jackson Campus of Lanier Technical College. Located in a shopping center in downtown Commerce, the campus is expanding to accommodate its anticipated growth. The addition of square feet will allow for more classrooms, computer labs, and office and storage space. Programs available in Commerce include Business Office Technology, Computer Information Systems, Horticulture, and Practical Nursing.

Other nearby post-secondary schools are Lanier Technical College, Brenau University, and Gainesville State College in the nearby city of Gainesville. Talmo is also a short commute to Athens Technical College and the University of Georgia. Many additional educational opportunities exist in Atlanta including: Georgia Institute of Technology, Georgia State University, Southern Polytechnic State University, Clayton College and State University, Morehouse College, Clark-Atlanta University, Morris Brown College and others.

6.11 Library

The Talmo Library is located at City Hall, 45 AJ Irvin Rd. Its goal is to provide the citizens of Talmo with a wide variety of media resources including *books, paper backs, videos, CDs*, and full Internet and Web access. Library cards may be obtained by completing a library card application and returning it to the Librarian. The library offers a variety of summer and holiday programs and is a branch of the Piedmont Regional library system which is a member of the PINES network of libraries.

6.12 Service Delivery Strategy analysis

The most critical relationship with other local governments is with Jackson County. In 2004, the City of Talmo entered into a Service Delivery Strategy with Jackson County.

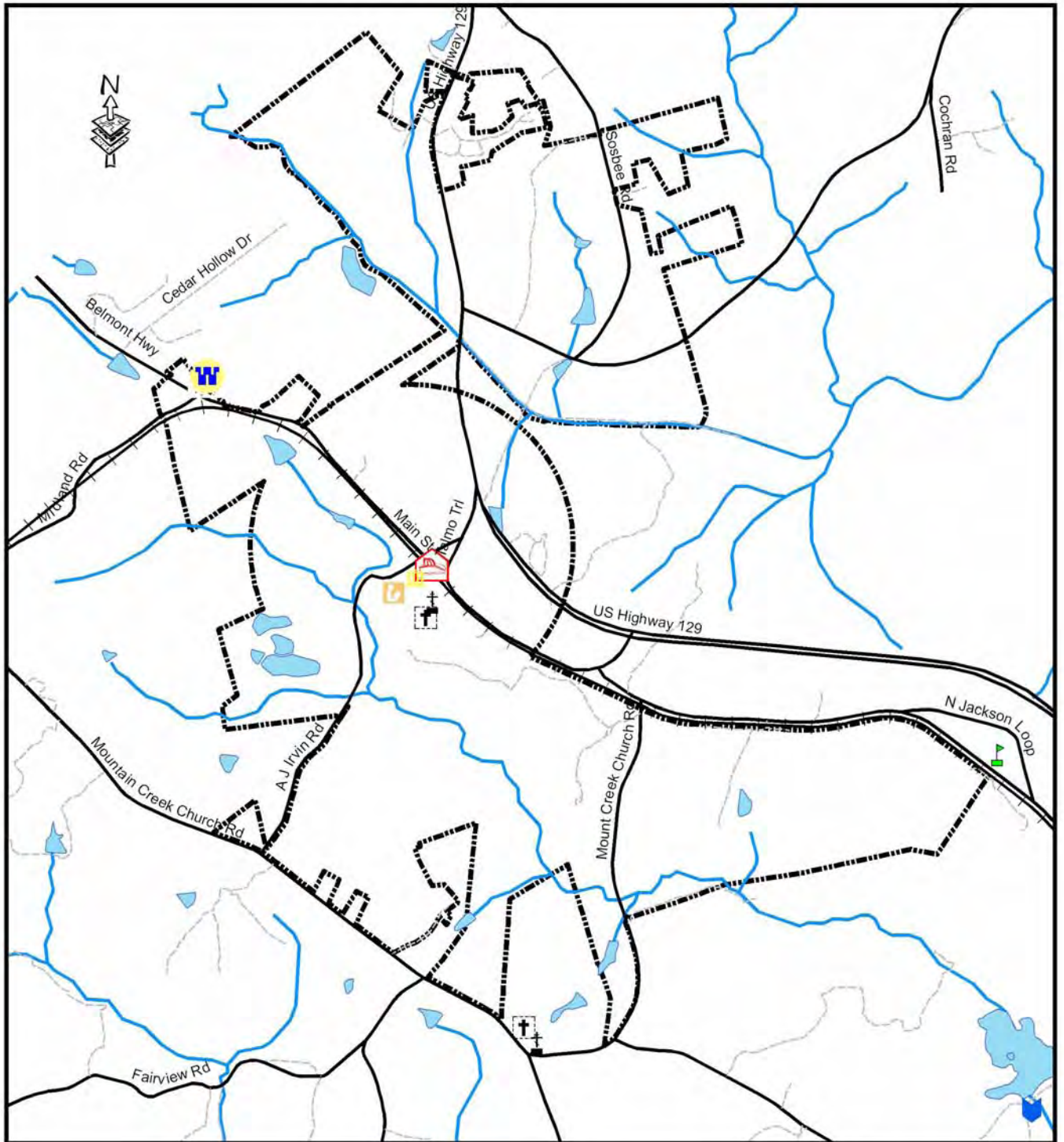
The services included in the Service Delivery Strategy are shown in the table below. There are no inconsistencies that need to be addressed in this Comprehensive Plan or in the Service Delivery Strategy that relate to the City of Talmo.

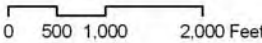
Services Provided	Jackson County Service Delivery Strategy	Areas Served	Talmo
Airport	Jackson County Airport Department, Jackson County Airport Authority provides funding mechanisms for capital projects and assists in airport development.	Jackson County and all its Cities	
Animal Control			Does not receive this County Service
Court Services	Jackson County provides Superior Court, State Court, Magistrate Court, Probate Court and Juvenile Court Services.	Jackson County and all its Cities	County provides all court services
Downtown Development Authority			n/a
E-911 Addressing Services	Jackson County Provides this service	Jackson County and all its Cities	
E-911 Services	Jackson County Provides this service	Jackson County and all its Cities	
Economic Development			n/a
Elections	Jackson County Provides this service	Jackson County and all its Cities	
Emergency Management Civil Defense	Jackson County Provides this service	Jackson County and all its Cities	

Services Provided	Jackson County Service Delivery Strategy	Areas Served	Talmo
Emergency Medical Services	Jackson County Provides this service	Jackson County and all its Cities	
Fire Protection			Service provided by the County through the Talmo and the North Jackson Volunteer Firemen
Health and Human Services	Jackson County Provides this service	Jackson County and all its Cities	
Homeland Security	Jackson County Provides this service	Jackson County and all its Cities	
Housing Authority			n/a
Jail Services	Jackson County Provides this service	Jackson County and all its Cities	
Land Use Planning	Quad Cities Planning Commission Provides this service	Jefferson, Talmo, Arcade	
Law Enforcement			Jackson County Provides this service
Libraries			Talmo provides this service within it city limits
Parks and Recreation	Jackson County Provides this service	Countywide	City maintains a park for use







Services Provided	Jackson County Service Delivery Strategy	Areas Served	Talmo
			by residents
Property Tax Assessment	Jackson County Provides this service	Jackson County and all its Cities	
Property Tax Collection	Jackson County Provides this service	unincorporated county and cities other than Jefferson, Commerce, and Maysville	
Road and Bridge Construction			County provides service on County roads, city provides service on city roads
Road and Bridge Maintenance			County provides service on County roads and several other roads within the city
Senior Center	Jackson County Provides this service	Jackson County and all its Cities	
Site Development/Inspection	Quad Cities Planning Commission Provides this service	Jefferson, Talmo, Arcade	
Solid Waste Collection and Recycling			Free market contractors
Solid Waste Disposal			Free market contractors

Services Provided	Jackson County Service Delivery Strategy	Areas Served	Talmo
Stormwater Master Planning			City Provides this service
Stormwater System Maintenance			City Provides this service
Water Distribution			Service Provided by the Jackson County Water and Sewer Authority
Water Supply, Treatment and Transmission			Service Provided by the Jackson County Water and Sewer Authority
Transportation Master Planning			City Provides this service
Wastewater Collection			n/a
Wastewater Treatment			n/a
Zoning Administration	Quad Cities Planning Commission Provides this service	Jefferson, Talmo, Arcade	
Zoning Enforcement	Quad Cities Planning Commission Provides this service	Jefferson, Talmo, Arcade	





Legend

 Water System	 City Hall
 Cemetery	 Fire Station
 Church	 Library
 School	

Community Facilities Town of Talmo

December 2007
DRAFT: Map is Provisional
and Subject to Change

7 INTERGOVERNMENTAL COORDINATION

According to the State Planning Goals and Objectives of the Standards and Procedures for Local Comprehensive Planning, Chapter 110-12-1-.06, local governments must evaluate the consistency of their policies, activities, and development patterns with the following goal for Intergovernmental Coordination:

“To ensure the coordination of local planning efforts with other local service providers and authorities, with neighboring communities and with state and regional plans and programs”.

The Community Assessment is intended to evaluate the community’s current policies, activities, and development patterns for consistency with the Quality Community Objectives, identify potential issues and opportunities for further study, and use supportive data and information to check the validity of potential issues and opportunities. According to the Standards and Procedures for Local Comprehensive Planning, Chapter 110-12-1-.07, this is to be done by identifying existing coordination mechanisms and processes with adjacent local governments, independent special authorities and districts, independent development authorities and districts, school boards, and federal, state, or regional programs and activities that relate to local planning.

7.1 Coordination Partners

Intergovernmental coordination in Talmo concerns the ongoing communication and cooperation with Jackson County and the adjacent municipalities of Pendergrass and Jefferson. In addition, City government coordinates with the School Board and several authorities that serve the County. The organizations include:

- Jackson County Water and Sewer Authority
- Jackson County Industrial Development Authority
- North Jackson County Fire District
- Jackson County Chamber of Commerce

Primary responsibility for inter-governmental coordination within County government lies with the City Council.

Talmo is located within the Northeast Georgia Regional Development Center (RDC) NEGRDC. The RDC serves 12 counties and 54 municipal governments in the Northeast Georgia Region. The agency was created in 1963 to be a focal point for regional issues concerning local government and to be a resource for those

governments in a variety of specialized areas. These include local government planning, economic development, grant preparation and administration, job training, and aging services. The Northeast Georgia service area encompassed by the RDC is 3,260 square miles with an estimated population of 438,300.

7.2 Federal, State, and Regional entities

The City of Talmo works to coordinate efforts with government agencies at the State and Federal level. Below is a list of the agencies that the city is currently working with and the primary areas of coordination with the City of Talmo.

- Georgia Department of Community Affairs – Comprehensive Planning, Waste Management Planning
- Georgia Department of Transportation – Transportation Planning and Projects

7.3 Existing Policy and Activities

Some of the ongoing forms of inter-governmental cooperation in Talmo include:

- Joint use of the Chamber of Commerce for economic development efforts
- Supporting SPLOST and general obligation bond initiative with Jackson County
- Participation in the Quad Cities Planning Commission with the cities of Arcade and Jefferson

7.4 Intergovernmental Coordination Opportunities

As the City and County continue to grow and particularly as demands on the City grows, maintaining strong and productive coordination efforts will be more difficult. Potential intergovernmental opportunities for later consideration in the Community Agenda include:

- Economic and industrial development
- Annexation and land use coordination issues
- SPLOST renewal and how funding and projects will be coordinated.
- Future sewer service provision

8 TRANSPORTATION

This element of the Town of Talmo Comprehensive Plan provides an evaluation of the transportation network. This not only includes an analysis of the street network that serves the automobile, but also an inventory and review of pedestrian and bicycle facilities, railroads, parking, public transportation and airports. As part of the evaluation of transportation in Town of Talmo, the following state planning objectives and quality community objectives were considered.

Land Use and Transportation Goal: To ensure the coordination of local planning efforts with other local service providers and authorities, with neighboring communities and with state and regional plans and programs.

Transportation Alternatives Objectives: Alternatives to transportation by automobile, including mass transit, bicycle routes and pedestrian facilities, should be made available in each community. Greater use of alternative transportation should be encouraged.

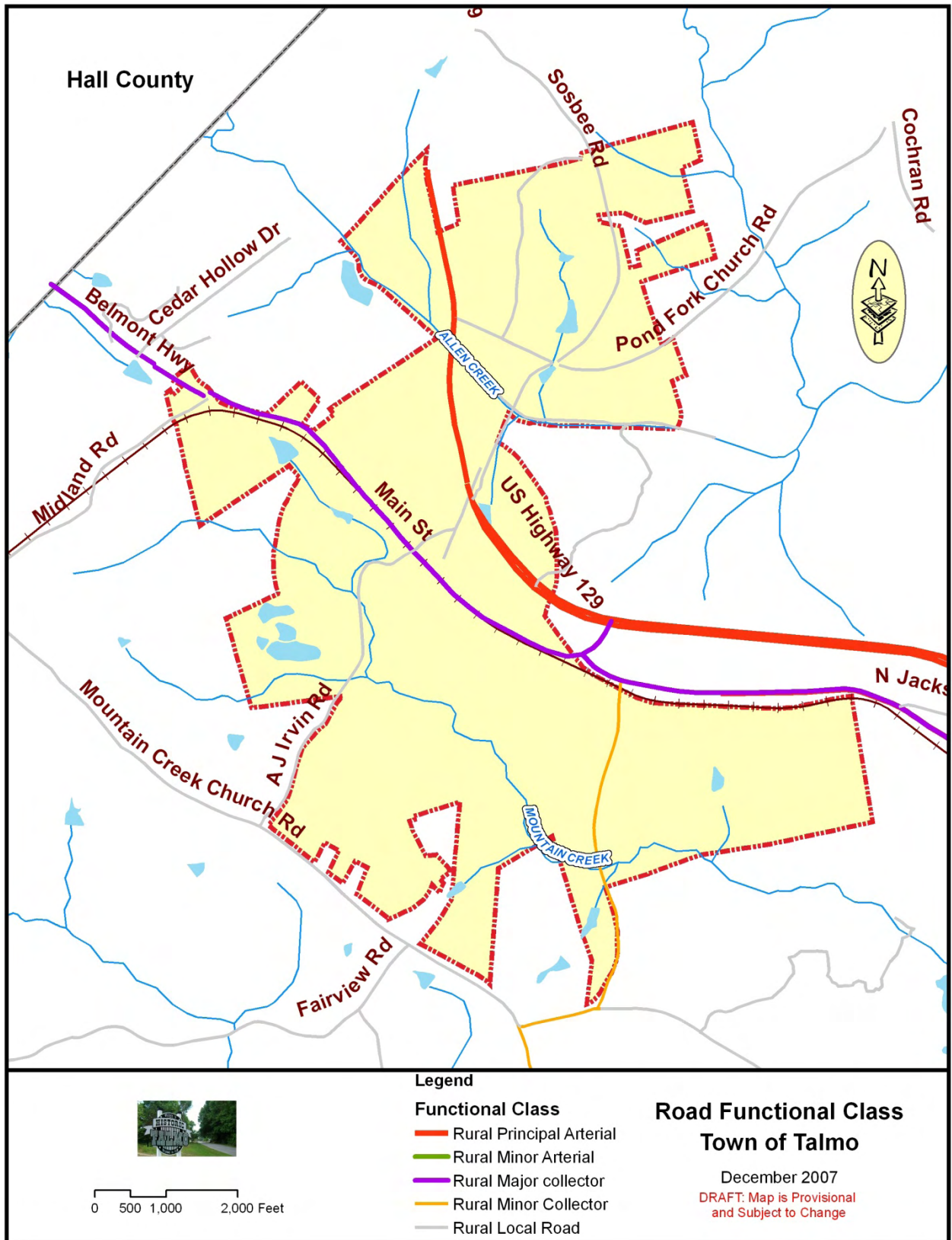
This section is divided into three subsections; 1) Transportation System Components, 2) Public Transit and Goods Movement and, 3) Land Use Issues. The subsection on the transportation system components provides an inventory and analysis of the road, parking, pedestrian and bicycle network. The public transit and goods movement subsection focuses on the transportation system that, in general the transportation service is provided by others. The last subsection provides an evaluation of the transportation system as it relates to land use, including congestion caused by intense land use and underutilized infrastructure.

8.1 Transportation System Components

8.1.1 Streets, Roads, and Highways

Roads are classified by the Georgia Department of Transportation for purposes of identifying their primary use. Road classifications range from local, which primarily serve adjacent properties and access (driveways) dominate, to collectors, which provide a mixture of access and short range regional travel to arterials where focus is on regional travel and access may have some restrictions. Interstates are not represented in Talmo, they serve primarily long distance regional travelers and access is limited to interchanges.

The Town of Talmo is served by a rural major collector (Main Street) that bisects the Town. U.S. 129 is a principle rural arterial that runs parallel to Main Street to the east. A rural minor collector (Mountain Creek Church Road) serves the southeast part of Talmo. The remaining roads are designated rural local. The map on the following page shows the functional class of the Talmo road network.



Source: DOT Highway Characteristics File

8.1.2 Bridges

There are three bridges in Talmo. Two bridges cross streams, one at Allen Creek and U.S. 129 and another at Mountain Creek Church Road and Mountain Creek. The third bridge crosses a drainage culvert on Pond Fork Church Road.

8.1.3 Signalization and Signage

For the most part, traffic in Talmo is controlled through stop signs at intersections. There is a beacon on Main Street and Talmo Trail Road alerting drivers of the intersection.

8.1.4 Significant Bicycle and Pedestrian Ways

There is currently no significant bicycle or pedestrian ways within the Town limits of Talmo.

8.1.5 Significant Parking Facilities

The Town of Talmo does not operate a parking authority or provide general public parking beyond spaces provided at government facilities. Commercial establishments provide their own parking.

8.2 Public Transportation and Goods Movement

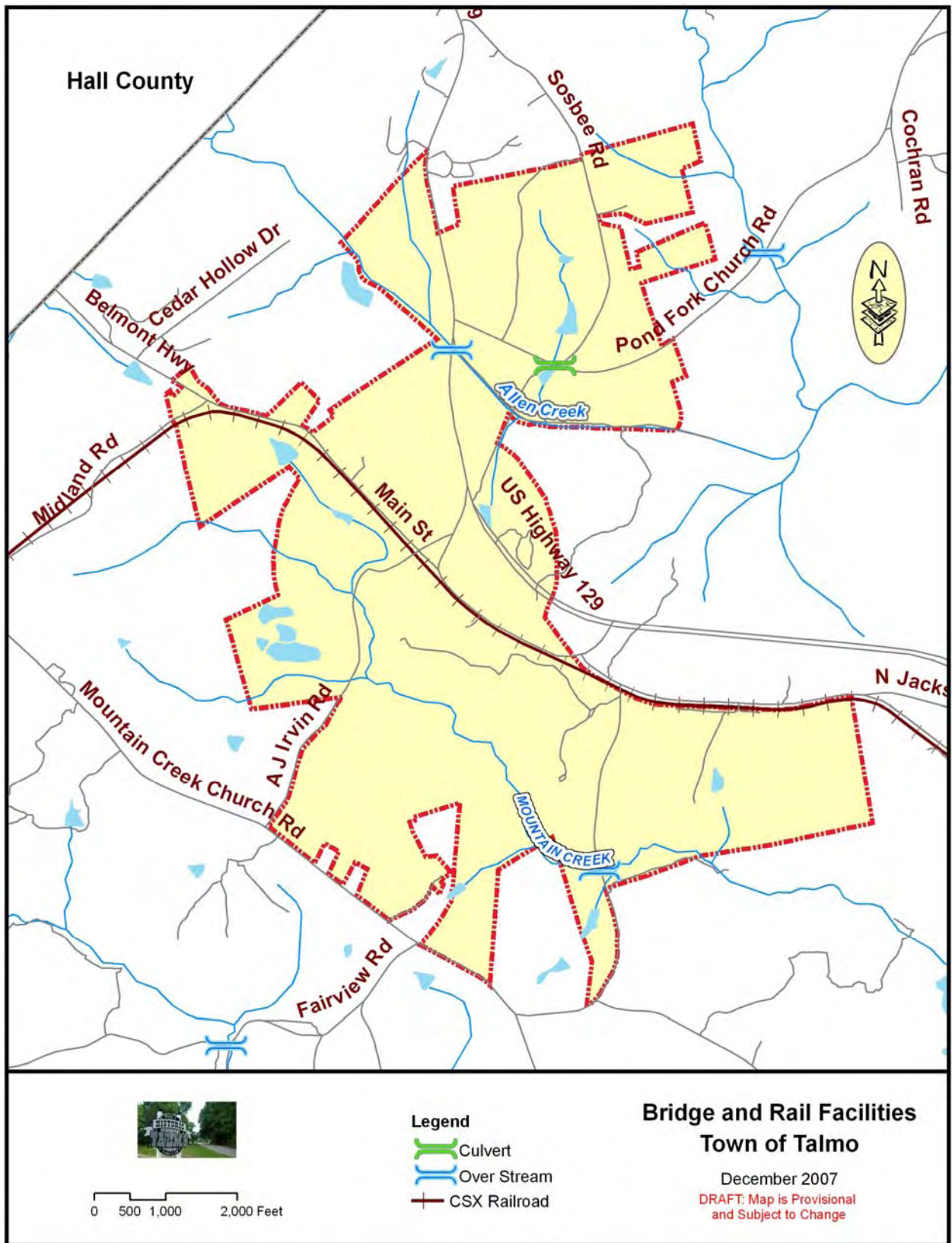
8.2.1 Public Transit

There are no public transportation facilities located within Talmo, Georgia.

8.2.2 Railroads, Port Facilities, Airports and Air Terminals

Talmo has a single rail line that follows along on the west side of Main Street. The railroad is operated by CSX. This is a minor rail line serving from Athens to Gainesville with less than 10 million tons of freight per year. A map is provided on the following page.

The Town of Talmo has no port facilities, airports or air terminals. The closest general aviation airport is just northeast of Jefferson. Talmo is not near navigable rivers, there are no port facilities in this part of Georgia.



Source: GDOT Highway Characteristic File

8.2.3 Crash Data

The Georgia Department of Transportation compiles crash data from multiple agencies and maintains a database of accident locations. The map on the following page depicts the crashes from 2001 through July 2007 in the Town of Talmo and surrounding areas. A cluster of crashes may suggest geometric and/or signage/signalization adjustments. Though the data does not show a high number of crashes, this may be a reflection of low volumes.

8.2.4 Assessment

In general, the road system adequately serves the residents and businesses of the Town of Talmo. The Town is primarily a mixture of rural residential and agriculture uses.

Public parking should also be adequate for the planning period. No significant expansion of business is planned during the planning period.

Since the Town is fairly undeveloped, opportunity exists to incorporate multimodal facilities into the transportation system. Not only will this increase the quality of life for the residents by offering various modes of transportation, it will also help extend the capacity of the existing road system and would meet the state objective of encouraging non-automobile alternatives. However, population densities are so low that costs for construction would be prohibitively high unless significant grant or donation funds was made available.

The lack of public transportation in Talmo is a reflection of its rural character and low density population. These services will mostly need to be obtained from nearby cities in the future as population projections would not justify any facilities during the planning period.

8.3 Land Use Issues

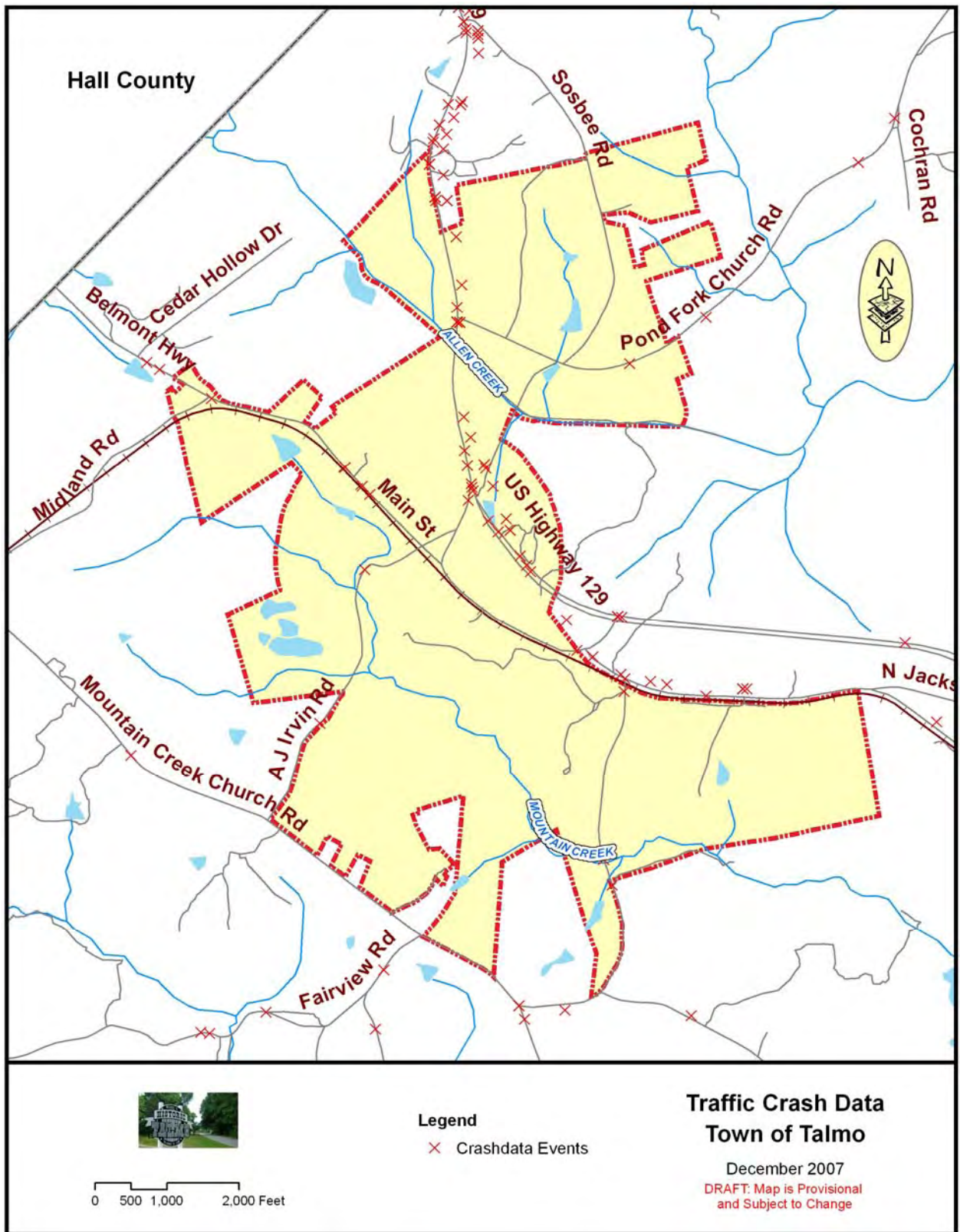
8.3.1 Traffic Congestion

The transportation system is currently adequate for the low density population and businesses of Talmo. No significant congestion exists and most roads are currently utilized appropriately. The Georgia Department of Transportation keeps track of traffic volumes on an annual basis for a sample of roadways in Georgia. A map of counts in and near Talmo is provided in the map on the following page. The highest volume road is currently U.S. 129 with over 10,000

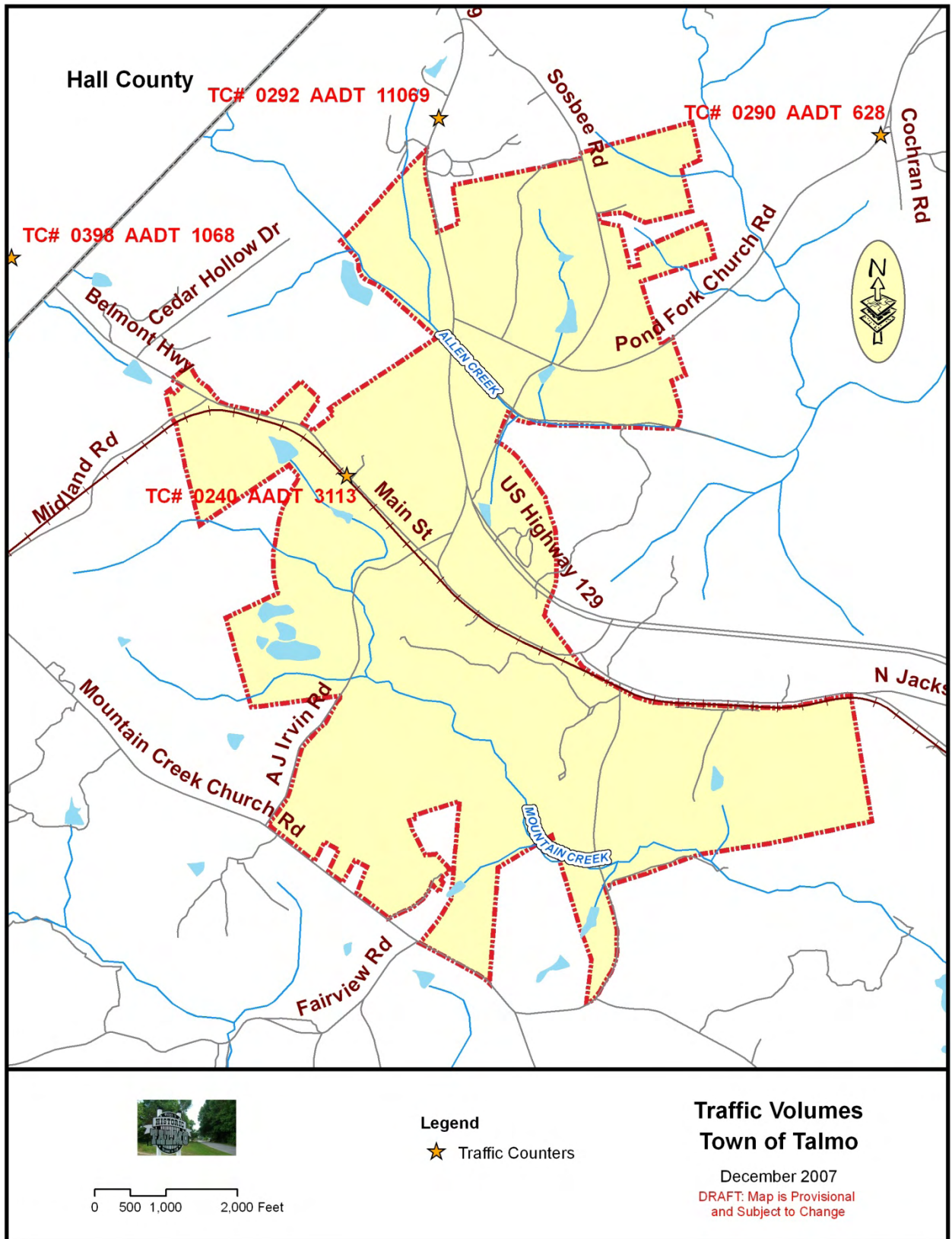
vehicles per day on average. This road is currently being upgraded to a four lane divided highway to the north and will adequately serve the anticipated volumes of traffic over the next 20 years.

8.3.2 Connectivity

Talmo is a very small town that is easy to travel. The downtown is easily accessible and connected to every neighborhood. Although there are no sidewalks, many residents can and do walk to downtown, within their neighborhoods, and between neighborhoods. However, newer developments on the fringes of the town may be developed that do not interconnect with existing neighborhoods. This may cause traffic problems as the town grows and as traffic is added on the peripheral road network.



Source :GDOT Crash Data



Source: GDOT STARS

9 QUALITY COMMUNITY OBJECTIVES LOCAL ASSESSMENT

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

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

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

This initial assessment is meant to provide an overall view of the community’s policies, not an in-depth analysis. There are no right or wrong answers to this assessment. Its merit lies in completion of the document and the ensuing discussions regarding future development patterns as governments undergo the comprehensive planning process.

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

<i>Development Patterns</i>			
Traditional Neighborhoods Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.			
Statement	Yes	No	Comments
1. If we have a zoning code, it does not separate commercial, residential and retail uses in every district.	✓		Mixed uses are allowed in the Planned Community Development (PCD), Central Business District(CBD) and Town Center (TC) districts. Talmo utilizes the TC district.
2. Our community has ordinances in place that allow neo-traditional development "By right" so that developers do not have to go through a long variance process.	✓		
3. We have a street tree ordinance that requires new development to plant shade-bearing trees appropriate to our climate.	✓		
4. Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in summer.		✓	
5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.	✓		Contracted out some clean-up, Adopt-a-Highway, etc
6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	✓		No sidewalks, but people walk all around. Grass and roadways are maintained for pleasant walking. New developments are required to have sidewalks.
7. In some areas, several errands can be made on foot, if so desired.	✓		Small scale errands. Post Office, visiting neighbors, etc
8. Some of our children can and do walk to school safely.		✓	n/a - no school in Talmo
9. Some of our children can and do bike to school safely.		✓	n/a - no school in Talmo
10. Schools are located in or near neighborhoods in our community.		✓	n/a - no school in Talmo

Infill Development			
Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.			
Statement	Yes	No	Comments
1. Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.		✓	
2. Our community is actively working to promote Brownfield redevelopment.		✓	n/a - no brownfields
3. Our community is actively working to promote greyfield redevelopment.		✓	n/a - no greyfields
4. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road.)		✓	
5. Our community allows small lot development (5000 SF or less) for some uses.		✓	
Sense of Place			
Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment			
Statement	Yes	No	Comments
1. If someone dropped from the sky into our community, he or she would know immediately where she was, based on our distinct characteristics.	✓		
2. We have delineated the areas of our community that are important to our history and heritage and have taken steps to protect those areas.	✓		Talmo has placed several buildings on the National Register of Historic Places
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.	✓		All Areas are regulated to some degree
4. We have ordinances to regulate the size and type of signage in our community.	✓		
5. If applicable, our community has a plan to protect designated farmland.	✓		Several Areas are zoned Planned Commercial Farm Districts

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Transportation Alternatives Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.			
Statement	Yes	No	Comments
1. We have public transportation in our community.		✓	
2. We require that new development connects with existing development through a street network, not a single entry/exit.		✓	
3. We have a good network of sidewalks to allow people to walk to a variety of destinations.		✓	Have sidewalk requirements in regulations. When new development comes they will be required to have sidewalks.
4. We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.	✓		Required for most non-rural/exurban developments
5. We require that newly built sidewalks connect to existing sidewalks wherever possible	✓		
6. We have a plan for bicycle routes through our community.		✓	No plan, but the Talmo area is a popular cycling location.
7. We allow commercial and retail development to share parking areas wherever possible.	✓		Article 12.4.2 in zoning ordinance

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

Open Space Preservation New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.			
1. Our community has a greenspace plan.		✓	
2. Our community is actively preserving greenspace – either through direct purchase, or by encouraging set-asides in new development.		✓	
3. We have a local land conservation program, or, we work with state or national land conservation programs to preserve environmentally important areas in our community.		✓	
4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.	✓		
Environmental Protection Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.			
Statement	Yes	No	Comment
1. Our community has a comprehensive natural resources inventory.	✓		In 1998 Comprehensive Plan
2. We use this resource inventory to steer development away from environmentally sensitive areas.		✓	There has been little new development
3. We have identified our defining natural resources and have taken steps to protect them.	✓		
4. Our community has passed the necessary Part V Environmental Ordinances, and we enforce them.	✓		
5. Our community has and actively enforces a tree preservation ordinance.	✓		
6. Our community has a tree-replanting ordinance for new development.	✓		
7. We are using stormwater best management practices for all new development.	✓		
8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.)	✓		

<i>Social and Economic Development</i>			
Growth Preparedness			
Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, and sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.			
Statement	Yes	No	Comments
1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.	✓		Will be updated in new Comprehensive Plan
2. Our local governments, the local school board, and other decision-making entities use the same population projections.	✓		
3. We have a Capital Improvements Program that supports current and future growth.		✓	
4. We have designated areas of our community where we would like to see growth. These areas are based on the natural resources inventory of our community.		✓	The Comprehensive Plan Update (2008) will include this analysis.

Appropriate Businesses			
The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.			
Statement	Yes	No	Comments
1. Our economic development organization has considered our community's strengths, assets, and weaknesses and has created a business development strategy based on them.		✓	County-wide Chamber of Commerce and Industrial Development Authority
2. Our ED organization has considered the types of businesses already in our community, and has a plan to recruit business/industry that will be compatible.		✓	County-wide Chamber of Commerce and Industrial Development Authority
3. We recruit businesses that provide or create sustainable products.	✓		
4. We have a diverse jobs base, so that one employer leaving would not cripple us.		✓	n/a - There are very few employers in the City
Employment Options			
A range of job types should be provided in each community to meet the diverse needs of the local workforce.			
Statement	Yes	No	Comments
1. Our economic development program has an entrepreneur support program.		✓	These resources are located in nearby Cities. Talmo is very small and cannot support these programs.
2. Our community has jobs for skilled labor.		✓	These resources are located in nearby Cities.
3. Our community has jobs for unskilled labor.		✓	These resources are located in nearby Cities.
4. Our community has professional and managerial jobs.		✓	These resources are located in nearby Cities.

Housing Choices			
A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.			
Statement	Yes	No	Comments
1. Our community allows accessory units like garage apartments or mother-in-law units.	✓		In Rural Residential (RR)-1, RR-2, RR-3, Residential (R) -1, and R-2 districts
2. People who work in our community can afford to live here, too.	✓		
3. Our community has enough housing for each income level (low, moderate, and above-average incomes)		✓	No high-end housing
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and recommending smaller setbacks.	✓		
5. We have options available for loft living, downtown living, or “neo-traditional” development.	✓		
6. We have vacant and developable land available for multifamily housing.		✓	Available in nearby Cities.
7. We allow multifamily housing to be developed in our community.		✓	Available in nearby Cities.
9. We support community development corporations building housing for lower-income households.		✓	Available in nearby Cities.
10. We have housing programs that focus on households with special needs.		✓	Available in nearby Cities.
11. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.	✓		

Educational Opportunities			
Educational and training opportunities should be readily available in each community - to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.			
Statement	Yes	No	Comments
1. Our community provides work-force training options for our citizens.		✓	Available in nearby Cities.
2. Our workforce training programs provide citizens with skills for jobs that are available in our community.		✓	Available in nearby Cities.
3. Our community has higher education opportunities, or is close to a community that does.	✓		
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.		✓	Available in nearby Cities.
Governmental Relations			
Local Self-determination			
Communities should be allowed to develop and work toward achieving their own vision for the future. Where the state seeks to achieve particular objectives, state financial and technical assistance should be used as the incentive to encourage local government conformance to those objectives.			
Statement	Yes	No	Comments
1. We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.		✓	Website is up to date
2. We have processes in place that make it simple for the public to stay informed on land use and zoning decisions, and new development.	✓		
3. We have a public-awareness element in our comprehensive planning process.	✓		
4. We have clearly understandable guidelines for new development.	✓		
5. We offer a development guidebook that illustrates the type of new development we want in our community.		✓	
6. We have reviewed our development regulations and/or zoning code recently and are sure that our ordinances will help us achieve our QCO goals.	✓		
7. We have a budget for annual training for planning commission members and staff, and we use it.		✓	

Regional Cooperation			
Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.			
Statement	Yes	No	Comments
1. We plan jointly with our cities and county for Comprehensive Planning purposes	✓	✓	We work with some other cities in our County
2. We are satisfied with our Service Delivery Strategies	✓		
3. We cooperate with at least one local government to provide or share services (parks and recreation, E911, Emergency Services, Police or Sheriff's Office, schools, water, sewer, other)	✓		