

Table of Contents

Resolutions (Terrell County, Bronwood, Parrott, Sasser)

Credits

List of Tables, Figures and Maps

Chapter 1: Introduction

- A. Introduction
- B. Elements of the Comprehensive Plan
- C. The Planning Process
- D. Public Participation
- E. History

Chapter 2: Population

- A. Introduction
- B. Total Population Inventory/Assessment
- C. Households Inventory/Assessment
- D. Age Distribution Inventory/Assessment
- E. Racial Composition
- F. Educational Attainment
- G. Income Inventory/Assessment

Chapter 3: Economic Development

- A. Introduction
- B. Economic Base
- C. Labor Force
- D. Economic Development Resources
- E. Economic Development Assessment

Chapter 4: Housing

- A. Introduction
- B. Types of Housing Units
- C. Age & Condition of Housing
- D. Owner & Renter Occupancy
- E. Housing Costs
- F. Low Income & Public Housing
- G. Projected Housing Needs
- H. Housing Assessment Summary & Policy Implications

Table of Contents continued

Chapter 5: Natural & Cultural Resources

- A. Introduction
- B. Inventory of Natural Resources: Public Water Supply Sources, Water Supply Watersheds, Groundwater Recharge Areas, Wetlands, Protected Mountains, Protected Rivers, Coastal Resources, Flood Plains, Soil Types, Steep Slopes, Prime Agricultural/Forest Land, Plant/Animal Habitats, Major Park, Recreation & Conservation Areas, Scenic Views/Sites
- C. Inventory of Cultural Resources: Residential Resources, Commercial Resources, Industrial Resources, Institutional Resources, Transportation Resources, Rural Resources, Other Historic, Archaeological & Cultural Resources
- D. Assessment of Current/Future Natural & Cultural Resource Needs

Chapter 6: Community Facilities & Services

- A. Introduction
- B. Inventory of All Community Facilities & Services
- C. Assessment of All Community Facilities & Services

Chapter 7: Land Use

- A. Introduction
- B. Overview of Terrell County Historical Development
- C. County/City Inventory of Existing Land Uses/Assessment of Current and Future Needs

Chapter 8: Intergovernmental Coordination

- A. Introduction
- B. Inventory of Existing Conditions
- C. Assessment
- D. Goals & An Implementation Strategy

Chapter 9: Long Term Goals

- A. Economic Development Goals
- B. Housing Goals
- C. Natural & Cultural Resources Goals
- D. Community Facilities & Services Goals
- E. Land Use Goals
- F. Intergovernmental Coordination Goals
 - Terrell County ROA/STWP
 - Bronwood ROA/STWP
 - Parrott ROA/STWP
 - Sasser ROA/STWP

TABLES

Chapter 2: Population Tables

Total Population (Tables)

- Terrell County Total Population
- Bronwood Total Population
- Parrott Total Population
- Sasser Total Population
- Population Projections
- Georgia Population Trends
- United States Population Trends
- Rate of Growth Comparisons
- Growth Rate Projections

Households (Tables)

- Terrell County Number of Households
- Terrell County Average Household Size
- Bronwood Average Household Size & Total Households
- Parrott Average Household Size & Total Households
- Sasser Average Household Size & Total Households
- Projected Number of Housing Units Needed

Age Distribution (Tables)

- Terrell County Population By Age (%)
- Georgia Population By Age (%)
- United States Population By Age (%)
- Terrell County Age Distribution
- Terrell County Average Age
- Bronwood Population By Age (%)
- Bronwood Projected Age Distribution
- Parrott Population By Age (%)
- Parrott Projected Age Distribution
- Sasser Population By Age (%)

- Sasser Projected Age Distribution
- Terrell County Projected Age Distribution

Racial Composition (Tables)

- Terrell County Racial Composition (%)
- Terrell County Racial Composition
- Bronwood Racial Composition
- Parrott Racial Composition
- Sasser Racial Composition

Educational Attainment (Tables)

- Terrell County Educational Attainment
- Regional Educational Attainment Comparisons
- Terrell County Education Statistics
- Georgia Education Statistics
- Bronwood Educational Attainment (%)
- Parrott Educational Attainment (%)
- Sasser Educational Attainment (%)
- Terrell County Educational Attainment (%)

Income (Tables)

- Terrell County Per Capita Income
- Georgia Per Capita Income
- United States Per Capita Income
- Terrell County Average Household Income
- Terrell County Household Income Distribution
- Bronwood Income Distribution
- Parrott Income Distribution
- Sasser Income Distribution
- Per Capita Income (1987 Constant Dollars)
- Average Household Income Comparison

Chapter 3: Economic Development

Economic Base (Tables)

- Terrell County Employment by Sector (%)
- Terrell County Employment by Sector
- United States Employment by Sector (%)
- United States Employment by Sector
- Georgia Employment by Sector (%)
- Georgia Employment by Sector
- Terrell County Average Weekly Wages
- Georgia Average Weekly Wages
- Terrell County Personal Income Type
- Georgia Personal Income Type
- Terrell County Earnings by Sector (%)
- Terrell County Earnings by Sector
- Georgia Earnings by Sector (%)
- Georgia Earnings by Sector
- United States Earnings by Sector (%)
- United States Earnings by Sector

Labor Force (Tables)

- Employment by Occupation (1990-2000)
- Bronwood Employment by Occupation (1990-2000)
- Parrott Employment by Occupation (1990-2000)
- Sasser Employment by Occupation (1990-2000)
- United States Employment Status
- Georgia Labor Statistics
- Terrell County Employment Status
- Past Unemployment Comparison
- Commuting Patterns in Terrell County
- Terrell County Labor Force Participation
- Bronwood Labor Force Participation
- Parrott Labor Force Participation
- Sasser Labor Force Participation

Chapter 4: Housing

Types of Housing (Tables)

- Terrell County Types of Housing
- SW GA Region Types of Housing
- Georgia Types of Housing
- Bronwood Types of Housing
- Parrott Types of Housing
- Sasser Types of Housing

Age and Condition (Tables)

- Terrell County Condition of Housing
- Terrell County Houses Built Before 1939
- SW GA Region Houses Built Before 1939
- Georgia Houses Built Before 1939
- Bronwood Houses Built Before 1939
- Bronwood Condition of Housing
- Parrott Houses Built Before 1939
- Parrott Condition of Housing
- Sasser Houses Built Before 1939
- Sasser Condition of Housing
- SW GA Region Condition of Housing
- Georgia Condition of Housing
- United States Condition of Housing

Occupancy Characteristics (Tables)

- SW GA Region Occupancy Characteristics
- Georgia Occupancy Characteristics
- Terrell County Occupancy Characteristics
- Bronwood Occupancy Characteristics
- Parrott Occupancy Characteristics
- Sasser Occupancy Characteristics
- Occupancy Characteristic Comparisons

Housing Costs (Tables)

- SW GA and Georgia Housing Costs
- Terrell County Housing Costs
- Bronwood Housing Costs
- Parrott Housing Costs
- Sasser Housing Costs

Projected Housing Needs (Tables)

- Terrell County and Municipal Projected Housing Types

Chapter 5: Natural & Cultural Resources

- Terrell County Soil Series Limitations (Table)

Terrell County (Maps)

- Figure 5.0: Generalized Wetlands/Flood Plains
- Figure 5.1: Protected Creek Corridor
- Figure 5.2: Pollution Susceptibility
- Figure 5.3: Generalized Wetland Areas

Bronwood (Maps)

- Figure 5.4: Bronwood Wetlands

Sasser (Maps)

- Figure 5.5: Wetlands

Chapter 6: Community Facilities/Services

Tables/Maps

Inventory (Tables)

- Community Facilities and Services Method/Type
- Roads to be Paved/Resurfaced
- Road Mileage by Type
- Trip Counts
- Bridges Report
- Region 10 Airport Facilities
- Police/Fire Department Vehicles
- Water Systems
- General Government Buildings
- Recreation Facilities
- Library Programs/Activities
- Public & Private Schools
- Education Accreditation Standards

Inventory (Maps)

- Figure 6.0: Terrell County Community Facilities
- Figure 6.1: Terrell County Transportation Network

Chapter 7: Land Use

Inventory (Maps)

- Figure 7.0: Terrell Co. Existing Land Use
- Figure 7.1: Bronwood Existing Land Use
- Figure 7.2: Parrott Existing Land Use
- Figure 7.3: Sasser Existing Land Use

Assessment

Figure 7.4: Terrell Co. Future Land Use
Figure 7.5: Bronwood Future Land Use
Figure 7.6: Parrott Future Land Use
Figure 7.7: Sasser Future Land Use

Chapter 8: Intergovernmental Coordination

Inventory (Tables)

- Intergovernmental Coordination Efforts
- Service Delivery Strategy Report Card

Chapter 9: Long Term Goals/Short Term Work Program/Report of Accomplishment

Report of Accomplishments/Short Term Work Programs

- Terrell County Report of Accomplishments (1999-2003)
- Terrell County Short Term Work Program (2004-2008)
- Bronwood Report of Accomplishments (1999-2003)
- Bronwood Short Term Work Program (2004-2008)
- Parrott Report of Accomplishments (1999-2003)
- Parrott Short Term Work Program (2004-2008)
- Sasser Report of Accomplishments (1999-2003)
- Sasser Short Term Work Program (2004-2008)

CREDITS

Terrell County Planning Committee

Terrell County

Martha Ann Coe
Linda Stith
Robert Aaron
Beth Parnacott

Bronwood

Deborah Crawford
Kate Tucker
Willie Mae Key

Parrott

Ed Wade

Sasser

Evelyn Waller
David Cox
Rachel Callis
Jim Palmer

Southwest Georgia Regional Development Center Planning Staff

Bryan Barnett
Angela Barton
Damon Drake
Paul Forgey
Roderick Gilbert
Jeff Hamilton
Alex MacDonald
Barbara Reddick
Greg Weathersby

Administrative Staff

Natasha Burley
Sheila Kirkland

Introduction

Terrell County, Bronwood, Parrott, Sasser

INTRODUCTION



A. Introduction

Terrell County is a small community located in Southwest Georgia encompassing 337 square miles. It is 155 miles south of Atlanta, 110 miles due east of Montgomery, Alabama and 130 miles north of Tallahassee, Florida. The county includes four incorporated governments: the City of Bronwood, the City of Dawson, the City of Parrott and the City of Sasser. The total population for the county including both incorporated and unincorporated portions was 10,970 according to the 2000 Census. The county ranks 118 in population and is 85th in size for the state of Georgia. The county is in the 12th State Senatorial District, the 148th State House District and the 2nd Congressional District.

In 1994, Terrell County and its respective governments chose to undertake the development of a Consolidated Comprehensive Plan. The plan is designed to provide elected officials with a tool to guide the future growth and development of Terrell County. In addition, the broad objective of the plan is to provide Terrell County residents with a better quality of life through greater community involvement in day-to-day planning efforts.

Terrell County and its communities, with technical assistance from the Southwest Georgia Regional Development Center, updated the Consolidated Comprehensive Plan in accordance with Georgia's Revised Minimum Local Planning Standards effective January 2004. As a result of the small percentage of growth, the county has experienced and is expected to experience, Terrell County classifies as a basic planning level government; which means that only the basic planning level requirements must be met in accordance with Georgia's Revised Minimum Local Planning Standards.

Four out of the five governments within Terrell County chose to participate in the consolidated plan: Terrell County, Bronwood, Parrott and Sasser. The City of Dawson chose to complete a separate comprehensive plan, independent of the other Terrell County governments.

B. Elements of the Comprehensive Plan

The elements in this comprehensive plan update include:

1. Population,
2. Economic Development,
3. Housing,
4. Natural & Cultural Resources,
5. Community Facilities & Services,
6. Land Use and
7. Intergovernmental Coordination.

C. The Planning Process

The Comprehensive Plan was developed using the three-step planning process for each of the seven planning elements:

Inventory and Assessment: The purpose of this step is to provide local governments with a factual basis for making informed decisions about their future. This step inventories all existing facilities and services to identify potential future needs.

Assessment of Current & Future Needs: The purpose of this step is to provide a factual and conceptual framework for making informed decisions about the future of the community and to ensure that an appropriate range of issues and viewpoints are considered.

Articulation of Goals and An Associated Implementation Strategy: The purpose of this step is to establish the community's long-range needs, goals and ambitions and determine how they will be addressed during the planning period.

D. Public Participation

To better identify and address community needs and concerns, a planning committee was established to assist in updating the Terrell County Consolidated Comprehensive Plan. Planning Committee members consisted of a variety of Terrell County residents with knowledge in various areas pertaining to the comprehensive plan. The members were appointed by their respective councils and members ranged from the everyday citizen to the Terrell County School Superintendent, to planning commission members.

In addition, both required public hearings were held with representation from each participating local government.

D. History

Terrell County was created in 1856 from portions of Lee County and Randolph Counties. Terrell County was named for Dr. William Terrell of Sparta, Georgia, a noted statesman and U.S. Congressman. The City of Dawson, the County's largest City and County Seat, was chartered in 1898. It was named for William C. Dawson, A U.S. Senator. Bronwood, previously "Brown's Station", was incorporated in 1883. Parrott and Sasser followed with Parrott (1889) named for settlers James and John L. Parrott, and Sasser named for Mr. William Sasser, chartered in 1890.

Major settlement of the area began in the early 1800's. Most of the settlers came from the Carolinas and from other sections of Georgia. The County's land area contains some 210,560 acres.

The social and economic history of Terrell County has been marked by its agricultural roots. These roots stretch from the very inception of the county to the present day. Most of the County's farm income is derived from cultivated crops, primarily peanuts, corn, cotton and soybeans. Truck crops, livestock and forest products also provide farming incomes. Over the past several decades, there has been a drastic decrease in the number of farms. The size of farms however, has increased considerably and now the average farm in the County ranges from 500 to 600 acres. This trend indicates both the economic benefits of land consolidation and the rise of professional farm managers.

Population

Terrell County, Bronwood, Parrott, Sasser

POPULATION



A. Introduction

The Population Element provides Terrell County and its municipalities with an opportunity to inventory and assess the demographic characteristics of their population. Demographic information, along with information in the Economic Development, Housing, Natural and Cultural Resources, Community Facilities/Services, Land Use and Intergovernmental Coordination Elements form a foundation for the plan. This information will assist the communities in determining the respective levels of community service and infrastructure required, employment opportunities and housing needed to support the existing and future population. In addition, this element may be used as a basis for determining desired growth rates, population densities and development patterns that are consistent with the goals and policies established in other plan elements.

The state minimum planning standards require that the following topics be addressed under this element: Total Population, Households, Age Distribution, Racial Composition, Educational Attainment and Income.

The data discussed in this portion of the comprehensive plan was derived from five main sources: US Census Bureau, Georgia Department of Community Affairs, Woods & Poole Economics, Georgia Department of Labor and Georgia Department of Education. It is important to note that the majority of the data is county-level data (which includes the City of Dawson), however for the

assessment portion of this element, information pertaining only to the four participating governments (Terrell County, Bronwood, Parrott and Sasser) will be extracted and analyzed.

B. Total Population

Inventory

The purpose of this section is to inventory existing population trends. **Tables 2.0- 2.3** contain population data for Terrell County and its governmental units from 1980 to 2025.

Total Population Tables:

Table 2.0: Terrell County: Total Population																		
Category	1980	1985	1990	1995	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2015	2020	2025
Total	11,997	11,514	10,632	10,930	10,977	10,988	10,983	10,991	11,010	11,032	11,064	11,094	11,119	11,133	11,143	11,200	11,324	11,473

Source: Woods & Poole Economics, Inc.

Table 2.1: Bronwood town: Total Population			
Category	1980	1990	2000
TOTAL Population	640	497	513

Source: US Census Bureau

Table 2.2: Parrott town: Total Population

Category	1980	1990	2000
TOTAL Population	190	148	156

Source: US Census Bureau

Table 2.3: Sasser town: Total Population

Category	1980	1990	2000
TOTAL Population	312	343	393

Source: US Census Bureau

Table 2.3a Population Projections

Year	2005	2010	2015	2020	2025
Bronwood	515	520	523	529	536
Parrott	157	159	160	162	164
Sasser	395	399	401	405	410

RDC Estimates

Assessment (Total Population)

Once interpreted, numbers often times tell stories about the quality of life within a given community. The purpose of this section is to explain what the numbers mean and to study the implications of noticeable trends in population. The tables in this section compare and contrast past, present and future trends and compare Terrell County and its towns with regional, state and national growth figures. While considering the Terrell County population statistics, it's important to keep in mind the inaccuracy of the 1990 Census

Count in both the incorporated and the unincorporated areas. Some areas were under-counted, while others were over-counted and some were just completely disregarded and not counted.

Between the 1990 and 2000 Census taking, Terrell County showed a slight population increase of 3.2 percent. When compared to the region, the state and the nation, this percentage of increase was significantly lower. Between 1990-2000, Region 10: Southwest Georgia, encompassing 14 counties including: Baker, Calhoun, Colquitt, Decatur, Dougherty, Early, Grady, Lee, Miller, Mitchell, Seminole, Terrell, Thomas and Worth County showed a 10 percent increase in population. The state of Georgia, which is currently the fourth fastest growing state in the United States, grew by approximately 26.3 percent, while the United States grew approximately 13.4 percent in the last ten years. It is important to compare and contrast percentages of growth to aid governments in developing strategies to encourage the level of growth desirable to their community.

The towns in Terrell County experienced moderate growth over the past ten years as well. **See Table 2.4** for growth rate comparisons among Terrell County governments. Between 1990-2000, the largest growth was experienced in the Towns of Sasser (14.5 percent) and Parrott (5.4 percent). Although these numbers appear to indicate very significant population increases, it is important to remember the inaccuracy of the 1990 census count for Terrell County communities.

The County's four municipal jurisdictions contain 55 percent of the County's population (including Dawson). The Towns of Bronwood, Parrott and Sasser comprise approximately 9.6 percent of the county's total population. Each of the governments is expected to experience slow to moderate growth in comparison to the region, the state and the nation. **Table 2.4** lists percentage population increase based on Woods and Poole Economics projections. Terrell County, like most other Region 10: Southwest Georgia governments are not expected to experience any undue growth during the planning horizon.

TABLE 3.0: GEORGIA: TOTAL POPULATION TRENDS

Category	Total
1980	5,484,440
1985	5,962,720
1990	6,506,530
1995	7,323,980
2000	8,229,820
2001	8,338,460
2002	8,449,130
2003	8,560,620
2004	8,670,510
2005	8,784,650
2006	8,895,580
2007	9,008,670
2008	9,122,070
2009	9,235,630
2010	9,349,660
2015	9,940,380
2020	10,550,700
2025	11,185,100

Source: US Census Bureau

TABLE 3.1: UNITED STATES: TOTAL POPULATION TRENDS

Category	Total
1980	227,226,000
1985	237,925,000
1990	249,464,000
1995	266,086,000
2000	282,125,000
2001	284,844,000
2002	287,635,000
2003	290,459,000
2004	293,229,000
2005	296,135,000
2006	298,933,000
2007	301,819,000
2008	304,712,000
2009	307,603,000
2010	310,519,000
2015	325,767,000
2020	341,658,000
2025	358,301,000

Source: US Census Bureau

Table 2.4: Rate of Growth Comparisons (percent)**Total Population Change percent (1990-2000)**

Government	Percent Change
Terrell County (as a whole)	3.2percent increase
Bronwood	3.2percent increase
Dawson	4.4percent decrease
Parrott	5.4percent increase
Sasser	14.5percent increase
Region 10 (Southwest Georgia)	10.0percent increase
Georgia	26.3percent increase
United States	13.4 percent increase

Source: US Census Bureau

Population Change % (2000-2010) (2010-2020)

Terrell County (as a whole)	2000-2010-1.5percent increase
	2010-2020-1.6percent increase
Region 10 (Southwest Georgia)	2000-2010-7.1percent increase
	2010-2020-6.8percent increase
Georgia	2000-2010-13.6percent increase
	2010-2020-12.8percent increase
United States	2000-2010-10percent increase
	2010-2020-10.2percent increase

Source: US Census Bureau

C. Households

Inventory

Knowledge of the composition of the households in Terrell County is vital when planning for future growth and development of housing. The inventory of household numbers gives policy makers the opportunity to determine whether current housing is sufficient and to examine trends and potential issues arising from the increase/decrease in the number of households. To accurately account for all households in Terrell County, each household was surveyed. A household includes all the persons who occupy a housing unit. A housing unit is a house, an apartment, a group of rooms or a single room that is occupied as separate living quarters. As with national trends, the county and its municipality's total number of households are increasing while the average household sizes are generally decreasing. **(Tables 2.5-2.9)**

Households Tables:

Table 2.5: Terrell County: Number of Households										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total	3,870	3,875	3,760	3,884	4,008	4,074	4,127	4,165	4,175	4,162
Source: Woods & Poole Economics, Inc.										

Table 2.6: Terrell County: Average Household Size										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Persons per Household	3.060	2.930	2.790	2.770	2.690	2.650	2.640	2.620	2.630	2.660
Source: Woods & Poole Economics, Inc.										

Table 2.7: Bronwood town Average Household Size & Total Households

Category	1980	1990	2000
Average Household Size	NA	2.9	2.41
TOTAL Households	199	170	189

Source: US Census Bureau, 2000

Table 2.8: Parrott town Average Household Size & Total Households

Category	1980	1990	2000
Average Household Size	NA	2.3	2.54
TOTAL Households	63	65	74

Source: US Census Bureau, 2000

Table 2.9: Sasser town Average Household Size & Total Households

Category	1980	1990	2000
Average Household Size	NA	2.4	2.51
TOTAL Households	97	145	160

Source: US Census Bureau, 2000

Assessment (Households)

Based on Woods and Poole projections, the number of households in Terrell County will continue to increase steadily during the planning horizon. These numbers can and should be used by elected officials in the various communities to determine future housing needs and to analyze preferred living patterns of residents. The main indicator of a greater need for housing is the percentage of increase or decrease in population growth and whether that change is attributable to migration or natural increase (State of State of the State Housing: Service Delivery Region 10, Page 4). More people, however, typically generate a demand for more living space and an increased need for more infrastructure and general services. Although the percentage of increase within Terrell County communities is relatively small in comparison to other governments, the elected officials must still be aware of the potential increase in the need for housing based on the increase in population and the projected increase in the number of households and concomitant decrease in household size. Current projections of the number of households and the current vacancy rates indicate that the number of housing units is sufficient for the population and if percentages of increase continue at the same rate, the figures will not change. See **Table 2.10** below for a thorough breakdown of anticipated housing needs based on past and current trends.

It is imperative that the governments of Terrell County determine whether current housing will be sufficient to meet the needs of the residents. For the most part, along with the number of households increasing, the size of households is decreasing in the majority of Terrell County communities (except Parrott and Sasser, where household sizes are increasing slightly). The decrease in average household size within Terrell County and the increase in number of households is apparent at all levels of government. Region 10, the state and the nation are all experiencing similar trends in households.

Table 2.10: Projected Number of Housing Units Needed for Terrell County 2000/2010

Year	Population	Average Household Size	Number of Housing Units		
			Housing Units in Use	Housing Units Vacant	Projected # of Persons per Household
2000	10,977	2.69	4069 (4460 Total)	458 (10.2percent of Total)	2.69 persons per household
2010	11,143	2.640	4064 (4526 Total)	506 (11.2percent)	2.7 person per household
2020	11,324	2.630	4129 (4598.4 Total)	515 (11.2percent)	2.7 persons per household
Based on 1.5 percent Population Increase: 2000-2010 and 1.6percent Population Increase: 2010-2020					
Source: US Census & RDC Estimates					

D. Age Distribution: Inventory

Table 2.11A: Terrell County: Population By Age (percent)						
Category	1980	1990	2000	2010	2020	2025
Age 0 to 4	8.95 percent	8.08 percent	7.76 percent	7.02 percent	6.91 percent	6.82 percent
Age 5 to 9	8.21 percent	8.27 percent	7.97 percent	6.95 percent	7.07 percent	7.02 percent
Age 10 to 14	9.72 percent	8.75 percent	7.98 percent	7.57 percent	6.76 percent	6.82 percent
Age 15 to 19	10.35 percent	7.41 percent	8.01 percent	7.06 percent	6.25 percent	6.38 percent
Age 20 to 24	8.31 percent	6.41 percent	6.17 percent	6.43 percent	6.07 percent	5.49 percent
Age 25 to 29	7.07 percent	7.15 percent	5.13 percent	6.96 percent	6.03 percent	6.08 percent
Age 30 to 34	6.79 percent	6.81 percent	6.35 percent	6.32 percent	6.41 percent	6.12 percent
Age 35 to 39	5.17 percent	6.55 percent	7.29 percent	5.30 percent	7.07 percent	6.44 percent
Age 40 to 44	4.48 percent	6.34 percent	7.21 percent	6.25 percent	6.18 percent	6.93 percent
Age 45 to 49	3.98 percent	5.49 percent	6.81 percent	7.10 percent	5.12 percent	6.11 percent
Age 50 to 54	4.63 percent	4.70 percent	6.16 percent	7.06 percent	6.14 percent	5.07 percent
Age 55 to 59	4.41 percent	4.28 percent	5.58 percent	6.25 percent	6.53 percent	5.79 percent
Age 60 to 64	4.80 percent	4.76 percent	4.61 percent	5.48 percent	6.39 percent	6.37 percent
Age 65 to 69	4.55 percent	4.37 percent	3.55 percent	4.77 percent	5.48 percent	5.79 percent
Age 70 to 74	3.64 percent	3.85 percent	3.03 percent	3.49 percent	4.26 percent	4.74 percent
Age 75 to 79	2.43 percent	3.09 percent	2.79 percent	2.39 percent	3.31 percent	3.50 percent
Age 85 and over	2.49 percent	3.68 percent	3.62 percent	3.63 percent	4.01 percent	4.51 percent

Source: U.S. Bureau of the Census

Table 2.11B: Georgia: Population (Age Distribution Percentages)						
Category	1980	1990	2000	2010	2020	2025
Total	100.00 percent	100.00 percent	100.00 percent	100.00 percent	100.00 percent	100.00 percent
Age 0 to 4	7.61 percent	7.83 percent	7.27 percent	7.22 percent	7.16 percent	7.05 percent
Age 5 to 9	8.10 percent	7.44 percent	7.52 percent	6.96 percent	7.09 percent	7.00 percent
Age 10 to 14	8.55 percent	7.23 percent	7.43 percent	6.80 percent	6.82 percent	6.88 percent
Age 15 to 19	9.67 percent	7.64 percent	7.28 percent	7.10 percent	6.65 percent	6.75 percent
Age 20 to 24	9.46 percent	8.08 percent	7.23 percent	7.08 percent	6.62 percent	6.63 percent
Age 25 to 29	8.86 percent	9.05 percent	7.84 percent	7.18 percent	7.04 percent	6.81 percent
Age 30 to 34	8.27 percent	9.04 percent	8.04 percent	7.11 percent	6.96 percent	6.85 percent
Age 35 to 39	6.54 percent	8.19 percent	8.54 percent	7.27 percent	6.66 percent	6.68 percent
Age 40 to 44	5.35 percent	7.51 percent	8.00 percent	7.18 percent	6.37 percent	6.27 percent
Age 45 to 49	4.86 percent	5.75 percent	7.00 percent	7.54 percent	6.48 percent	6.06 percent
Age 50 to 54	4.77 percent	4.53 percent	6.19 percent	7.09 percent	6.43 percent	6.13 percent
Age 55 to 59	4.51 percent	3.97 percent	4.59 percent	5.91 percent	6.43 percent	5.85 percent
Age 60 to 64	3.96 percent	3.67 percent	3.49 percent	5.02 percent	5.81 percent	5.86 percent
Age 65 to 69	3.45 percent	3.34 percent	2.89 percent	3.61 percent	4.72 percent	5.17 percent
Age 70 to 74	2.60 percent	2.62 percent	2.43 percent	2.47 percent	3.65 percent	3.92 percent
Age 75 to 79	1.72 percent	1.99 percent	1.92 percent	1.80 percent	2.34 percent	2.92 percent
Age 80 to 84	0.97 percent	1.24 percent	1.27 percent	1.30 percent	1.39 percent	1.70 percent
Age 85 & Over	0.73 percent	0.88 percent	1.07 percent	1.35 percent	1.40 percent	1.48 percent

Table 2.11C: United States: Population (Age Distribution Percentages)

Category	1980	1990	2000	2010	2020	2025
Total	100.00 percent	100.00 percent	100.00 percent	100.00 percent	100.00 percent	100.00 percent
Age 0 to 4	7.24 percent	7.56 percent	6.82 percent	6.76 percent	6.88 percent	6.84 percent
Age 5 to 9	7.31 percent	7.24 percent	7.30 percent	6.61 percent	6.80 percent	6.81 percent
Age 10 to 14	8.03 percent	6.89 percent	7.29 percent	6.69 percent	6.62 percent	6.75 percent
Age 15 to 19	9.29 percent	7.12 percent	7.18 percent	7.20 percent	6.53 percent	6.62 percent
Age 20 to 24	9.41 percent	7.67 percent	6.74 percent	7.11 percent	6.57 percent	6.48 percent
Age 25 to 29	8.66 percent	8.51 percent	6.89 percent	7.09 percent	7.07 percent	6.62 percent
Age 30 to 34	7.81 percent	8.78 percent	7.29 percent	6.54 percent	6.80 percent	6.75 percent
Age 35 to 39	6.20 percent	8.01 percent	8.07 percent	6.34 percent	6.45 percent	6.49 percent
Age 40 to 44	5.16 percent	7.13 percent	7.97 percent	6.59 percent	5.89 percent	6.12 percent
Age 45 to 49	4.86 percent	5.54 percent	7.14 percent	7.28 percent	5.73 percent	5.64 percent
Age 50 to 54	5.15 percent	4.56 percent	6.25 percent	7.26 percent	6.01 percent	5.48 percent
Age 55 to 59	5.11 percent	4.20 percent	4.79 percent	6.29 percent	6.42 percent	5.57 percent
Age 60 to 64	4.46 percent	4.26 percent	3.84 percent	5.34 percent	6.21 percent	5.96 percent
Age 65 to 69	3.88 percent	4.04 percent	3.39 percent	3.99 percent	5.27 percent	5.65 percent
Age 70 to 74	3.01 percent	3.22 percent	3.15 percent	2.95 percent	4.17 percent	4.57 percent
Age 75 to 79	2.13 percent	2.46 percent	2.63 percent	2.32 percent	2.82 percent	3.46 percent
Age 80 to 84	1.30 percent	1.58 percent	1.76 percent	1.82 percent	1.80 percent	2.13 percent

Age 85 & Over	1.00 percent	1.23 percent	1.51 percent	1.84 percent	1.96 percent	2.07 percent
Source: US Bureau of the Census						

Table 2.11 D Terrell County: Age Distribution										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total	11,997	11,514	10,632	10,930	10,977	11,032	11,143	11,200	11,324	11,473
Age 0 to 4	1,074	974	859	853	852	753	782	781	782	783
Age 5 to 9	985	922	879	852	875	860	774	788	801	805
Age 10 to 14	1,166	1,040	930	976	876	841	843	748	765	783
Age 15 to 19	1,242	992	788	822	879	812	787	782	708	732
Age 20 to 24	997	903	682	626	677	772	716	681	687	630
Age 25 to 29	848	873	760	701	563	683	775	706	683	698
Age 30 to 34	815	795	724	757	697	581	704	790	726	702
Age 35 to 39	620	683	696	780	800	705	591	707	801	739
Age 40 to 44	537	587	674	723	791	787	696	578	700	795
Age 45 to 49	478	517	584	715	747	795	791	690	580	701
Age 50 to 54	556	513	500	623	676	751	787	782	695	582
Age 55 to 59	529	512	455	480	612	635	696	744	740	664
Age 60 to 64	576	579	506	489	506	597	611	680	724	731
Age 65 to 69	546	505	465	409	390	453	531	554	621	664
Age 70 to 74	437	439	409	390	333	331	389	457	482	544
Age 75 to 79	292	322	329	296	306	262	266	312	375	402
Age 80 to 84	151	198	231	253	206	211	186	192	224	280
Age 85 & Over	148	160	161	185	191	203	218	228	230	238
Source: Woods & Poole Economics, Inc.										

Table 2.11 E: Terrell County Average Age

Category	1980	1990	2000
TOTAL Population	12017	10653	10970
Median Age	27	NA	35
Median Age Male	25	NA	34
Median Age Female	30	NA	37

Source: US Census Bureau

Table 2.12: Bronwood town Population by Age Percentages

Category	1980	1990	2000
TOTAL Population	100.00 percent	100.00 percent	100.00 percent
0 – 4 Years Old	10.47 percent	9.66 percent	8.77 percent
5 – 13 Years Old	14.53 percent	14.69 percent	16.57 percent
14 – 17 Years Old	9.84 percent	8.85 percent	4.68 percent
18 – 20 Years Old	4.84 percent	6.44 percent	2.34 percent
21 – 24 Years Old	6.25 percent	3.22 percent	3.51 percent
25 – 34 Years Old	13.91 percent	16.90 percent	9.75 percent
35 – 44 Years Old	9.69 percent	9.86 percent	15.59 percent
45 – 54 Years Old	8.44 percent	11.27 percent	6.82 percent
55 – 64 Years Old	9.06 percent	6.84 percent	8.97 percent

65 Years and Over	12.81 percent	12.27 percent	17.35 percent
Source: US Census Bureau			

Table 2.12 A Bronwood City Projected Age Distribution

Category	1980	1990	2000	2005	2010	2015	2020	2025
Total Population	581	513	508	515	520	523	529	536
0-4 years old	36	48	48	46	44	43	48	49
5-13 years old	152	84	84	82	85	82	86	87
15-24 years old	83	82	82	88	87	85	89	90
25-34 years old	78	84	80	79	76	80	82	83
35-44 years old	52	48	48	47	48	47	50	51
45-54 years old	52	55	55	56	59	61	58	59
55-64 years old	50	37	37	41	43	45	41	42
65 years and over	78	75	74	76	78	80	75	75
RDC Estimates								

Table 2.13: Parrott town Population by Age Percentages

Category	1980	1990	2000
TOTAL Population	100.00 percent	100.00 percent	100.00 percent
0 – 4 Years Old	10.53 percent	8.11 percent	4.49 percent
5 – 13 Years Old	13.68 percent	10.14 percent	7.69 percent
14 – 17 Years Old	8.42 percent	1.35 percent	3.21 percent
18 – 20 Years Old	5.26 percent	2.70 percent	1.92 percent
21 – 24 Years Old	7.37 percent	4.73 percent	16.67 percent
25 – 34 Years Old	13.68 percent	8.78 percent	10.26 percent

35 – 44 Years Old	9.47 percent	10.14 percent	8.33 percent
45 – 54 Years Old	8.95percent	13.51percent	10.90percent
55 – 64 Years Old	8.95percent	9.46percent	19.87percent
65 Years and Over	13.16percent	31.08percent	32.05percent
Source: US Census, 2000			

Table 2.13 A Parrott City Projected Age Distribution								
Category	1980	1990	2000	2005	2010	2015	2020	2025
Total Population	236	140	142	157	159	160	162	164
0-4 years old	21	12	12	13	14	14	15	15
5-13 years old	52	16	17	18	18	19	19	19
15-24 years old	25	18	18	20	21	22	22	23
25-34 years old	21	12	12	13	13	14	14	14
35-44 years old	46	15	15	15	16	17	17	17
45-54 years old	25	15	15	17	18	18	19	20
55-64 years old	12	21	22	23	24	23	23	23
65 years and over	34	31	31	38	35	33	33	33
Source: RDC Projections 2004, US Census								

Table 2.14: Sasser town Population by Age Percentages			
Category	1980	1990	2000
TOTAL Population	100.00percent	100.00percent	100.00percent
0 – 4 Years Old	10.58percent	6.12percent	4.58percent
5 – 13 Years Old	14.74percent	9.33percent	10.69percent
14 – 17 Years Old	9.94percent	2.92percent	6.87percent
18 – 20 Years Old	4.81percent	5.83percent	1.27percent
21 – 24 Years Old	6.41percent	6.12percent	5.60percent
25 – 34 Years Old	13.78percent	12.24percent	8.14percent
35 – 44 Years Old	9.62percent	10.50percent	14.50percent
45 – 54 Years Old	8.33percent	11.66percent	14.76percent

55 – 64 Years Old	9.29percent	13.12percent	9.92percent
65 Years and Over	12.82percent	22.16percent	23.92percent
Source: US Census, 2000			

Table 2.14 A Sasser City Projected Age Distribution								
Category	1980	1990	2000	2005	2010	2015	2020	2025
Total Population	402	335	393	395	399	401	405	410
0-4 years old	19	21	23	23	24	24	25	25
5-13 years old	81	29	35	28	29	30	30	30
15-24 years old	51	49	56	52	52	52	53	53
25-34 years old	67	41	43	52	51	51	51	52
35-44 years old	29	32	42	43	43	43	44	45
45-54 years old	43	43	52	54	55	55	56	57
55-64 years old	50	43	54	55	55	55	55	56
65 years and over	62	77	86	88	90	90	90	91
Source: RDC Projections 2004, US Census								

Table 2.14 B Terrell Co. Projected Age Distribution

Category	1980	1990	2000	2005	2010	2015	2020	2025
Total Population	12017	10653	10970	11032	11143	11200	11324	11473
0-4 years old	1077	843	851	895	907	924	928	944
5-13 years old	1890	1683	1626	1612	1623	1648	1655	1556
15-24 years old	2521	1589	1752	1678	1690	1622	1538	1498
25-34 years old	1305	1307	1348	1320	1345	1404	1424	1477
35-44 years old	1427	1389	1420	1413	1433	1400	1432	1499
45-54 years old	1314	1402	1444	1445	1496	1422	1429	1441
55-64 years old	1202	1255	1499	1522	1525	1540	1588	1594
65 years and over	1281	1185	1030	1147	1181	1240	1330	1464

Source: RDC Projections 2004, US Census

Assessment (Age Distribution)

An analysis of the county's age distribution is an important tool in population assessment. This provides a rational basis for community planning programs such as day care facilities, playgrounds and assistance programs for the elderly, among others. The historic, current and projected age distribution of the county's residents is depicted in the Table above. The County is losing population in the younger cohorts and gaining in the older groups. Approximately 30 percent of the population in Terrell County was comprised of residents 50 years of age and older (13 percent 65 and over). During the planning horizon, that number is expected to increase by approximately 4 percent. Conversely, the school age cohort is expected to decrease during the next 20 years by approximately 3 to 4 percent. The Towns of Bronwood and Sasser showed a similar pattern with a slight growth within the 65 and over age category. Each town showed a slight decrease in the young adult age cohort (20-40). Besides examining the various trends in the age cohorts, another way to determine a community's needs is to look at the median age for an area. In Terrell County,

the median age in 1980 was 27 (1990 data not available), but increased to 35 in 2000. This number includes outliers for the areas surveyed, which means that a few really old or really young people included could adversely increase or decrease the number, however, it is still relevant in the analysis of community needs.

When comparing age distribution numbers between the county, the region, the state and the nation, the numbers indicated that trends were very similar in the 50 plus age group. The elderly population is expected to continue to increase in both the state of Georgia and in the United States as a whole. The numbers indicate this trend will continue through 2025. The numbers also show that approximately 24 percent of Georgia's population in 2000 was 50 plus years of age (9.6 percent 65 and over). This number is expected to increase by nearly 10 percent by 2020 (32.17). The United States even more closely resembled the projections of Terrell County. In 2000, approximately 27.3 percent of the total population of the country was 50 plus years of age. That number is expected to increase to 34.6 percent by 2020. See **tables 2.10 B and C** for exact age distribution percentages.

Based on current population trends, it would be advantageous for the elected officials of Terrell County to investigate the quality of current facilities and services provided for the growing elderly population. See **Tables 2.10-2.13** for age distribution percentages for all governments in Terrell County. **Table 2.14a** provides Terrell County population by age numbers for 1980 through 2000.

E. Racial Composition

Inventory

Racial composition analysis is important in the formulation of policies regarding public education, establishing voting districts, human services planning, cultural activities and the like. Therefore, this study analyzed trends in the County's racial makeup.

Racial Composition Tables:

Table 2.15A: Terrell County Racial Composition (percent)

Category	1980	1990	2000
TOTAL Population	100.00percent	100.00percent	100.00percent
White	39.09percent	39.98percent	37.95percent
Black	60.76percent	59.90percent	60.69percent
American Indian Eskimo or Aleut	0.03percent	0.08percent	0.20percent
Asian or Pacific Islander	0.00percent	0.00percent	0.37percent
Other	0.06percent	0.05percent	0.09percent
Persons of Hispanic Origin	1.35percent	0.21percent	1.24percent

Source: US Census, 2000

Table 2.15B: Terrell County: Racial Composition

Category	1980	1990	2000
TOTAL Population	12017	10653	10970
White	4698	4259	4163
Black	7301	6381	6658
American Indian Eskimo or Aleut	4	8	22
Asian or Pacific Islander	0	0	41
Other	7	5	10
Persons of Hispanic Origin	162	22	136

Source: US Census, 2000

Table 2.16: Bronwood town: Racial Composition

Category	1980	1990	2000
TOTAL Population	100.00percent	100.00percent	100.00percent
White	35.47percent	37.22percent	33.53percent
Black	64.38percent	62.78percent	65.69percent
American Indian Eskimo or Aleut	0.00percent	0.00percent	0.39percent
Persons of Hispanic Origin	1.25percent	0.00percent	1.17percent

Source: US Census, 2000

Table 2.17: Parrott town: Racial Composition

Category	1980	1990	2000
TOTAL Population	100.00percent	100.00percent	100.00percent
White	43.68percent	62.84percent	71.79percent
Black	55.79percent	37.16percent	27.56percent
American Indian Eskimo or Aleut	0.00percent	0.00percent	0.00percent
Persons of Hispanic Origin	1.58percent	0.00percent	5.13percent

Source: US Census, 2000

Table 2.18: Sasser town Racial Composition

Category	1980	1990	2000
TOTAL Population	100.00percent	100.00percent	100.00percent
White	35.58percent	57.73percent	51.65percent
Black	64.42percent	41.40percent	45.80percent
American Indian Eskimo or Aleut	0.00percent	0.87percent	0.76percent
Asian or Pacific Islander	0.00percent	0.00percent	0.76percent
Other	0.00percent	0.00percent	0.76percent
Persons of Hispanic Origin	1.28percent	0.00percent	1.27percent

Source: US Census, 2000

Assessment (Racial Composition)

The 2000 Census indicated that 60.7 percent of the County's total population is Black or African American, 37.95 percent is White and 1.3 percent are of Hispanic origin; the percentages have only changed slightly over the last 10 years. The data indicates only a slight increase in the Black or African-American population over the past 10 years and a slight decrease in the White population over the same period. Relative growth in the county's Black or African-American population and decline in White residents is expected to continue through the planning period. The Hispanic Population increased by 154.0 percent and although the increase only represents a small number of actual people, it is still important to recognize the noticeable change and the implications of the increase.

The general pattern throughout the communities of Terrell County is similar to regional, state and national trends. The data indicates only a slight increase in the Black or African-American population, a slight decrease in the White population and an increase in the Hispanic population. The only exception to this trend in Terrell County communities examined through this comprehensive plan was the Town of Parrott; during the planning horizon, the percentage of White residents is expected to increase in that particular community. See **Tables 2.14- 2.18** for racial composition data.

It is important that the communities in Terrell County are aware of the increasing Hispanic population and that the governments determine methods to meet the special needs of those groups.

**F. Educational Attainment
Inventory**

Table 2.19: Terrell County: Educational Attainment			
Category	1980	1990	2000
TOTAL Adult Population 25 & Over	6529	6538	6741
Less than 9th Grade	2384	1461	795
9th to 12th Grade (No Diploma)	1712	1654	1599
High School Graduate (Includes Equivalency)	1263	1883	2212
Some College (No Degree)	584	723	1171
Associate Degree	NA	215	244
Bachelor's Degree	586	420	411
Graduate or Professional Degree	NA	182	309

Source: Georgia Department of Education

Table 2.19B: Educational Attainment Comparisons for 1990					
	Terrell	Lee Co.	Dougherty Co.	Randolph Co.	State
Elementary School	22%	10.8%	13.3%	22.1%	10.4%
High School (1-3 yrs)	25%	9.4%	19.2%	28.6%	14.4%
High School (4+ yrs)	28%	32.5%	28.8%	28.8%	30%
College (1-3 yrs)	14%	23.6%	21.7%	14.%	24.9%

Source: Georgia Department of Education

Table 2.20A: Terrell County: Education Statistics

Category	1995	1996	1997	1998	1999	2000	2001
H.S. Graduation Test Scores (All Components)	59 percent	33 percent	30 percent	38 percent	29 percent	35 percent	18 percent
H.S. Dropout Rate	1.7 percent	0.7 percent	2.9 percent	14.1 percent	9.8 percent	10.5 percent	8.3 percent
Grads Attending Georgia Public Colleges	5.8 percent	26.5 percent	20.6 percent	21.4 percent	26.7 percent	NA	NA
Grads Attending Georgia Public Technical Schools	2.9 percent	9.6 percent	12.1 percent	25.0 percent	12.2 percent	20.0 percent	NA

Source: Georgia Department of Education

Table 2.20B: Georgia: Education Statistics

Category	1995	1996	1997	1998	1999	2000	2001
H.S. Graduation Test Scores (All Components)	82 percent	76 percent	67 percent	68 percent	66 percent	68 percent	65 percent
H.S. Dropout Rate	9.26 percent	8.60 percent	7.30 percent	6.50 percent	6.50 percent	6.50 percent	6.40 percent
Grads Attending Georgia Public Colleges	35.0 percent	30.0 percent	30.2 percent	38.8 percent	37.5 percent	37.3 percent	36.1 percent
Grads Attending Georgia Public Technical Schools	5.4 percent	6.2 percent	7.1 percent	6.5 percent	6.4 percent	7.4 percent	8.8 percent

Source: Georgia Department of Education

Table 2.21: Bronwood town Educational Attainment Percentages

Category	1980	1990	2000
TOTAL Adult Population 25 & Over	100.00	100.00	100.00
Less than 9th Grade	NA	26.38	16.67
9th to 12th Grade (No Diploma)	NA	37.87	20.67
High School Graduate (Includes Equivalency)	NA	37.45	40.67
Some College (No Degree)	NA	8.09	11.00
Associate Degree	NA	1.70	3.00
Bachelor's Degree	NA	5.96	3.67
Graduate or Professional Degree	NA	3.40	4.33

Source: Georgia Department of Education

Table 2.22: Parrott town Educational Attainment Percentages

Category	1980	1990	2000
TOTAL Adult Population 25 & Over	100.00percent	100.00percent	100.00percent
Less than 9 th Grade	NA	25.81percent	14.96percent
9 th to 12 th Grade (No Diploma)	NA	8.60percent	16.54percent
High School Graduate (Includes Equivalency)	NA	50.54percent	49.61percent
Some College (No Degree)	NA	15.05percent	7.87percent
Associate Degree	NA	2.15percent	7.09percent
Bachelor's Degree	NA	9.68percent	0.79percent
Graduate or Professional Degree	NA	4.30percent	3.15percent

Source: Georgia Department of Education

Table 2.23: Sasser town Educational Attainment Percentages

Category	1980	1990	2000
TOTAL Adult Population 25 & Over	100.00 percent	100.00 percent	100.00 percent
Less than 9th Grade	NA	23.15 percent	18.21 percent
9th to 12th Grade (No Diploma)	NA	25.62 percent	18.93 percent
High School Graduate (Includes Equivalency)	NA	35.47 percent	24.64 percent
Some College (No Degree)	NA	14.29 percent	19.29 percent
Associate Degree	NA	8.37 percent	5.36 percent
Bachelor's Degree	NA	9.36 percent	10.36 percent
Graduate or Professional Degree	NA	1.48 percent	3.21 percent

Source: Georgia Department of Education

Assessment (Educational Attainment)

Educational assessment is important in population analysis for obvious reasons. Community groups often have an interest in issues concerning education such as after school programs and training opportunities. This section inventories and assesses several different areas regarding educational attainment: historic and current educational attainment levels, drop out rates and standardized achievement test results.

Terrell County Educational Attainment Percentages (Based on Total Adult Population 25 and Over)			
Category	1980	1990	2000
High School Graduate	19.3percent	28percent	33 percent
Some College (No Degree)	8.9percent	11percent	17.3 percent
Associate Degree	NA	3.2percent	3.6 percent
Bachelor's Degree	9percent	6.4percent	6.0 percent
Graduate or Professional Degree	NA	2.7percent	4.5 percent
No High School Graduate	62.7 percent	47.6 percent	35.5 percent

Drop-Out Rate/ Poverty Rate/Standardized Test Scores

Table 2.20 displays Terrell County Education Statistics which indicate drop out rates for the county that have been fluctuating year-to-year. For instance, the 1995 high school drop out rate in Terrell County was only 1.7 percent; however by 1998, the drop out rate had increased significantly to 14.1 percent. The rate reported for 2000 was 10.5 percent with a decrease in 2001 to 8.3 percent. In comparison to the State of Georgia drop out rates, Terrell County is significantly higher. The statewide drop out rate has been consistently around 6.5 percent for the last 4 to 5 years.

When school officials see high drop out numbers such as those of Terrell County, they most likely question where the problem lies. They study a variety of different variables: teachers, student teacher ratios, funding constraints, etc. One main factor to examine is the poverty rate and the influence that that rate has on the quality of education in an area. Data from the Georgia Department of Education ranks the Terrell County Middle/High School at 338th in the state out of 339 total schools. The poverty rate for the area is 64.0 percent (making it a high poverty school) and this explains why SAT scores for the county are significantly lower than those of the state and of the nation. Out of a possible score of 1600, average standardized test scores for Terrell County were around 800, while average scores for the state were 980 and 1,015 for the nation. In fact, even when compared to counties of comparable racial composition/poverty status, the other counties numbers were still significantly higher. These scores are a reflection of the high poverty rate and the need for a better quality of life for all Terrell County residents. See the appendix for additional educational achievement scores and comparisons from the Georgia Department of Education and the Office of Student Achievement.

Even with the relatively high drop out rate, there has been a slight increase in Terrell County residents attending higher education institutions. Between 1990 and 2000 the number of Terrell County residents with an Associates Degree increased from 3.2 percent to 3.6 percent in 2000. Adults with at least a Bachelors Degree in 2003 comprised 10.7 percent of the total population. In addition, the number of residents with advanced degrees increased almost two percent from 2.7 percent in 1990 to 4.5 percent in 2000. It is important to point out that all educational statistical data includes the City of Dawson in addition to the county and the incorporated towns of Bronwood, Parrott and Sasser.

However, even with the increase in higher levels of education, the Terrell County School System is still significantly lagging behind all local, regional and national schools.. When addressing educational levels in the population element, it is also important to examine whether educational levels of residents match current employers needs. Within Terrell County, there are five major employers: Dawson Manor Nursing Home, Dawson Manufacturing, Golden Peanut Company, State Correctional Institution and Tyson Shared Services. Each of these companies requires that employees have a minimum of a high school diploma. The data indicates that 35.5 percent of the residents (in Terrell County) are high school dropouts and this means that a huge percentage of the population would be ineligible for both local and regional employment opportunities. This is an issue that must be addressed when quality of life community indicators are discussed. This number could possibly be a contributing factor to the high, 9.8 %, unemployment rate. As a consequence, only businesses that demand low or unskilled labor can be targeted by the Terrell County Development Authority.

The counties and school systems adjacent to Terrell County include Calhoun, Randolph – Clay and Dougherty. Many of these counties have the similar problems with low educational attainment. Only Dougherty County, however, has fewer residents with no high school diploma than the state average of 22 percent. Terrell County follows Calhoun County (25.3 percent) with 35.5 percent of residents without high school diplomas. Amongst these counties, Dougherty County has the highest average percentage of residents that graduated high school.

It is strongly recommended that the school board and the county develop a school improvement plan that would raise student achievement scores, which, in turn, would lead to a greater number of high school graduates. The improvement of the quality of education within Terrell County would significantly enhance the economic development potential of the area.

G. Income

Inventory

Perhaps one of the main indicators of a community's economic well-being is a measure of average incomes. An analysis of the county's historic and current average per capita and average household income levels was undertaken. Additionally, the county's income measures were compared with State income figures to reflect relative status.

Per capita income and average household income within the County as a whole, although increasing in real dollar terms, are significantly below State income figures. The County per capita income is 62 percent of the State average and the County average household income is 64percent of the State's household income. Bronwood, Parrott and Sasser income figures also reflect similar discrepancies relative to State income figures. See **Tables 2.24 A. B. C through 2.25** for exact per capita income figures.

Income Tables:

Table 2.24: Terrell County: Per Capita Income

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Income per Capita (1996\$)	\$8,642	\$11,225	\$13,415	\$14,820	\$15,937	\$16,776	\$17,673	\$18,820	\$20,024	\$21,359

Source: Woods & Poole Economics, Inc.

Table 2.24 B: Georgia: Per Capita Income

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Income per Capita (1996\$)	\$15,353	\$18,512	\$20,715	\$22,287	\$25,433	\$26,975	\$28,549	\$30,141	\$31,767	\$33,413

Source: Woods & Poole Economics, Inc.

Table 2.24 C: United States: Per Capita Income

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Income per Capita (1996\$)	\$18,444	\$20,713	\$22,871	\$23,771	\$26,988	\$28,581	\$30,227	\$31,943	\$33,758	\$35,673

Source: Woods & Poole Economics, Inc.

Table 2.25: Terrell County: Average Household Income

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Mean Household Income (Current\$)	NA	NA	\$22,734	\$24,566	\$26,927	\$29,827	\$32,768	\$35,692	\$38,607	\$44,435

Source: Woods & Poole Economics, Inc.

Table 2.26: Terrell County: Household Income Dist (percent)

Category	1980	1990	2000
TOTAL Households	100.00percent	100.00percent	100.00percent
Income less than \$5000	28.26percent	13.56percent	NA
Income \$5000 - \$9999	19.28percent	15.94percent	21.11percent
Income \$10000 - \$14999	16.18percent	13.53percent	8.60percent
Income \$15000 - \$19999	11.44percent	11.37percent	8.62percent
Income \$20000 - \$29999	8.91percent	17.22percent	15.41percent
Income \$30000 - \$34999	4.95percent	5.71percent	8.60percent
Income \$35000 - \$39999	4.66percent	6.11percent	5.48percent
Income \$40000 - \$49999	2.01percent	8.60percent	8.67percent
Income \$50000 - \$59999	1.67percent	2.54percent	7.67percent
Income \$60000 - \$74999	0.49percent	2.08percent	7.59percent
Income \$75000 - \$99999	1.90percent	2.19percent	3.24percent
Income \$100000 or more	0.29percent	1.15percent	5.03percent

Source: US Census Bureau

Table 2.27: Bronwood town Income Distribution

Category	1980	1990	2000
TOTAL Population	100.00percent	100.00percent	100.00percent
Seasonal and Recreational	NA	0.40percent	0.00percent
Average Household Size	NA	0.58percent	0.47percent
TOTAL Households	100.00percent	100.00percent	100.00percent
Income less than \$5000	27.64percent	21.76percent	NA
Income \$5000 - \$9999	15.58percent	14.71percent	32.28percent
Income \$10000 - \$14999	14.57percent	10.00percent	10.05percent
Income \$15000 - \$19999	13.07percent	7.06percent	7.41percent
Income \$20000 - \$29999	13.07percent	23.53percent	12.70percent
Income \$30000 - \$34999	4.52percent	6.47percent	6.88percent
Income \$35000 - \$39999	4.52percent	4.12percent	11.11percent
Income \$40000 - \$49999	2.51percent	6.47percent	11.11percent
Income \$50000 - \$59999	2.01percent	3.53percent	4.23percent
Income \$60000 - \$74999	1.01percent	1.18percent	1.06percent
Income \$75000 - \$99999	2.01percent	1.18percent	0.53percent
Income \$100000 or more	0.00percent	0.00percent	2.65percent
Source: US Census Bureau			

Table 2.28: Parrott town Income Distribution

Category	1980	1990	2000
TOTAL Population	100.00percent	100.00percent	100.00percent
Seasonal and Recreational	NA	0.00percent	3.21percent
Average Household Size	NA	1.55percent	1.63percent
TOTAL Households	100.00percent	100.00percent	100.00percent
Income less than \$5000	28.57percent	13.85percent	NA
Income \$5000 - \$9999	23.81percent	16.92percent	22.97percent
Income \$10000 - \$14999	17.46percent	3.08percent	20.27percent
Income \$15000 - \$19999	9.52percent	16.92percent	4.05percent
Income \$20000 - \$29999	4.76percent	13.85percent	17.57percent
Income \$30000 - \$34999	6.35percent	6.15percent	6.76percent
Income \$35000 - \$39999	4.76percent	3.08percent	0.00percent
Income \$40000 - \$49999	1.59percent	12.31percent	5.41percent
Income \$50000 - \$59999	0.00percent	10.77percent	9.46percent
Income \$60000 - \$74999	0.00percent	3.08percent	2.70percent
Income \$75000 - \$99999	1.59percent	0.00percent	1.35percent
Income \$100000 or more	0.00percent	0.00percent	9.46percent

Source: US Census Bureau

Table 2.29: Sasser town Income Distribution

Category	1980	1990	2000
TOTAL Population	100.00percent	100.00percent	100.00percent
Seasonal and Recreational	NA	0.00percent	0.00percent
Average Household Size	NA	0.70percent	0.64percent
TOTAL Households	100.00percent	100.00percent	100.00percent
Income less than \$5000	27.84percent	16.55percent	NA
Income \$5000 - \$9999	15.46percent	15.86percent	15.63percent
Income \$10000 - \$14999	14.43percent	10.34percent	6.25percent
Income \$15000 - \$19999	13.40percent	5.52percent	9.38percent
Income \$20000 - \$29999	12.37percent	24.14percent	19.38percent
Income \$30000 - \$34999	4.12percent	4.83percent	13.75percent
Income \$35000 - \$39999	4.12percent	8.28percent	7.50percent
Income \$40000 - \$49999	3.09percent	8.97percent	10.00percent
Income \$50000 - \$59999	2.06percent	5.52percent	4.38percent
Income \$60000 - \$74999	0.00percent	0.00percent	5.00percent
Income \$75000 - \$99999	2.06percent	0.00percent	5.63percent
Income \$100000 or more	0.00percent	0.00percent	3.13percent
Source: US Census Bureau			

Assessment (Income)

The County's per capita and household incomes reflected in the tables above depict slight to moderate rises in the community's incomes over the past two decades. However, the community's incomes relative to State of Georgia income measures reflect great disparities. Terrell County will need to make conscientious efforts to improve community income levels.

An analysis of household income distribution within the County revealed that 21.1 percent of all households within the County had incomes of less than \$10,000 (a decrease of almost 8 percent from the 1990 figure of 29.5 percent) and 38.3 percent of the County's households have income less than \$20,000 (decrease from 1990 figure of 54.5 percent). Based solely on household income distribution data it is possible to conclude that Terrell County communities are making great strides in household income. However, continuing efforts are still needed to improve the County's relative income status. Region 10 data indicated approximately 17 percent of the total population had household incomes below \$10,000 dollars, while state figures indicated 10 percent of Georgia residents had incomes less than \$10,000 per year.

There are several possibilities for why Terrell County income levels lag behind the averages in the region, the state and the nation. Just as there is not one particular problem, there is no one particular solution to the afflictions of the residents of Terrell County. However, based on the analysis of all the topics included in the population element of the comprehensive plan, it is apparent that the low incomes in Terrell County can be attributed to the combination of: a low-skilled, uneducated workforce, a poor educational system, and a lack of opportunities for businesses/ industry that would offer higher paying occupations. In addition, it is important to address how companies prioritize various location options. Companies examine factors like school performance, quality of life (which includes overall health of residents) and incentives from governments. Each of these are issues that must be addressed if Terrell

County as a whole expects to close the income gaps between it, the region, the state and nation. Income will be explored further in the Economic Development portion of this plan.

Additional Comparison Tables:

Per Capita Income (2000) (In 1987 Constant Dollars)	
Government	Amount
Terrell County	\$10,762
Region 10	\$12,649
Georgia	\$16,550
United States	\$17,799

*Per Capita Income: total personal income of an area divided by the resident population.

Average Household Income	
Government	Amount
Terrell County	\$26,927 (2000)
	\$32,768 (2010)
	21.6percent- Percentage Increase
Georgia	\$42,158 (2000)
	\$52,533 (2010)
	24.6percent -Percentage Increase
United States	\$26,988 (2000)
	\$30,227 (2010)
	12.0 percent-Percentage Increase

Economic Development

Terrell County, Bronwood, Parrott, Sasser

ECONOMIC DEVELOPMENT ELEMENT

A. Introduction

Economic development characteristics like economic bases, labor force characteristics, income distributions, and commuting patterns are important in analyzing a community potential to attract new industries and to maintain existing industries and to develop a set of goals and policies to maintain the economic vitality of a community.

Economic Development Inventory

B. Economic Base

MANUFACTURING

Manufacturing is one of the key elements in Terrell County's economy. Many of the occupations in Terrell County are manufacturing related like Machine Operators, Assemblers, Inspectors, Precision Production, Craft and Repair and comprise a significant portion of the jobs in Terrell County. Terrell County has a 230-acre industrial park that includes Tyson, Dawson Manufacturing, Massey Wholesales and Mac Products, which employ over 500 people. Last year, Davis' Vitamins started operation in Terrell County and created 40 new jobs. Vying for the position of largest employer in the county are Dawson Manufacturing Company, which produces rubber car parts, and Tyson Food that produces a variety of rubbery chicken parts. Also, many people in Terrell County work for the three largest companies in Albany, Georgia: (1) Proctor & Gamble, (2) Miller Brewing Company, and (3) Cooper Tire Company.

The apparel industries in Terrell County, however, have been devastated by trade agreements like NAFTA. Oxford Industries and Angel Mills, the two largest textile employers in Terrell County, were compelled to close their plants, and lay-off hundreds of workers

due to their inability to compete with cheaper overseas labor.. Since apparel industries required very little training, many of the workers lacked the skills to command similar wages, even if they found another job. The options available to these workers consist of going to back to school for retraining or getting jobs that pay less than their previous job.

AGRICULTURE

Cotton and Peanuts are the major primary products of the county. According to the 2003 Georgia County Guide, cotton, valued at \$9 million dollars, and Peanuts, valued at \$ 5 million dollars, were produced over the course of that year. These two commodities in turn, fuel employment in certain agri-businesses like cotton gins and peanut processing facilities. For example, Golden Peanut Company in Dawson, Georgia employs 280 people and process peanuts to be used in food products. Furthermore, Tyson Shared Services is another agri-business located in Terrell County that processes poultry from local farmers.

However, farming is a declining occupation in the county. According to the 2003 Georgia County Guide, the number of farms in the county has decreased from 340 in 1969 to 104 in 1997. In fact, farming suffered the sharpest decline of any of the county's different economic sectors, losing almost half of its percentage share of county economy over the 20 years between 1980 and 2000, (16.69% and 8.87% respectively). . Farmers are selling their land to larger farm operations or converting the land into sub-divisions. Other farmers are earning additional income by using their property for hunting preserves.

RETAIL AND COMMERCIAL

Many of the county's residents are purchasing a significant amount of goods and services in Albany. Much of this practice is the result of the lack of local businesses within the county. Albany provides a variety of retail and commercial establishments. The cities in Terrell County must develop ways to keep sales tax dollars in the county instead of sending them to Albany. The cities of Sasser, Bronwood, and Parrott can create downtown development authorities to renovate dilapidated buildings and provide attractive streetscapes as a way of attracting small retail businesses with an eye to keeping sale tax dollars within the community. These cities

could apply for the Better Hometown Program with the Georgia Department of Community Affairs. The Better Hometown Program focuses on cities with populations of less than 5,000. The Better Hometown Program develops local vision and leadership while actively facilitating the economic development of downtown using a four point approach which emphasizes Organization, Design, Economic Restructuring and Promotion. Each designated city receives technical assistance, manager/board training, regional networking sessions and resources to assist the community in revitalizing the downtown area.

The labor force in Terrell County is shifting from farming and manufacturing to services and retail trade. According to **Table 3.1A**, the service sector accounted for 21.39% of the jobs in 2000, an almost 7% rise from 14.78% in 1980 and 15.23% in 1990. By 2025, service sector will be the largest employment sector in Terrell County. The Retail sector made up some 16.26% of the jobs in 2000, and displayed a much flatter trajectory upwards from 14.78% in 1980 and 15.23% in 1990. The Retail sector, however, is the second largest employment sector in the county. The number of manufacturing jobs in the county decreased by almost 3.5 % between 1980 (20.88% to 17.20 % in 2000. The number of manufacturing jobs in the county is expected to decline so that by 2025, manufacturing will make up only 11.50% of the jobs in the county. Farming employed 8.87% percent of the jobs in 2000 down from 16.69 % in 1980 and 12.29% in 1990. The steady decline in the number of available manufacturing and farming jobs has been popularly attributed to technological change and cheaper foreign imports.

**Table 3.1A
Terrell County: Employment by Sector (%)**

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Farm	16.69%	14.27%	12.29%	10.26%	8.87%	8.10%	7.42%	6.80%	6.29%	5.83%
Agricultural Services, Other	1.78%	1.33%	1.42%	1.87%	2.26%	2.33%	2.42%	2.46%	2.53%	2.56%
Mining	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Construction	2.18%	2.08%	1.30%	2.14%	1.99%	2.01%	2.00%	1.98%	1.91%	1.86%
Manufacturing	20.88%	24.90%	28.22%	19.25%	17.20%	15.40%	13.99%	12.88%	12.05%	11.50%
Trans, Comm, & Public Utilities	2.05%	1.87%	2.17%	2.16%	2.31%	2.30%	2.31%	2.31%	2.29%	2.27%
Wholesale Trade	12.41%	9.16%	8.67%	8.18%	7.58%	7.01%	6.44%	6.00%	5.62%	5.33%
Retail Trade	11.86%	11.82%	12.12%	15.24%	16.26%	17.11%	17.70%	18.03%	18.17%	18.12%
Finance, Insurance, & Real Estate	3.32%	3.42%	2.82%	3.59%	3.79%	3.66%	3.52%	3.44%	3.35%	3.30%
Services	14.78%	17.66%	15.23%	20.07%	21.39%	23.05%	24.64%	26.09%	27.34%	28.35%
Federal Civilian Government	1.45%	1.60%	1.83%	1.61%	2.07%	2.06%	2.05%	2.00%	1.94%	1.86%
Federal Military Government	1.09%	1.31%	1.13%	1.19%	1.13%	1.15%	1.13%	1.13%	1.09%	1.05%
State & Local Government	11.50%	10.59%	12.79%	14.45%	15.16%	15.83%	16.36%	16.88%	17.42%	17.97%

Source: Woods & Poole Economics, Inc.

Table 3.1B Terrell County: Employment by Sector

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total	4,487	4,128	4,143	3,792	3,721	3,740	3,802	3,898	4,024	4,184
Farm	749	589	509	389	330	303	282	265	253	244
Agricultural Services, Other	80	55	59	71	84	87	92	96	102	107
Mining	0	0	0	0	0	0	0	0	0	0
Construction	98	86	54	81	74	75	76	77	77	78
Manufacturing	937	1,028	1,169	730	640	576	532	502	485	481
Trans, Comm, & Public Utilities	92	77	90	82	86	86	88	90	92	95
Wholesale Trade	557	378	359	310	282	262	245	234	226	223
Retail Trade	532	488	502	578	605	640	673	703	731	758
Finance, Insurance, & Real Estate	149	141	117	136	141	137	134	134	135	138
Services	663	729	631	761	796	862	937	1,017	1,100	1,186
Federal Civilian Government	65	66	76	61	77	77	78	78	78	78
Federal Military Government	49	54	47	45	42	43	43	44	44	44
State & Local Government	516	437	530	548	564	592	622	658	701	752

Source: Woods & Poole Economics, Inc.

Table 3.2A & 3.3A, shows that the changes in Terrell County employment patterns mirror similar shifts in the labor force at both the state and national levels from agricultural and manufacturing to services and retail trade. In the United States, services account for 31.75% of the jobs in 2000 from 21.89% in 1980 and 27.76% in 1990. Retail was 16.37 % of the jobs in 2000 from 15.66% in 1980 and 16.44% in 1990. Manufacturing decreased from 18.9 % in 1980 and 14.13% in 1990 to 11.61 % in 2000. Farming was 1.91% of the jobs in 2000 from 3.32% percent in 1980 and 2.26% in 1990. For the State of Georgia, Services were 28.63 % of the jobs in 2000 compared to 18.30% in 1980 and 23.75 % in 1990. Retail accounted for 16.80% of the jobs in 2000 from 14.84% in 1980 and 16.44% in 1990. Manufacturing was 12.63% of the jobs in 2000 down from 19.25% in 1980 and 15.51% in 1990. Farming comprised 1.39% of the jobs in 2000 from 3.51% in 1980 and 2.01% in 1990.

**Table 3.2A
United States: Employment by Sector (%)**

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Farm	3.32%	2.78%	2.26%	2.08%	1.91%	1.78%	1.65%	1.52%	1.40%	1.29%
Agricultural Services, Other	0.80%	0.93%	1.04%	1.20%	1.26%	1.26%	1.26%	1.25%	1.25%	1.24%
Mining	1.12%	1.11%	0.75%	0.59%	0.48%	0.47%	0.46%	0.46%	0.45%	0.44%
Construction	4.95%	5.19%	5.21%	5.18%	5.68%	5.67%	5.62%	5.55%	5.48%	5.40%
Manufacturing	18.19%	15.88%	14.13%	12.85%	11.61%	11.02%	10.49%	9.99%	9.51%	9.05%
Trans, Comm, & Public Utilities	4.97%	4.73%	4.71%	4.74%	4.88%	4.84%	4.78%	4.72%	4.65%	4.58%
Wholesale Trade	5.03%	4.93%	4.81%	4.64%	4.58%	4.61%	4.60%	4.58%	4.56%	4.52%
Retail Trade	15.66%	16.27%	16.44%	16.87%	16.37%	16.21%	16.08%	15.95%	15.80%	15.65%
Finance, Insurance, & Real Estate	7.67%	7.62%	7.68%	7.39%	7.94%	7.89%	7.83%	7.77%	7.70%	7.62%
Services	21.89%	25.09%	27.76%	29.97%	31.75%	32.77%	33.85%	34.95%	36.07%	37.21%
Federal Civilian Government	2.62%	2.42%	2.32%	1.97%	1.68%	1.60%	1.52%	1.45%	1.38%	1.31%
Federal Military Government	2.19%	2.21%	1.95%	1.54%	1.25%	1.19%	1.14%	1.08%	1.02%	0.97%
State & Local Government	11.61%	10.83%	10.93%	10.98%	10.62%	10.70%	10.72%	10.73%	10.73%	10.71%

Source: Woods & Poole Economics, Inc.

**Table 3.2B
United States: Employment by Sector**

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total	114,231,000	124,512,000	139,427,000	149,359,000	166,168,000	176,602,000	187,343,000	198,813,000	211,062,000	224,148,000
Farm	3,798,000	3,466,000	3,153,000	3,106,000	3,175,210	3,140,230	3,082,700	3,022,620	2,960,180	2,895,580
Agricultural Services, Other	908,981	1,152,320	1,452,950	1,789,100	2,091,200	2,226,860	2,357,990	2,493,920	2,634,560	2,779,880
Mining	1,277,600	1,385,000	1,044,090	883,860	789,502	827,217	865,976	905,691	946,461	988,196
Construction	5,654,200	6,465,520	7,260,790	7,731,500	9,435,370	10,017,500	10,522,800	11,039,300	11,566,000	12,102,300
Manufacturing	20,781,100	19,778,600	19,697,200	19,186,300	19,293,300	19,454,200	19,650,900	19,854,900	20,066,600	20,286,100
Trans, Comm, & Public Utilities	5,672,110	5,894,890	6,568,620	7,076,200	8,103,400	8,540,080	8,952,030	9,376,140	9,812,210	10,260,100
Wholesale Trade	5,741,680	6,136,100	6,711,510	6,930,520	7,607,260	8,140,740	8,618,440	9,111,380	9,618,920	10,140,300
Retail Trade	17,883,900	20,261,800	22,920,500	25,204,200	27,206,600	28,629,500	30,131,600	31,706,500	33,357,400	35,087,700
Finance, Insurance, & Real Estate	8,756,010	9,491,990	10,712,600	11,037,800	13,194,100	13,937,200	14,673,000	15,442,200	16,245,900	17,085,500
Services	24,999,600	31,241,500	38,709,600	44,768,300	52,754,000	57,868,500	63,417,200	69,489,800	76,134,900	83,405,800
Federal Civilian Government	2,993,990	3,008,000	3,233,000	2,946,000	2,790,270	2,821,890	2,851,960	2,882,070	2,912,160	2,942,240
Federal Military Government	2,501,010	2,746,000	2,718,000	2,293,000	2,074,010	2,106,070	2,131,770	2,150,020	2,160,680	2,163,540
State & Local Government	13,263,000	13,484,000	15,245,000	16,406,000	17,654,100	18,891,600	20,087,100	21,338,100	22,645,800	24,011,000

Source: Woods & Poole Economics, Inc.

**Table 3.3A
Georgia: Employment by Sector (%)**

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Farm	3.51%	2.55%	2.01%	1.63%	1.39%	1.24%	1.11%	1.00%	0.90%	0.82%
Agricultural Services, Other	0.60%	0.76%	0.85%	1.06%	1.13%	1.15%	1.16%	1.17%	1.17%	1.16%
Mining	0.32%	0.32%	0.29%	0.22%	0.20%	0.18%	0.17%	0.17%	0.16%	0.15%
Construction	5.07%	6.11%	5.75%	5.58%	6.10%	6.05%	5.94%	5.80%	5.66%	5.52%
Manufacturing	19.25%	17.53%	15.51%	14.27%	12.63%	12.07%	11.56%	11.03%	10.50%	9.97%
Trans, Comm, & Public Utilities	5.55%	5.51%	5.86%	5.72%	6.10%	6.17%	6.19%	6.16%	6.09%	5.97%
Wholesale Trade	6.34%	6.65%	6.18%	5.73%	5.69%	5.74%	5.73%	5.71%	5.69%	5.66%
Retail Trade	14.84%	16.13%	16.44%	17.14%	16.80%	17.08%	17.32%	17.51%	17.65%	17.76%
Finance, Insurance, & Real Estate	7.28%	6.98%	6.64%	6.36%	7.12%	7.05%	6.98%	6.91%	6.83%	6.76%
Services	18.30%	20.61%	23.75%	26.61%	28.63%	29.27%	30.10%	31.07%	32.16%	33.35%
Federal Civilian Government	3.08%	2.87%	2.79%	2.33%	1.90%	1.76%	1.63%	1.53%	1.43%	1.35%
Federal Military Government	3.36%	3.05%	2.46%	2.24%	1.93%	1.82%	1.71%	1.61%	1.51%	1.42%
State & Local Government	12.51%	10.92%	11.46%	11.11%	10.39%	10.44%	10.40%	10.33%	10.22%	10.10%

Source: Woods & Poole Economics, Inc.

Table 3.3B Georgia: Employment by Sector

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total	2,747,310	3,224,300	3,690,610	4,229,290	4,859,970	5,235,630	5,623,650	6,029,160	6,451,320	6,890,350
Farm	96,559	82,370	74,286	68,780	67,356	64,877	62,438	60,240	58,297	56,584
Agricultural Services, Other	16,432	24,574	31,487	44,659	54,829	60,079	65,359	70,538	75,465	80,033
Mining	8,808	10,241	10,590	9,408	9,522	9,645	9,813	10,047	10,324	10,653
Construction	139,233	196,913	212,342	236,159	296,572	316,876	333,895	349,870	365,279	380,526
Manufacturing	528,812	565,278	572,477	603,394	613,992	632,106	649,864	665,184	677,683	687,263
Trans, Comm, & Public Utilities	152,583	177,746	216,343	241,886	296,267	322,804	347,846	371,521	392,902	411,295
Wholesale Trade	174,084	214,310	228,213	242,508	276,326	300,312	322,310	344,504	367,022	389,992
Retail Trade	407,627	520,232	606,608	724,946	816,701	893,996	973,979	1,055,500	1,138,660	1,223,640
Finance, Insurance, & Real Estate	199,887	225,090	244,947	269,183	345,923	369,137	392,407	416,440	440,943	465,714
Services	502,841	664,476	876,597	1,125,360	1,391,460	1,532,290	1,692,630	1,873,380	2,074,950	2,298,230
Federal Civilian Government	84,599	92,561	102,981	98,336	92,262	91,889	91,883	92,089	92,439	92,936
Federal Military Government	92,295	98,319	90,745	94,733	93,789	95,235	96,403	97,224	97,709	97,839
State & Local Government	343,553	352,189	422,991	469,941	504,969	546,388	584,820	622,628	659,644	695,636

Source: Woods & Poole Economics, Inc.

WAGES AND EARNINGS INVENTORY

Wage levels are another indicator of economic strength. While job growth is a leading indicator, wage levels qualify the significance of economic growth. Despite the decline in population, there has been growth in weekly wages for Terrell County. **Table 3.4A** shows a consistent increase overall for wages in Terrell County except in the Wholesale sector during the 1996 to 1997 cycle. Inflation may account for some of the wage increase. The weekly wages in **Table 3.4B** for all the categories in Georgia are higher than Terrell County. Since agriculture and apparel industries are major employers in the Terrell County, employees, for the most part, are usually

lucky enough to earn minimum wage or something in its immediate vicinity. For the past 20 years Southwest Georgia has marketed itself to national corporations as an area in which labor and land are very cheap. Therefore, it should come as no surprise that the average weekly wage in Terrell County would be lower than the state average.

Table 3.4 A: Terrell County Average Weekly Wage

Category	1995	1996	1997	1998	1999
All Industries	\$358	\$363	\$382	\$397	\$397
Agriculture, Forestry, Fishing	223	260	273	322	366
Mining	NA	NA	NA	NA	NA
Construction	337	416	408	401	452
Manufacturing	369	343	384	404	389
Transportation, Communications, Utilities	541	555	555	585	633
Wholesale	513	559	529	551	567
Retail	205	209	218	227	245
Financial, Insurance, Real Estate	474	495	539	570	536
Services	283	294	299	299	311
Federal Gov	NA	NA	NA	NA	NA
State Gov	NA	NA	538	572	576
Local Gov	319	332	361	344	337

Source: US Bureau of Labour Statistics

Table 3.4 B Georgia Average Weekly Wage					
Category	1995	1996	1997	1998	1999
All Industries	\$509	\$531	\$562	\$598	\$629
Agriculture, Forestry, Fishing	322	336	347	373	390
Mining	734	741	781	832	866
Construction	508	534	556	590	623
Manufacturing	555	588	620	656	684
Transportation, Communications, Utilities	737	769	805	842	895
Wholesale	729	762	809	873	932
Retail	275	286	299	318	335
Financial, Insurance, Real Estate	693	741	799	872	900
Services	501	519	551	580	611
Federal Gov	666	701	774	791	808
State Gov	493	517	533	561	579
Local Gov	440	461	480	506	523

Source: Bureau of Labor Statistics

Personal Income by Type

Tables 3.5 A & B reveal that wage/salaries in Terrell County are lower as a percentage of total personal income than the state. Wage/Salaries in the county are not keeping pace with the state, which may be a reflection of people leaving the county for higher

income in other communities like Albany, Georgia. Transfer payments and Dividends are higher than the state average which may be the result of federal farm subsidies and social security payments.

Table 3.5 A Terrell County Personal Income Type In 1996 Constant Dollars

	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Wages & Salaries	50.28%	38.67%	37.13%	34.19%	32.52%	32.30%	32.15%	32.11%	32.17%	32.32%
Other Labor Income	5.45%	4.90%	5.44%	5.01%	3.37%	3.30%	3.23%	3.18%	3.14%	3.10%
Proprietors Income	-5.41%	10.92%	7.88%	10.23%	13.54%	13.32%	13.19%	13.10%	13.06%	13.05%
Dividends, Interest, & Rent	23.53%	20.27%	22.45%	18.84%	20.72%	20.86%	20.85%	20.67%	20.35%	19.90%
Transfer Payments to Persons	23.37%	20.60%	22.98%	26.60%	26.06%	26.75%	27.39%	27.98%	28.51%	29.00%
Less: Social Ins. Contributions	2.88%	2.64%	2.67%	2.78%	2.46%	2.54%	2.63%	2.73%	2.82%	2.90%
Residence Adjustment	7.66%	7.29%	6.78%	7.92%	8.25%	8.01%	7.82%	7.68%	7.59%	7.53%

Source: Woods & Poole Economics, Inc.

Table 3.5B : State of Georgia Personal Income Type In 1996 Constant Dollars

	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Wages & Salaries (1996 \$)	64.10%	62.15%	60.36%	59.07%	63.18%	63.09%	63.00%	60.94%	60.92%	60.92%
Other Labor Income (1996 \$)	8.41%	8.72%	8.68%	8.63%	6.84%	6.71%	6.60%	6.48%	6.38%	6.28%
Proprietors Income (1996 \$)	6.51%	6.97%	7.11%	7.96%	8.65%	8.52%	8.43%	8.34%	8.26%	8.19%
Dividends, Interest, & Rent (1996 \$)	13.05%	15.79%	17.34%	16.31%	16.80%	16.76%	16.70%	16.61%	16.49%	16.34%
Transfer Payments to Persons (1996 \$)	13.72%	10.73%	10.94%	12.62%	13.13%	13.25%	13.43%	13.66%	13.93%	12.25%
Less: Social Ins. Contributions (1996 \$)	3.54%	4.10%	4.33%	4.45%	4.49%	4.67%	4.86%	5.04%	5.19%	5.33%
Residence Adjustment (1996 \$)	-0.25%	-0.25%	-0.10%	-0.15%	-0.11%	0.33%	0.70%	3.00%	3.21%	3.35%

Source: Woods & Poole Economics, Inc.

Earnings from farming are higher compared to the State of Georgia and the nation. Farming comprised 14.11% of the earnings in 2000, which is up from -18.64% in 1980. For the State of Georgia, it was 0.98% in 2000 and accounted 0.78 % in the United States. Earnings from manufacturing are steady declining in the Terrell County from 30.03% in 1980 to 18.02% in 2000, the State of Georgia from 22.54% in 1980 to 14.86% in 2000, and the nation from 24.22% in 1980 to 15.93% in 2000. This downward trend in manufacturing will continue into 2025. Services are the second largest source of earnings in Terrell County for 2000, but it is the largest source of income for the state and nation. State and Local Government service are higher in Terrell County from 16.59% in 1980 to 17.92% in 2000 compared to the State of Georgia with 11.67% in 1980 to 10.18% in 2000 and the nation with 11.47% in 1980 to 11.29% in 2000.

Table 3.6 A
Terrell County: Earnings by Sector (%)

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total (1996 \$)	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Farm	-18.64%	14.73%	11.60%	15.29%	14.11%	14.03%	13.95%	13.87%	13.81%	13.79%
Agricultural Services, Other	1.60%	0.85%	0.81%	0.73%	1.30%	1.36%	1.43%	1.48%	1.52%	1.55%
Mining	0.00%	0.14%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Construction	3.02%	1.48%	1.15%	1.89%	1.38%	1.36%	1.33%	1.29%	1.24%	1.18%
Manufacturing	30.03%	23.50%	25.34%	20.87%	18.02%	16.54%	15.36%	14.40%	13.67%	13.17%
Trans, Comm, & Public Utilities	4.79%	3.39%	3.10%	3.27%	3.36%	3.35%	3.34%	3.31%	3.28%	3.23%
Wholesale Trade	21.67%	10.93%	12.78%	12.11%	10.79%	9.81%	8.92%	8.17%	7.54%	7.02%
Retail Trade	13.17%	9.85%	8.33%	8.15%	9.48%	9.82%	10.00%	10.03%	9.93%	9.73%
Finance, Insurance, & Real Estate	4.44%	3.01%	3.16%	3.19%	3.01%	2.97%	2.91%	2.87%	2.83%	2.81%
Services	16.59%	13.51%	10.83%	13.27%	14.98%	16.57%	18.17%	19.67%	21.02%	22.20%
Federal Civilian Government	5.19%	4.22%	4.52%	3.95%	5.00%	4.99%	4.92%	4.81%	4.64%	4.45%
Federal Military Government	0.66%	0.90%	0.72%	0.64%	0.65%	0.66%	0.67%	0.66%	0.64%	0.62%
State & Local Government	17.46%	13.49%	17.67%	16.64%	17.92%	18.53%	19.00%	19.44%	19.86%	20.26%

Source: Woods & Poole Economics, Inc.

Table 3.6

Terrell County: Earnings by Sector

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total (1996)	\$52,168,000	\$70,424,000	\$71,962,000	\$80,057,000	\$82,986,000	\$86,838,000	\$91,709,000	\$97,788,000	\$105,135,000	\$113,873,000
Farm	(\$9,723,000)	\$10,376,000	\$8,344,000	\$12,243,000	\$11,711,000	\$12,182,000	\$12,793,000	\$13,567,000	\$14,524,000	\$15,698,000
Agricultural Services, Other	\$837,000	\$597,000	\$580,000	\$583,000	\$1,075,000	\$1,182,000	\$1,309,000	\$1,449,000	\$1,602,000	\$1,769,000
Mining	\$0	\$96,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Construction	\$1,574,000	\$1,040,000	\$829,000	\$1,515,000	\$1,142,000	\$1,182,000	\$1,222,000	\$1,263,000	\$1,304,000	\$1,347,000
Manufacturing	\$15,667,000	\$16,548,000	\$18,232,000	\$16,708,000	\$14,955,000	\$14,365,000	\$14,083,000	\$14,083,000	\$14,377,000	\$14,993,000
Trans, Comm, & Public Utilities	\$2,500,000	\$2,386,000	\$2,229,000	\$2,615,000	\$2,792,000	\$2,909,000	\$3,063,000	\$3,241,000	\$3,444,000	\$3,673,000
Wholesale Trade	\$11,306,000	\$7,699,000	\$9,194,000	\$9,697,000	\$8,958,000	\$8,518,000	\$8,181,000	\$7,991,000	\$7,929,000	\$7,989,000
Retail Trade	\$6,870,000	\$6,936,000	\$5,997,000	\$6,527,000	\$7,863,000	\$8,530,000	\$9,174,000	\$9,805,000	\$10,436,000	\$11,077,000
Finance, Insurance, & Real Estate	\$2,318,000	\$2,123,000	\$2,276,000	\$2,550,000	\$2,497,000	\$2,577,000	\$2,670,000	\$2,802,000	\$2,977,000	\$3,202,000
Services	\$8,656,000	\$9,516,000	\$7,796,000	\$10,622,000	\$12,435,000	\$14,392,000	\$16,662,000	\$19,232,000	\$22,102,000	\$25,277,000
Federal Civilian Government	\$2,708,000	\$2,973,000	\$3,252,000	\$3,164,000	\$4,148,000	\$4,331,000	\$4,516,000	\$4,700,000	\$4,883,000	\$5,064,000
Federal Military Government	\$346,000	\$635,000	\$517,000	\$512,000	\$543,000	\$576,000	\$610,000	\$643,000	\$676,000	\$708,000
State & Local Government	\$9,109,000	\$9,499,000	\$12,716,000	\$13,321,000	\$14,867,000	\$16,094,000	\$17,426,000	\$19,012,000	\$20,881,000	\$23,076,000

Source: Woods & Poole Economics, Inc.

**Table 3.6 C
Georgia: Earnings by Sector (%)**

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Farm	0.16%	1.27%	1.36%	1.40%	0.98%	0.93%	0.89%	0.85%	0.82%	0.79%
Agricultural Services, Other	0.37%	0.41%	0.46%	0.53%	0.59%	0.60%	0.61%	0.62%	0.62%	0.62%
Mining	0.65%	0.48%	0.36%	0.29%	0.27%	0.25%	0.22%	0.21%	0.19%	0.18%
Construction	5.66%	6.57%	5.82%	5.39%	6.00%	5.86%	5.67%	5.46%	5.26%	5.06%
Manufacturing	22.54%	20.03%	17.51%	16.84%	14.86%	14.45%	14.05%	13.59%	13.08%	12.53%
Trans, Comm, & Public Utilities	9.33%	8.85%	8.75%	9.43%	9.89%	9.99%	10.01%	9.96%	9.84%	9.63%
Wholesale Trade	8.87%	9.04%	8.86%	8.17%	8.44%	8.36%	8.21%	8.05%	7.88%	7.71%
Retail Trade	10.33%	10.64%	9.17%	9.08%	8.99%	8.97%	8.93%	8.87%	8.80%	8.71%
Finance, Insurance, & Real Estate	5.44%	5.59%	6.43%	6.86%	7.57%	7.66%	7.73%	7.78%	7.81%	7.82%
Services	15.63%	17.36%	21.95%	24.33%	26.77%	27.78%	29.02%	30.44%	32.02%	33.73%
Federal Civilian Government	5.64%	5.11%	4.66%	4.17%	3.39%	3.11%	2.87%	2.67%	2.49%	2.33%
Federal Military Government	3.72%	3.68%	2.69%	2.49%	2.06%	1.94%	1.83%	1.72%	1.62%	1.53%
State & Local Government	11.67%	10.97%	11.97%	11.01%	10.18%	10.10%	9.95%	9.78%	9.58%	9.37%

Source: Woods & Poole Economics, Inc.

Table 3.6 D Georgia: Earnings by Sector (In Millions \$)

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total	\$66,537,100	\$85,919,700	\$102,642,000	\$123,514,000	\$160,462,000	\$180,866,000	\$202,919,000	\$227,019,000	\$253,253,000	\$281,758,000
Farm	\$106,153	\$1,087,670	\$1,391,280	\$1,733,670	\$1,565,760	\$1,682,760	\$1,802,910	\$1,933,340	\$2,075,970	\$2,233,020
Agricultural	\$244,855	\$350,797	\$475,908	\$660,059	\$943,559	\$1,086,060,000	\$1,239,330	\$1,400,730	\$1,566,550	\$1,733,320
Mining	\$429,934	\$413,933	\$373,738	\$359,779	\$438,244	\$445,441	\$456,347	\$471,301	\$489,686	\$510,940
Construction	\$3,765,500	\$5,647,560	\$5,975,270	\$6,661,070	\$9,630,130	\$10,606,800	\$11,506,000	\$12,401,400	\$13,309,000	\$14,242,900
Manufacturing	\$14,997,800	\$17,211,700	\$17,973,700	\$20,801,400	\$23,849,500	\$26,143,500	\$28,510,600	\$30,854,700	\$33,129,100	\$35,298,600
Trans, Comm,	\$6,208,770	\$7,604,700	\$8,981,390	\$11,643,900	\$15,867,700	\$18,059,600	\$20,304,900	\$22,610,400	\$24,909,000	\$27,140,000
Wholesale Trade	\$5,900,690	\$7,766,500	\$9,090,690	\$10,085,400	\$13,549,200	\$15,124,900	\$16,662,400	\$18,269,600	\$19,955,500	\$21,729,700
Retail Trade	\$6,870,370	\$9,141,230	\$9,413,850	\$11,216,700	\$14,426,000	\$16,215,300	\$18,126,500	\$20,144,900	\$22,276,700	\$24,530,800
Finance	\$3,617,310	\$4,803,430	\$6,600,850	\$8,476,150	\$12,153,700	\$13,862,800	\$15,688,500	\$17,666,000	\$19,784,200	\$22,033,100
Services	\$10,401,900	\$14,915,700	\$22,532,200	\$30,044,900	\$42,959,700	\$50,244,000	\$58,890,800	\$69,107,300	\$81,084,500	\$95,046,200
Federal Civilian	\$3,751,390	\$4,391,100	\$4,780,640	\$5,147,370	\$5,442,790	\$5,621,590	\$5,826,300	\$6,051,600	\$6,295,200	\$6,556,750
Federal Military	\$2,475,230	\$3,160,120	\$2,765,140	\$3,080,300	\$3,297,820	\$3,501,760	\$3,705,550	\$3,907,320	\$4,105,500	\$4,298,440
State & Local	\$7,767,210	\$9,425,300	\$12,287,500	\$13,602,900	\$16,338,300	\$18,271,300	\$20,198,700	\$22,200,700	\$24,272,200	\$26,403,700

Woods & Poole Economics, Inc.

Table 3.6 E
United States: Earnings by Sector (%)

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Farm	1.23%	1.23%	1.25%	0.83%	0.79%	0.78%	0.76%	0.75%	0.72%	0.70%
Agricultural Services, Other	0.44%	0.51%	0.63%	0.63%	0.69%	0.69%	0.69%	0.68%	0.68%	0.67%
Mining	2.10%	1.66%	1.04%	0.89%	0.83%	0.79%	0.76%	0.73%	0.69%	0.66%
Construction	6.18%	6.19%	5.90%	5.40%	5.85%	5.75%	5.60%	5.44%	5.28%	5.11%
Manufacturing	24.21%	21.45%	18.97%	17.92%	15.93%	15.23%	14.59%	13.95%	13.32%	12.69%
Trans, Comm, & Public Utilities	7.43%	6.97%	6.50%	6.73%	6.75%	6.66%	6.54%	6.43%	6.30%	6.17%
Wholesale Trade	6.57%	6.22%	6.30%	6.12%	6.20%	6.11%	5.98%	5.84%	5.70%	5.55%
Retail Trade	9.78%	10.14%	9.16%	9.00%	8.87%	8.61%	8.37%	8.14%	7.92%	7.70%
Finance, Insurance, & Real Estate	5.83%	6.03%	6.95%	7.96%	9.18%	9.34%	9.47%	9.57%	9.64%	9.69%
Services	18.31%	21.35%	25.34%	27.08%	29.16%	30.59%	32.11%	33.67%	35.28%	36.92%
Federal Civilian Government	4.47%	4.18%	3.91%	3.71%	3.14%	2.96%	2.80%	2.65%	2.50%	2.37%
Federal Military Government	1.96%	2.43%	1.94%	1.55%	1.25%	1.20%	1.14%	1.09%	1.03%	0.97%
State & Local Government	11.47%	11.64%	12.10%	12.18%	11.35%	11.29%	11.18%	11.06%	10.93%	10.79%
Source: Woods & Poole										

Table 3.6F United States: Earnings by Sector (in Millions)

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total	\$3,133,270	\$3,561,430	\$4,097,140	\$4,506,710	\$5,512,010	\$6,125,480	\$6,787,980	\$7,521,840	\$8,334,940	\$9,236,090
Farm	\$38,586,5	\$43,719,2	\$51,249,6	\$37,483,5	\$43,689,7	\$47,857,5	\$51,907,1	\$56,099,2	\$60,413,9	\$64,828,8
Agricultural Services, Other	\$13,875,8	\$18,083,1	\$25,894	\$28,538,9	\$37,867,9	\$42,138,4	\$46,574,6	\$51,364	\$56,520,4	\$62,056,7
Mining	\$65,932,8	\$59,186,7	\$42,579,1	\$40,302,5	\$45,540,3	\$48,440	\$51,461,5	\$54,611,2	\$57,890,8	\$61,300,6
Construction	\$193,519	\$220,510	\$241,731	\$243,138	\$322,680	\$352,152	\$379,842	\$409,052	\$439,801	\$472,104
Manufacturing	\$758,592	\$763,929	\$777,101	\$807,717	\$877,790	\$932,794	\$990,395	\$1,049,510	\$1,110,000	\$1,171,680
Trans, Comm, & Public Utilities	\$232,755	\$248,374	\$266,311	\$303,367	\$372,145	\$407,808	\$444,234	\$483,360	\$525,331	\$570,292
Wholesale Trade	\$205,960	\$221,496	\$258,219	\$275,724	\$341,651	\$374,537	\$406,039	\$439,532	\$475,077	\$512,729
Retail Trade	\$306,453	\$361,053	\$375,489	\$405,467	\$489,059	\$527,296	\$568,405	\$612,558	\$659,971	\$710,869
Finance, Insurance, & Real Estate	\$182,810	\$214,835	\$284,928	\$358,925	\$506,185	\$572,351	\$642,912	\$719,984	\$803,853	\$894,770
Services	\$573,750	\$760,538	\$1,038,030	\$1,220,240	\$1,607,450	\$1,873,830	\$2,179,600	\$2,532,800	\$2,940,370	\$3,410,190
Federal Civilian Government	\$140,121	\$148,845	\$160,018	\$167,212	\$172,986	\$181,506	\$190,237	\$199,308	\$208,727	\$218,504
Federal Military	\$61,484,2	\$86,435,5	\$79,656,7	\$69,637,1	\$69,114,4	\$73,365,3	\$77,610	\$81,811,1	\$85,934,1	\$89,945,4
State & Local	\$359,434	\$414,422	\$495,935	\$548,953	\$625,852	\$691,400	\$758,756	\$831,842	\$911,057	\$996,817

Source: Woods & Poole Economics, Inc.

SPECIAL AND UNIQUE ECONOMIC ACTIVITIES

TOURISM

Since agriculture and manufacturing are declining industries in Terrell County, tourism can be a way for Terrell County to diversify its economy. The county does have the following tourist attractions and events.

Events-

1. Clover Leaf Horse Show-April every year
2. Windy Hills “ Border Collie” Dog Trials- 1st weekend in May
3. Tour of Homes- 1st Sat in May
4. Sasser Street Dance- May ever year
5. Better Hometown Theater- Last weekend in September and first weekend in October
6. Parrott Festival – 2nd Saturday in October every year
7. Mark’s Melon Patch, “Pumpkin Patch” – October & November
8. Nochaway Field Trails- the weekend before Thanksgiving every year
9. The Best Christmas Pageant Ever- December 12, 2003

Attractions:

1. Hunting & Fishing Preserves
 - a. Fillngame Shooting Preserve
 - b. Hunter Ridge Plantation
 - c. Partridge Pea Plantation
 - d. Southpoint Plantation

The Joint Development Authority of Dougherty, Baker, Lee, and Terrell Counties were awarded a grant from the One Georgia Authority to conduct a feasibility study for nature-based tourism.

EDUCATION

The county does not have a well-educated work force. In the Population Element of the comprehensive plan, the high school dropout rate was 8.3 percent in Terrell County compared to state with 6.4% for 2003. Only 18% of the Terrell County high school students pass the Graduation Test as compared to 65% for the state. 35.5% of the county's population over 25 years old did not graduate from high school. Less than 10% of the county's population graduated with either a bachelor degree or graduate/professional degree. The current educational profile of the county implies that Terrell will find it difficult to attract new industries to the area and may even have problems maintaining those already present.

While the poor levels of educational achievement are indicative of broader social problems, it is heartening to note that post secondary education opportunities are within driving distance of the county. Albany Technical College has a satellite campus in Dawson, Georgia. Darton College, and Albany State University in Albany, Georgia are within 30 miles of the county.

LABOR FORCE

Table 3.7 revealed expansion in the following occupations for the county: Professional & Technical Specialty from 8.09% in 1990 to 12.29% in 2000, Clerical & Administrative Support from 11.01% in 1990 to 10.93% in 2000, Executive and Managerial from 6.18% in 1990 to 11.33% in 2000, Transportation from 7.55% in 1990 to 8.53% in 2000, and Sales from 7.14% in 1990 to 9.51% in 2001. There were significant declines in the following occupations: farming from 7.05% in 1990 to 1.75% in 2000 and Machine Operators from 15.01 in 1990 to 10.42% in 2000.

TABLE 3.7: Employment by Occupation

	TERRELL		US		GA	
	1990	2000	1990	2000	1990	2000
Executive, Admin and Managerial (not Farm)	6.18%	13.33%	12.32%	13.45%	12.26%	14.03%
Professional and Technical Specialty	8.09%	12.29%	14.11%	20.20%	12.39%	18.68%
Technicians & Related Support	2.97%	NA	3.68%	NA	3.58%	NA
Sales	7.14%	9.51%	13.79%	13.25%	12.28%	13.64%
Clerical and Administrative Support	13.01%	10.83%	16.26%	15.44%	16.00%	15.14%
Private Household Services	3.33%	NA	0.45%	NA	0.51%	NA
Protective Services	4.08%	NA	3.72%	NA	3.70%	NA
Service Occupations (not Protective & Household)	13.49%	13.05%	13.04%	12.01%	9.77%	13.57%
Farming, Fishing and Forestry	7.05%	3.75%	2.46%	0.73%	2.20%	0.64%
Precision Production, Craft, and Repair	9.58%	19.91%	13.33%	8.49%	13.86%	9.02%
Machine Operators, Assemblers & Inspectors	15.01%	10.42%	6.83%	9.45%	8.50%	10.83%
Transportation & Material Moving	7.55%	8.53%	4.08%	6.14%	4.60%	6.63%
Handlers, Equipment Cleaners, helpers & Laborers	6.52%	NA	3.94%	NA	4.34%	NA

Source: U.S. Bureau of the Census

The steadily rising numbers of people employed in these sectors mirrors both state and national occupational trends. The numbers of people finding work in the fields of farming, fishing and forestry have declined drastically for Terrell County, the State of Georgia and the nation.

Table 3.8 A and Table 3.8 B showed major decline in the Precision Productions and Machine Operators for the City of Bronwood and City of Sasser from 1990 to 2000. There has been significant increase in the fields of Executive/Administrative/Managerial and Professional/Technical Specialty during the same period. In the City of Sasser, Executive/Administrative/Managerial decreased from 10.64 % in 1990 to 5.52% in 2000. Machine Operator declined from 11.35% in 1990 to 2.76% in 2000. Precision production dropped

from 17.73% in 1990 to 11.03% in 2000. There is a fundamental shift in the economy of Terrell County and the cities of Bronwood, Parrott and Sasser toward more service sector jobs.

**Table 3.8 A City of Bronwood:
Employment by Occupation**

Category	1990		2000	
TOTAL All Occupations	202		181	
Executive, Administrative and Managerial	2	0.99%	14	7.73%
Professional and Technical Specialty	25	12.38%	26	14.36%
Technicians & Related Support	1	0.50%	NA	NA
Sales	22	10.89%	19	10.50%
Clerical and Administrative Support	16	7.92%	27	14.92%
Private Household Services	2	0.99%	NA	NA
Protective Services	6	2.97%	NA	NA
Service Occupations (not Protective & Household)	22	10.89%	20	11.05%
Farming, Fishing and Forestry	15	7.43%	4	2.21%
Precision Production, Craft, and Repair	34	16.83%	21	11.60%
Machine Operators, Assemblers & Inspectors	28	13.86%	20	11.05%
Transportation & Material Moving	16	7.92%	21	11.60%
Handlers, Equipment Cleaners, helpers & Laborers	13	6.44%	NA	NA

Source: US Bureau of Labor Statistics

**Table 3.8 B City of Parrot:
Employment by Occupation**

Category	1990		2000	
TOTAL All Occupations	62		75	
Executive, Administrative and Managerial	2	3.23%	11	14.67%
Professional and Technical Specialty	6	9.68%	8	10.67%
Technicians & Related Support	NA		NA	NA
Sales	4	6.45%	4	5.33%
Clerical and Administrative Support	8	12.90%	13	17.33%
Private Household Services	NA	Na	NA	NA
Protective Services	NA	Na	NA	NA
Service Occupations (not Protective & Household)	4	6.45%	17	22.67%
Farming, Fishing and Forestry	10	16.13%	1	1.33%
Precision Production, Craft, and Repair	9	14.52%	11	14.67%
Machine Operators, Assemblers & Inspectors	12	19.35%	6	8.00%
Transportation & Material Moving	5	8.06%	3	4.00%
Handlers, Equipment Cleaners, helpers & Laborers	2	3.23%	NA	NA

Source: US Bureau of Labor Statistics

**Table 3.8C
City of Sasser: Employment by Occupation**

Category	1990		2000	
TOTAL All Occupations	141		145	
Executive, Administrative and Managerial (not Farm)	15	10.64%	8	5.52%
Professional and Technical Specialty	3	2.13%	25	17.24%
Technicians & Related Support	9	6.38%	NA	NA
Sales	21	14.89%	21	14.48%
Clerical and Administrative Support	7	4.96%	27	18.62%
Private Household Services	2	1.42%	NA	NA
Protective Services	3	2.13%	NA	NA
Service Occupations (not Protective & Household)	11	7.80%	27	18.62%
Farming, Fishing and Forestry	6	4.26%	2	1.38%
Precision Production, Craft, and Repair	25	17.73%	16	11.03%
Machine Operators, Assemblers & Inspectors	16	11.35%	4	2.76%
Transportation & Material Moving	7	4.96%	16	11.03%
Handlers, Equipment Cleaners, helpers & Laborers	16	11.35%	NA	NA

Source: US Bureau of Labor Statistics

EMPLOYMENT STATUS

Table 3.9 A United States: Labor Statistics

Category	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
Labor Force (thousands)	125,840	126,346	128,105	129,200	196,814	132,304	133,943	136,297	137,673	139,368	140,863	141,815
Employed (thousands)	118,793	117,718	118,492	120,259	123,060	124,900	126,708	129,558	131,463	133,488	135,208	135,073
Unemployed (thousands)	7,047	8,628	9,613	8,940	7,996	7,404	7,236	6,739	6,210	5,880	5,655	6,742
Unemployment Rate	5.6%	6.8%	7.5%	6.9%	6.1%	5.6%	5.4%	4.9%	4.5%	4.2%	4.0%	4.8%

Source: US Bureau of Labor Statistics

Table 3.9 B Georgia: Labor Statistics

Category	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
Labor Force	3,300,380	3,263,876	3,353,566	3,467,191	3,577,505	3,617,165	3,738,850	3,904,474	4,014,526	4,078,263	4,173,274
Employed	3,118,253	3,099,103	3,119,071	3,265,259	3,391,782	3,440,859	3,566,542	3,727,295	3,845,702	3,916,080	4,018,876
Unemployed	182,127	164,772	234,495	201,932	185,722	176,306	172,308	177,179	168,824	162,183	154,398
Unemployment Rate	5.5%	5.0%	7.0%	5.8%	5.2%	4.9%	4.6%	4.5%	4.2%	4.0%	3.7%

Source: Georgia Department of Labor

Table 3.9 C Terrell County: Labor Statistics

Category	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
Labor Force	4,602	4,561	4,732	4,616	4,585	4,195	3,994	4,008	3,957	3,988	4,169
Employed	4,209	4,276	4,280	4,186	4,060	3,534	3,474	3,517	3,443	3,596	3,817
Unemployed	393	285	452	430	525	661	520	491	514	392	352
Unemployment Rate	8.5%	6.2%	9.6%	9.3%	11.5%	15.8%	13.0%	12.3%	13.0%	9.8%	8.4%

Source: Georgia Department of Labor

Table 3.9 D: Past Unemployment Comparison														
	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003
Terrell County	8.6%	6.3%	9.6%	9.3%	13.4%	15.8%	13.0%	12.2%	13.0%	10.0%	8.4%	8.0%	9.8%	6.9%
United States	5.6%	6.8%	7.5%	6.9%	6.1%	5.6%	5.4%	4.9%	4.5%	4.2%	4.0%	4.7%	5.8%	NA
State of Georgia	5.5%	5.0%	7.0%	5.8%	5.2%	4.9%	4.6%	4.5%	4.2%	4.0%	3.7%	4.0%	5.1%	4.7%

Source: US Bureau of Labor Statistics

Table 3.9 A-D indicate that the county's unemployment rates are higher compared to the nation and the state from 2000 to 2003 this disparity may be attributed to the region's dependence on the agriculture and manufacturing sectors and the lack of well trained workforce. Jobs in agriculture and manufacturing are declining due to technology and foreign competition.

Trade agreements, like NAFTA, encouraged many textile companies in the United States to relocate their operations to foreign countries that provide even cheaper labor. Since the passing of NAFTA two of Terrell County's textile manufacturers closed their operations and made their employee's redundant. Furthermore, the lack of job opportunities in Terrell County are causing many people to seek job in other communities that are within a reasonable driving distance **Table 3.10** shows a significant number of people started commuting outside the county compared to 1999.

TABLE 3.10: Commuting Pattern in Terrell County		
	1999	2000
Worked in County of Residence	2926	2203
Worked outside county of Residence	1082	1852

Source: US Census Bureau

Terrell County: Labor Force Participation		
Category	1990	2000
TOTAL Males and Females	7824	8180
In Labor Force	4616	4573
Civilian Labor Force	4609	4571
Civilian Employed	4143	4183

3-2

Terrell County: Labor Force Participation		
Category	1990	2000
TOTAL Males and Females	7824	8180
In Labor Force	4616	4573
Civilian Labor Force	4609	4571

ities of Sasser

Parrott town: Labor Force Participation		
Category	1990	2000
TOTAL Males and Females	119	156
In Labor Force	62	81
Civilian Labor Force	62	81
Civilian Employed	62	75
Civilian Unemployed	0	6
In Armed Forces	0	0
Not in Labor Force	57	80
TOTAL Males	52	73
Male In Labor Force	35	42
Male Civilian Labor Force	35	42
Male Civilian Employed	35	39
Male Civilian Unemployed	0	3
Male In Armed Forces	0	0
Male Not in Labor Force	17	31
TOTAL Females	67	88
Female In Labor Force	27	39
Female Civilian Labor Force	27	39
Female Civilian Employed	27	36
Female Civilian Unemployed	0	3
Female In Armed Forces	0	0
Female Not in Labor Force	40	49

Source: U.S. Bureau of the Census

Bronwood town: Labor Force Participation		
Category	1990	2000
TOTAL Males and Females	358	341
In Labor Force	233	187
Civilian Labor Force	233	187
Civilian Employed	202	181
Civilian Unemployed	31	6
In Armed Forces	0	0
Not in Labor Force	125	154
TOTAL Males	165	147
Male In Labor Force	123	101
Male Civilian Labor Force	123	101
Male Civilian Employed	111	99
Male Civilian Unemployed	12	2
Male In Armed Forces	0	0
Male Not in Labor Force	42	46
TOTAL Females	193	194
Female In Labor Force	110	86
Female Civilian Labor Force	110	86
Female Civilian Employed	91	82
Female Civilian Unemployed	19	4
Female In Armed Forces	0	0
Female Not in Labor Force	83	108

D. ECONOMIC DEVELOPMENT RESOURCES

1. Economic Development Agencies

TERRELL COUNTY CHAMBER OF COMMERCE/DEVELOPMENT AUTHORITY

The Terrell County Development Authority and the Terrell County Chamber of Commerce are the two entities that promote economic development in the county. The Development Authority provides financial incentives like tax revenue bonds or property tax abatements to entice companies to relocate or to expand in Terrell County. The Chamber helps to market the communities to attract new businesses and promote the needs of existing businesses. Both organizations work very closely in developing and implementing economic development strategies for the county. The president of the Terrell County Chamber of Commerce serves as the executive secretary for the Development Authority. Furthermore, Terrell County is a member of the Joint Development Authority of Baker, Dougherty, Lee and Terrell Counties. The Joint Development Authority serves to combine the resources of its members with an eye toward developing and financing regional economic development projects. The Joint Development Authority was awarded a One Georgia Grant in 2003 to conduct a feasibility study on nature-based tourism.

SOUTHWEST GEORGIA REGIONAL DEVELOPMENT CENTER

The Southwest Georgia Regional Development Center serves 14 counties and 46 cities in Southwest Georgia. The non-profit agency provides technical assistance to municipalities. Some of the functions of the RDC include: Community/Economic Development, General Government Services, Historic Preservation, Mapping and Geographical Information Services, Planning and Zoning, Grant Writing and Administration, and Loans.

GEORGIA TECH ECONOMIC DEVELOPMENT INSTITUTE

Georgia Tech's Economic Development Institute (EDI) provides assistance that improves the productivity, quality, and management practices of manufacturing firms in Georgia. They work with small to large companies in a collaborative manner to solve problems or investigate opportunities in a style that is customer-and quality-driven for their clients

UGA SMALL BUSINESS DEVELOPMENT CENTER

UGA Small Business Development Center is funded by a grant from the U.S. Small Business Administration to consult with and to train, small business owners.

GEORGIA DEPARTMENT OF ECONOMIC DEVELOPMENT

The department is the state's official economic development agency that encourages business investments, the expansion of existing industries, and securing new markets for Georgia's products. Additionally, it markets Georgia as an ideal location for the tourism and motion picture industries.

BETTER HOMETOWN PROGRAM

The Better Hometown Program is a self-help community development program for small cities with a population under 10,000 to improve the quality of life through sound planning and implementation by the community stakeholders. The Better Hometown Program develops local vision and leadership to actively facilitate economic development for downtown areas by using the following approach: Organization, Design, Economic Restructuring and Promotion. Each designated city receives technical assistance, manager/board training, regional networking sessions and resources to assist the community in revitalizing the downtown area. .

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS: BUSINESS & FINANCE ASSISTANCE DIVISION

This division administers various community and economic development grant and loan programs and provides financial packaging assistance to small businesses. The division oversees and monitors local Revolving Loan Funds (RLF) throughout Georgia created

through the Employment Incentive Program. The division manages the Appalachian Regional Commission (ARC) Grant Program and the ARC Revolving Loan Fund. It also administers the Empowerment Zone/Enterprise Community (EZ/EC) Program, the Regional Economic Business Assistance (REBA) grant program, and the Regional Assistance Program (RAP).

ECONOMIC DEVELOPMENT ADMINISTRATION

The Economic Development Administration (EDA) provides grants for infrastructure development, local capacity building, and business development to help communities alleviate conditions of substantial and persistent unemployment and underemployment in economically distressed areas and regions.

USDA RURAL DEVELOPMENT

Rural Development achieves its mission by helping rural individuals, communities and businesses obtain the financial and technical assistance needed to address their diverse and unique needs. Rural Development works to make sure that rural citizens can participate fully in the global economy by supporting essential public facilities and services such as water and sewer systems, promoting economic development with loans to businesses through banks and community-managed lending pools, providing technical assistance to help communities undertake community empowerment programs.

2. Economic Development Programs

BUSINESS TAX CREDITS

Georgia Job Tax Credit Program provides tax credits on Georgia income taxes for any qualifying business or headquarters that is engaged in tourism, manufacturing, warehouse and distribution, and research and development. It does not include retail businesses. The Tax Credits are based on counties' census tracts in the state that are ranked annually and placed in economic tiers using the following factors:

- highest unemployment rate for the most recent 36 month period;
- lowest per capita income for the most recent 36 month period;
- highest percentage of residents whose incomes are below the poverty level according to the most recent data available;
- average weekly manufacturing wage according to the most recent data available.

Tier 1 counties are ranked 1st through 53rd and represent the state's least developed counties. Companies creating 5 or more new jobs in a Tier 1 county may receive a \$2500 tax credit. Tier 2 counties are ranked 54th through 106th. Companies creating 15 or more new jobs in a Tier 2 county may receive a \$1500 tax credit. Tier 3 counties are ranked 107th through 159th. Companies creating 25 or more new jobs in a Tier 3 county may receive a \$500 tax credit.

Investment Tax Credit is based on the tiers used in the Job Tax Credit Program. This program allows a corporation or person that has operated an existing manufacturing facility in the state for the previous three years to obtain a credit against the state income tax liability for any new capital investments. Companies expanding in Tier 2 counties must invest \$3 million to receive a three percent credit. This credit increases to five percent for recycling, pollution control and defense conversion activities.

Freeport Tax Exemption is a method whereby a community can exempt certain types of industrial inventories from ad valorem taxes. The exemption used in phased 20 percent increments for five years. There are three types of inventory that are eligible for exemption.

- Raw materials or goods-in-process
- Finished goods held by manufacturer
- Finished goods destined for out-of-state shipment

Retraining Tax Credit is for employers who provide retraining for employees. Employers are eligible for a tax credit equal to 25 percent or up to \$500 for the costs of retraining per full time student. The training must:

1. enhance the functional skills of the production line;
2. be approved by the Department of Technical and Adult Education;
3. be provided at no cost to the employee.

Child Care Tax Credit is for employers who provide or sponsor child care for employees. Employers are eligible for a tax credit of up to 50 percent of the operating cost for the center.

Manufacturing Machinery Sales Tax Exemption provides for exemption from sales tax for manufacturing equipment based on the following conditions:

- Machinery used directly in the manufacturing of tangible personal property when the machinery is bought to replace or upgrade machinery in a manufacturing plant presently existing in the state.
- Machinery used directly in the manufacturing of tangible personal property when the machinery is incorporated as additional machinery for the first time into a manufacturing plant presently existing in this state.

Primary Material Handling Sales Tax Exemption provides for exemption from sales tax on purchases of primary material handling equipment which is used directly for the handling and movement of tangible personal property in a new or expanding warehouse or distribution facility that has a value of \$10 million or more.

Job Tax Credit for Joint Development Authorities allows an additional \$500 job tax credit for a business locating within the jurisdiction of a joint authority of two or more contiguous counties.

REVOLVING LOAN PROGRAM

The Revolving Loan Fund (RLF) provides gap financing to encourage private investments in a project. The maximum amount from the RLF is \$125,000 and the minimum amount is \$40,000. Projects are expected to have a minimum of \$2.00 in private investment for each \$1.00 in RLF. The term for the loan is up to 10 years. The interest rate with the RLF is the fixed prime rates. The financing amount is up to 90 percent of the eligible cost and at least a ten percent cash/equity injection. Funding is available for fixed assets (land, building, and equipment) and working capital. Typical financing structure for the program is 56.7 percent bank, 33.3 percent RFL and 10 percent small business. The bank has first mortgage on 100 percent collateral, while RDC has the second mortgage position.

UTILITY RATE BREAKS

A utility rate break tool is offered by Georgia Power Company in a joint effort with the Public Service Commission to encourage business growth in Georgia's most economically distressed communities. Existing firms must increase energy use to be eligible for the rate break. These price incentives include a two-year, 10 percent discount on base rates for companies creating one to nine jobs and a 15 percent discount for companies that create ten to nineteen jobs. A 20 percent discount is offered to those companies creating twenty or more jobs. There is also an additional five percent discount for expanding in an already served facility vacant for six months, or one of the eighty distressed counties as defined by the state.

EMPLOYMENT INCENTIVE PROGRAM

The EIP is a financing program that may be used in conjunction with traditional private financing to carry out economic development projects which will result in employment of low and moderate income persons. EIP Funds can be used for the following:

1. Public water and sewer systems, distribution and/or collection lines, wastewater treatment projects, rail spurs, and various other types of public facilities.
2. Financing for fixed assets including: land, new facilities, rehabilitation of existing facilities, machinery, equipment, etc.

ONE GEORGIA AUTHORITY

OneGeorgia Equity Fund Program is to provide financial assistance that includes grants, loans and any other forms of assistance that will assist applicants in promoting the health, welfare, safety, and economic security of the citizens of the state through the development and retention of employment opportunities in areas of greater need as defined by the Georgia Business Expansion and Support Act of 1994, as amended

OneGeorgia Edge Fund Program is to provide financial assistance to eligible applicants that are being considered as a relocation or expansion site and are competing with another state for location of a project; and, where the EDGE Fund is used when the health, welfare, safety and economic security of the citizens of the state are promoted through the development and/or retention of employment opportunities.

CDBG SECTION 108 PROGRAM

The CDBG Loan Guarantee Program (Section 108 Program) is an economic and community development financing tool authorized under Section 108 of Title I of the Housing and Community Development Act of 1974, as amended. The program is a method of assisting non-entitlement local governments with certain unique and large-scale economic development projects that cannot proceed without the loan guarantee. In order to be eligible, a project must result in significant employment of benefit for low and moderate income persons.

REDEVELOPMENT FUND PROGRAM

The Redevelopment Fund provides flexible financial assistance to local governments to assist them in implementing challenging economic and community development projects that cannot be undertaken with existing public sector grants and loans. The Redevelopment Fund will reward locally initiated public/private partnerships by providing financing to leverage private sector investments in commercial, downtown and industrial redevelopment and revitalization projects. While all CDBG funded projects that create jobs must meet applicable low and moderate-income criteria, the Redevelopment Fund will allow projects to be approved using a "eliminating slums or blight" national objective. The "slum and blight" emphasis will allow many smaller scale projects (in downtowns, blighted industrial areas, etc.) to be competitive for Redevelopment Fund financing. The Redevelopment Fund may support and extend DCA's existing CDBG programs in order to allow redevelopment projects with "challenging economics" to be made competitive for DCA, private and other public funding investments.

3. Economic Development Training Programs

1. Quick Start

Georgia's Quick Start program is nationally recognized for providing high-quality training services at no cost to new or expanding businesses in Georgia.

2. Albany Technical College

Albany Technical College provides technical education and training support for evolving workforce development needs of Southwest Georgia. The college utilizes traditional, online and distance learning methods. The following purposes of Albany Tech are based on the concept that education benefits individuals, businesses and the community:

- To provide quality competency-based associate degrees, diplomas, and technical certificates of credit programs that prepare students for employment in business, technical sciences, allied health, personal services and industrial careers.
- To provide basic adult education and development programs to help adults improve life skills and prepare for continued education and training.
- To contribute to the technological advancement of area businesses and industry through education and training.
- To offer comprehensive continuing education courses and programs for the advancement of skills, knowledge and personal growth.

3. Albany State University

The primary mission of Albany State University is to educate students by offering Bachelor's, Master's and Education Specialist degrees and a variety of non-degree educational programs. The University emphasizes the liberal arts as the foundation for all learning by exposing students to the humanities, fine arts, social sciences and the sciences. Global learning is fostered through a broad-based curriculum, diverse University activities and the expanding use of technology. The University offers six advanced degrees: a master of science in criminal justice, a master of public administration, a master of business administration, a master of science in nursing, a master of education in 11 majors, and an education specialist degree. The University offers a Board of Regent's engineering transfer program and a dual degree program in engineering with Georgia Tech.

4. Darton College

Darton College is a two-year college and offers 55 transfer degree majors, 20 two-year career degree programs and certificate programs. Darton is the nursing and allied health education center for Southwest Georgia. Eight allied health programs are offered to serve the needs of the health-care industry in the region. These include dental hygiene, emergency medical service, health information technology, human services technology, medical laboratory technology, occupational therapy assistant, physical therapy assistant and respiratory care. Graduates from the nursing program consistently have among the highest first-time pass rate on the licensing exam

E Economic Development Assessment

The economic data revealed the central paradox of Terrell County economy, firstly, that manufacturing and agriculture play a prominent role in the economy in the Terrell County and the cities of Bronwood, Sasser, and Parrot. And secondly, Terrell County and the cities of Bronwood, Sasser and Parrot cannot depend on these industries as the economic bases. The entire county must focus on diversifying its economic base with other industries while simultaneously attempting to preserve the remaining manufacturing and agriculture operations. There is a fundamental shift occurring in the economic base of Terrell County from manufacturing and agriculture to services and retail as the primary source of income and jobs for the Terrell County.

The Terrell County Development Authority may want to establish a strategic plan to retain existing industries. It should be a priority for the county to maintain good relationship with existing industries and seek out methods to meet their current and future needs. The county must be willing to offer financial and tax incentives to existing industries that are planning to expand their operations and providing new jobs. Terrell County may want to consider building a new industrial park or expanding their existing industrial park to market the county for new businesses. The county should focus on entrepreneurial development to generate new investment and jobs. Since global competition has affected the manufacturing and agricultural sectors, the county may want to attract foreign investments. Foreign companies may discover that it would be more feasible to locate in Terrell County because of the elimination of tariffs on their products and the low cost of labor and land. Overseas markets can provide good opportunities for farmers in the county to sell their

product. The county could attract more agri-businesses like chicken or pork processing plants. Tourism can help to diversify the local economy. Terrell County could develop a nature-based tourism marketing plan to increase the number of hunters and to attract nature lovers who like hiking and bird watching. Nature-based tourism could have an enormous impact on sale tax revenues in Terrell County.

The high numbers of under educated people in the county puts pressure on the public school system to improve its performance in order to ensure that students are receiving the necessary skills to compete in a globally competitive and technologically driven society. If the county wants to be competitive in attracting and retaining new industries, it has to improve the educational status of its citizens. Low educational standards not only affect the wage levels, but it impacts the fiscal capability for Terrell County to generate tax revenues. As Companies examine a variety of quality of life factors when seeking new locations, of which public school performance is highly rated. Terrell County must emphasise the importance for adults to attain post secondary education at either local technical colleges or universities.

Many of the county's residents are purchasing a significant amount of goods and services in Albany because of the lack of retail establishments in the county. A local market improvement strategy plan should be initiated in the county to recruit more retail establishments to the county. The cities in Terrell County may want to offer financial and tax incentives for small businesses to locate in the downtown area. These cities could apply for the Better Hometown Program with the Georgia Department of Community Affairs. Better Hometown Program.

Housing

Terrell County, Bronwood, Parrott, Sasser

HOUSING



Inventory

A. Introduction

The Housing Element provides Terrell County and its' municipalities the opportunity to inventory the respective communities existing housing stock; to assess its adequacy and suitability for serving current and future populations and economic development needs; to determine future housing needs and formulate goals and strategies for the adequate provision of housing for all sectors of the population. *Please note that no statistical information is included in this report for the City of Dawson. **The City of Dawson is included in a separate comprehensive plan.***

B. Type of Housing Units

In general, housing units are classified as single-family (one-unit, detached or attached), multi-family or mobile/manufactured housing. An examination of the distribution of housing by type can help identify a community's over or under reliance on particular housing types. A variety of choices in housing types is what most communities should offer and most families and individuals value.

Census reports, local windshield surveys and community input were used to determine existing housing and housing conditions within the county and its various communities.

Terrell County (Unincorporated)

It is important to take a close look at the existing housing supply in Terrell County and its municipalities to determine the amount and type of housing needed in the next twenty years. These tables seek to familiarize the reader with a summary of housing data for Terrell County. The housing element provides the information necessary for a community to evaluate and assess their existing housing situation and plan for future needs. This analysis of local housing characteristics is important to the comprehensive planning process in that it serves to identify housing development trends, existing or projected deficiencies in the housing supply and the causes, scope and nature of barriers to the adequate provision of housing for all sectors of the current and future population.

Care should be taken interpreting housing statistics from the Census Bureau in 1980 regarding types of housing because the reporting standards for 1980 are different from those in 1990. The Census Bureau counted all houses in 1990 as opposed to only year-round housing units in 1980. In 1990, seasonal/migratory housing units were not reported separately.

The 2000 Census Reports show that Terrell County had a total of 4,460 housing units with 3,147 units of single family housing. This total represents 71% of the county's total housing stock with only 3,945 multiple family units (9%) and 837 manufactured housing units (19%). By far, single family units exceed other housing types in popularity and demand.

The 1990 Census Reports show that unincorporated Terrell County had a total housing stock of some 4,069 dwelling units. In this reporting period the County's housing stock is predominately single family detached dwellings (3,122 units). This number represents 7.6% of the total housing stock and represents an increase of 30.33%. Only 394 multiple family dwellings (9.7%) are noted within the

County while 512 units (12.6%) are mobile homes. Mobile homes are the fastest growing housing type within the County largely due to affordability.

The 1980 Census Reports show that Terrell County had a total housing stock of 4,144 units with some 3,386 (81.7%) single family units and 521 (12.65%) multiple family units. Mobile homes still continue to be the fastest growing housing type at 232 units, (5.6%). For future planning, the County will need to increase the supply of multi-family dwellings, as there is a strong market for this type of housing. According to previous census numbers, the number of housing units in the State increased by 24.4%, which was slower than the increase in the population. Regionally, the opposite is true; the number of housing units grew faster than resident population.

Between 1990 and 2000, the number of housing units in Terrell County increased by 9.6%. In the 2000 Census, Georgia's housing stock consisted of 67.1% single family houses, 2.75 % double units; 9.3% 3 to 9 units; 3.94% 10 to 19 units; 1.76% 20 to 49 units; and 2.97% with 50 or more units and 12.% mobile homes.

In Georgia, single-family detached units and mobile homes increased faster than all housing units in the state from 1990 to 2000; the opposite was true for Region 10 where the percentage increase in mobile homes was greater than the respective growth in all housing units and the increase in single-family detached was smaller. The significant percentage increase in mobile homes is likely due to its initial cost, its availability and the convenience of financing.

The most outstanding trend recognized in the housing type analysis is the notable increase in the number of mobile homes which occurred between 1990 and 2000 across the nation. In 2000, mobile homes represented eight percent of Georgia's housing stock, and in 2000 it had risen to 12%. This trend has been duplicated in the southwest Georgia region. With the exception of Dougherty County, all of the counties in the southwest Georgia region recorded very high percentages of mobile homes in their housing stock and many exceeded the state percentage by double or triple the percentage.

Table 4.1: Terrell County: Types of Housing

Category	1980	1990	2000
TOTAL Housing Units	4144	4069	4460
Single Units (detached)	3348	3061	3041
Single Units (attached)	38	61	106
Double Units	205	188	173
3 to 9 Units	284	187	245
10 to 19 Units	24	19	20
20 to 49 Units	8	0	18
50 or more Units	0	0	12
Mobile Home or Trailer	232	512	837
All Other	NA	41	8

Source: US Census Bureau, 1980, 1990, 2000

Table 4. 2 : SWGA RDC Region, 14 Counties**Types of Housing**

Category	1980	1990	2000
TOTAL Housing Units	113375	125392	145588
Single Units (detached)	80521	80859	88145
Single Units (attached)	3448	2372	3290
Double Units	6680	7499	7206
3 to 9 Units	6845	9218	10231
10 to 19 Units	2042	1799	1536
20 to 49 Units	806	591	882
50 or more Units	1758	202	1654
Mobile Home or Trailer	11236	21766	32423
All Other	39	1086	221

Source: US Census Bureau 1980, 1990, 2000

Table 4.3: Georgia: GA Types of Housing			
Category	1980	1990	2000
TOTAL Housing Units	NA	2638418	3281737
Single Units (detached)	NA	1638847	2107317
Single Units (attached)	NA	73412	94150
Double Units	NA	89368	90370
3 to 9 Units	NA	276220	305920
10 to 19 Units	NA	138876	129276
20 to 49 Units	NA	55704	57825
50 or more Units	NA	38103	97628
Mobile Home or Trailer	NA	305055	394938
All Other	NA	22833	4313
Source: US Census Bureau 1980,1990,2000			

City of Bronwood

The 2000 Census report shows the City of Bronwood had a total of 210 housing units, with 152 units being occupied as single family units and 8 units as being multi-family. The number of manufactured homes increased by 50% from 25 units in 1990 to 50 units in 2000. The City of Bronwood has the third largest share of housing stock in Terrell County and represents 4.7% of the county’s total housing units for 2000. The 1990 Census report noted that the City of Bronwood had a total of 194 dwelling units, representing 4.8% of the county’s total housing units. Single family units were 84.2% (163 units); multi-family were 3.09% (6 units) and mobile homes were 12.89% (25 units). The City of Bronwood is concerned about its housing stock and the increase in manufactured housing. They realize the need for more rental housing for younger individuals and families as well as more housing for the elderly.

Bronwood also recognizes the popularity of manufactured housing and attributes this to the affordability and attractive land/home package financing. At approximately one-half the construction cost per square foot of conventional site-built home, mobile/manufactured housing is quite popular. It represents an important housing option for low-income households and is the primary form of unsubsidized affordable housing in the country.

Table 4.4: Bronwood : Types of Houses			
Category	1980	1990	2000
TOTAL Housing Units	201	194	210
Single Units (detached)	186	163	152
Single Units (attached)	2	0	0
Double Units	4	6	2
3 to 9 Units	6	0	6
10 to 19 Units	0	0	0
20 to 49 Units	0	0	0
50 or more Units	0	0	0
Mobile Home or Trailer	3	25	50
All Other	0	0	0
Source: US Census Bureau 1980, 1990, 2000			

City of Parrott

The 2000 Census Reports a total of 97 housing units for the City of Parrott. Parrott garnered the smallest share of the total housing stock for Terrell County. Single family units comprised 88.66% of those units (86 units) and multi-family units totaled (2); while 9 units were manufactured housing. The 1990 Census Reports the City of Parrot had a total housing stock of 73 units, of which 62 units (84.9%) were single family units. The City of Parrott attributes the increase of homeownership to the growth in Dougherty and Lee Counties. They recognize the need for more multi-family and rental housing and see the lack of land due to private ownership as a major barrier to housing development.

Table 4.5: Parrott: Types of Houses

Category	1980	1990	2000
TOTAL Housing Units	143	73	97
Single Units (detached)	135	62	86
Single Units (attached)	0	0	0
Double Units	4	3	2
3 to 9 Units	0	0	0
10 to 19 Units	0	0	0
20 to 49 Units	0	0	0
50 or more Units	0	0	0
Mobile Home or Trailer	4	8	9
All Other	0	0	0

Source: US Census Bureau 1980, 1990, 2000

Town of Sasser

According to the 2000 Census, the Town of Sasser recorded 216 total housing units; single family units totaled 169 (78.24%), multi-family units totaled 11 (5.09%) and the mobile homes totaled 36 (16.67%). In 1990 there were 160 total housing units, with 112 (70%) single family units, 19 (11.87%) multi-family units and 29 (18.3%) manufactured housing units. The Town of Sasser has the second largest share of the housing stock for Terrell County. Sasser's 216 units represent 4.8% of the county's total housing units. The Town of Sasser recognizes the need for a variety of affordable housing choices for new residents. Since Sasser has no subsidized housing, the town often loses population to neighboring counties such as Lee.

Table 4.6: Sasser: Types of Houses

Category	1980	1990	2000
TOTAL Housing Units	145	160	216
Single Units (detached)	132	112	168
Single Units (attached)	0	0	1
Double Units	3	11	9
3 to 9 Units	0	8	0
10 to 19 Units	0	0	0
20 to 49 Units	0	0	2
50 or more Units	0	0	0
Mobile Home or Trailer	10	29	36
All Other	0	0	0

Source: US Census Bureau 1980, 1990, 2000

C. Age and Condition of Housing

Recent housing surveys conducted by the Southwest Georgia Regional Development Center's planning staff note that the County's overall housing quality is fair. However, pockets of substandard housing units are noted within the County and its municipalities, which will need to be addressed.

Terrell County (Unincorporated)

Two standard measures are used by the census to determine housing condition. These traditional indicators of housing quality include the percentage of housing built in a community prior to 1939 (although some of these units may have been restored or remodeled) and the percentage of units which lack complete plumbing facilities. The percentage of housing built prior to 1939 is also affected by the total amount of new construction in any given area. The tables below depict these housing characteristics for Georgia, Terrell County and the Cities of Bronwood, Parrott and Sasser.

Since housing units deteriorate with age, age is used as a sign of condition of quality of housing. In particular, according to the University of Georgia Study, housing units greater than 40 years old are often in need of major repair. The report also states that this is the age that is generally accepted when remodeling and/or significant repairs become necessary. Counties with a high proportion of older housing are scattered throughout the state. However, there are three clusters of counties where more than 50% of the housing stock was built before 1960. One of these clusters is located in southwest Georgia. In general Georgia's rural areas tend to have older housing stock than its urban areas. Residents in these areas are more likely to be faced with significant costly home repairs in the near future.

According to these indicators, the State of Georgia has made substantial progress in improving housing conditions over the past two decades. (one must also keep in mind the tremendous amount of new construction occurring over Georgia in the last twenty years.) During this period, the percentage of housing units constructed prior to 1939 decreased from twenty-nine to eight percent and the percentage of units lacking complete plumbing declined from 13 percent to one percent.

According to the 2003 Georgia County Guide, only (27) building permits were issued for Terrell County in 2002 and those permits were for single family houses. At the taking of the last census (2000) some 17% of the County's total housing stock was constructed prior to 1939 and 159 units (3.57%) within the County were lacking in complete plumbing facilities. These numbers have been on the decline since the 1980 census, which indicates older houses are being rehabilitated, repaired or destroyed. This trend is also the case for the State. Historic Preservation issues should be given consideration by the local governments to preserve any structures that could be historically significant.

Table 4.7: Terrell County: Condition of Housing			
Category	1980	1990	2000
Complete Plumbing Facilities	3519	3840	4301
Lacking Plumbing Facilities	627	229	159

Source: US Census Bureau 1980,1990, 2000

Table 4.9: SWG RDC Region, 14 Counties Houses Built Before 1939			
Category	1980	1990	2000
1939 or Earlier	19127	12393	10183
1939 or Earlier	1522	849	761

Source: US Census Bureau 1980, 1990, 2000

Table 4.10: Georgia: GA Houses Built Before 1939			
Category	1980	1990	2000
1939 or Earlier	296662	212294	192972
Source: US Census Bureau 1980, 1990, 2000			

In 2000, Bronwood had 40 units (19 %) that were built before 1939. In 1990 and 1980 the City had 43 units (22%) and 82 units (40.8%) respectively. In the City of Parrott there were 60 units (61.8%) built before 1939 in 2000; 47 units (64.4%) in 1990 and 103 units (72%) in 1980. The Town of Sasser had 66 units (31%) built before 1939; 43 units (27%) in 1990; 63 units (43%) in 1980.

In 2000, the City of Bronwood had 4 units lacking complete plumbing in 1990 and 1980 the City had 31 (16%) and 50 units (25%) respectively. The City of Parrot had 3 units (3%) lacking complete plumbing in 2000; 43 units (59%) in 1990; and 63 units (44%) in 1980. Sasser had 16 units (7.4%) lacking complete plumbing in 2000; 8 units (3.7%) in 1990 and 29 units (13.4%) in 1980.

The City of Bronwood has a substantial amount of substandard housing noted in the southeastern section of town referred to as “The Neck” and a concentration of substandard housing is also seen on 3rd Street. The City of Parrott has pockets of substandard housing on Lee and Oak Street. The City of Sasser has a small area of substandard housing noted in the southeastern section along Dawson Street. Comparative data relative to substandard housing indicate that Terrell County and its municipal jurisdictions have significant higher incidence of substandard housing conditions than that of the State as a whole.

Table 4.11: Bronwood: Houses Built Before 1939			
Category	1980	1990	2000

1939 or Earlier	82	43	40
Source: US Census Bureau 1980, 1990, 2000			

Table 4.12: Bronwood: Condition of Housing			
Category	1980	1990	2000
Complete Plumbing Facilities	147	163	206
Lacking Plumbing Facilities	50	31	4
Source: US Census Bureau 1980, 1990, 2000			

Table 4.13: Parrott: Houses Built Before 1939			
Category	1980	1990	2000
1939 or Earlier	103	47	60
Source: US Census Bureau 1980, 1990, 2000			

Table 4.14: Parrott: Condition of Housing			
Category	1980	1990	2000
Complete Plumbing Facilities	89	63	94
Lacking Plumbing Facilities	18	10	3
Source: US Census Bureau 1980, 1990, 2000			

Table 4.15: Sasser town: Houses Built Before 1939			
Category	1980	1990	2000

1939 or Earlier	63	43	66
Source: US Census Bureau 1980, 1990, 2000			

Table 4.16: Sasser: Condition of Housing			
Category	1980	1990	2000
Complete Plumbing Facilities	121	152	200
Lacking Plumbing Facilities	29	8	16
Source: US Census Bureau 1980, 1990, 2000			

Table 4.17: SW GA RDC Region, 14 Counties: GA Condition of Housing			
Category	1980	1990	2000
Complete Plumbing Facilities	107247	123036	143361
Lacking Plumbing Facilities	6240	2356	2227
Source: US Census Bureau 1980, 1990, 2000			

Table 4.17: Georgia: GA Condition of Housing			
Category	1980	1990	2000
Complete Plumbing Facilities	NA	2609956	3252197

Lacking Plumbing Facilities	35769	28462	29540
Source: US Census Bureau 1980, 1990, 2000			

Table 4.18: All of United States: US Condition of Housing			
Category	1980	1990	2000
Complete Plumbing Facilities	NA	101161984	114569474
Lacking Plumbing Facilities	NA	1101696	1335167
Source: US Census Bureau 1980, 1990, 2000			

D. Owner and Rental Occupied Units

Homeownership is part of the “American Dream” and not only represents an opportunity to accumulate wealth, but also is viewed by most as a sign of personal achievement. Homeownership is also associated with less mobile residents. A high homeownership rate may lead to a more stable community, since homeowners have a financial stake in the well-being of the neighborhood. The homeownership rate is also an important foundation of economic growth and serves as an indicator of the health of a local economy. All occupied units that are not owner-occupied are classified as renter-occupied.

Occupancy Characteristics within Terrell County as reported by the 2000 U.S. Census note that most residential dwelling units are owner-occupied (59.5%). Rental occupied units made up 30.2%. In 1990 and 1980 the percentages were: 58.4% (owner); 33.4 % (renter) and 56.2% (owner); 36.4% (renter), respectively.

The County's level of home ownership has increased over the past twenty years, attributable to increased personal and household incomes. The Region's renter vacancy rate at 9.30% is significantly higher than the State rate of 8.46%. However, the Region's owner vacancy rate (2.37%) is slightly higher than that of the State (2.24%).

Table 4.19: SW GA RDC Region, 14 Counties Occupancy Characteristics			
Category	1980	1990	2000
TOTAL Housing Units Built	NA	125392	145588
Housing Units Vacant	NA	12150	16424
Housing Units Owner Occupied	67916	74027	86583
Housing Units Renter Occupied	37581	39215	42581
Owner to Renter Ratio of Vacancy	NA	NA	1.22785714285714
Owner Vacancy Rate	NA	NA	2.37142857142857
Renter Vacancy Rate	NA	NA	9.29857142857143
Source: US Census Bureau 1980, 1990, 2000			

Table 4.20: Georgia: GA Occupancy Characteristics			
Category	1980	1990	2000
TOTAL Households	1869754	2366615	3007678
Housing Units Vacant	NA	271803	275368
Housing Units Owner Occupied	1215206	1536759	2029293

Housing Units Renter Occupied	654548	829856	977076
Owner to Renter Ratio of Vacancy	NA	0.32	0.51
Owner Vacancy Rate	NA	2.36	2.24
Renter Vacancy Rate	NA	12.36	8.46
Source: US Census Bureau 1980, 1990, 2000			

Table 4.21: Terrell County: Occupancy Characteristics

Category	1980	1990	2000
TOTAL Housing Units Built	NA	4069	4460
Housing Units Vacant	NA	331	458
Housing Units Owner Occupied	2330	2378	2653
Housing Units Renter Occupied	1509	1360	1349
Owner to Renter Ratio of Vacancy	NA	NA	0.78
Owner Vacancy Rate	NA	NA	3.35
Renter Vacancy Rate	NA	NA	8.04
Source: US Census Bureau 1980, 1990, 2000			

Table 4.22: Bronwood: Occupancy Characteristics

Category	1980	1990	2000
TOTAL Housing Units Built	NA	194	203

Housing Units Vacant	NA	18	16
Housing Units Owner Occupied	129	106	124
Housing Units Renter Occupied	69	70	70
Owner to Renter Ratio of Vacancy	NA	NA	0.29
Owner Vacancy Rate	NA	NA	1.59
Renter Vacancy Rate	NA	NA	9.09
Source: US Census Bureau 1980, 1990, 2000			

Table 4.23: Parrott: Occupancy Characteristics			
Category	1980	1990	2000
TOTAL Housing Units Built	NA	73	88
Housing Units Vacant	NA	7	26
Housing Units Owner Occupied	35	48	58
Housing Units Renter Occupied	28	18	13
Owner to Renter Ratio of Vacancy	NA	NA	1
Owner Vacancy Rate	NA	NA	1.7
Renter Vacancy Rate	NA	NA	7.14
Source: US Census Bureau 1980, 1990, 2000			

Table 4.24: Sasser: Occupancy Characteristics

Category	1980	1990	2000
TOTAL Housing Units Built	NA	160	169
Housing Units Vacant	NA	16	59
Housing Units Owner Occupied	63	104	128
Housing Units Renter Occupied	34	40	29
Owner to Renter Ratio of Vacancy	NA	NA	2.54
Owner Vacancy Rate	NA	NA	20.5
Renter Vacancy Rate	NA	NA	30.95

Source: US Census Bureau 1980, 1990, 2000

Table 4.26: Housing Occupancy Comparisons - Terrell County & Municipalities

Municipality	2000 Owner to Renter	2000 Owner Vacancy Rate	2000 Renter Vacancy Rate
Terrell	0.78	3.35	8.04
Bronwood	0.29	1.59	9.09
Parrott	1	1.7	7.14
Sasser	2.54	20.5	30.95
State of Georgia	0.51	2.24	8.46
Source: US Census Bureau			

E. Housing Costs

One measure of affordability is the percent of gross income paid for housing costs. This is known as the housing cost burden. According to the Department of Housing and Urban Development, if the amount a household pays for housing costs is greater than 30% of their gross income they are said to be cost burdened.

Median values for owner occupied housing and median rents for rented units within the County reported in the 1980-2000 Census are depicted in **Tables 4.27 - 4.31**. Housing costs within the County have increased over the past decades fairly significantly along with rents. However, housing costs within the County have not risen or increased at the same rate of the State as a whole.

According to the University of Georgia's "State of the State" Housing Report, thirty percent of specified renter-occupied households in Georgia spent \$750 or more on monthly housing cost in 1999. The report also cited that less than 10% of renters in Region 10 had monthly housing costs of at least \$750.

According to the University of Georgia's "State of the State" Housing Report, in 2001, the new home sales for Terrell County totaled (5) units and the average cost of each home is valued at \$56,000. The existing home sales totaled (4) units at a value of \$71,000. According to the University of Georgia's Workforce Housing Study, the average price in 2001 of a home in Region 10 was \$103,560, excluding the Albany MSA, where the average price is \$94,656. Median values for housing costs within the State reported in the 1980 - 2000 censuses are depicted in **Table 4.27**. Housing costs for the State over this 20 year period have more than tripled. The report also stated that twenty one percent of the specified owner-occupied homeowners in Georgia were cost burdened (paying more than 30% or more of their income in housing) in 1999.

Specifically, if a household pays more than 30% of their gross income for housing, including utilities, they are said to be cost burdened and to have excessive shelter costs. A larger cost burden can be attributed to a higher monthly housing expenditure and/or lower income; therefore, households in all income brackets can be cost burdened. A low income household experiencing cost burden may not have sufficient money for other necessities such as food, clothing and child care. According to the report, historically, renter households are more likely than owner households to be cost burdened.

The County's per capita and household incomes would suggest that affordable housing will continue to be strongly demanded within the County. Industrialized and manufactured housing will continue to increase as a percentage of the County's housing stock.

The county's projected housing needs over the planning period are depicted in **Table 4.32**. The cities modest population growth would suggest a relative limited demand for housing. However, the affordable housing market should continue to be of relative demand within these communities.

Terrell County and its municipal jurisdictions are projected to have a very small growth in population over the next twenty years with attending relative low demand for new housing. However, rental housing and affordable housing should be of relative strong market needs. Greater housing diversity and housing choices would support economic development efforts and will need to be encouraged.

In the Town of Sasser and the City of Parrott both median property value and median rent has been on the rise since the 1980 census. Unlike Bronwood and Terrell County where the median property value has increased and the median rent has decreased. The owner and renter vacancy rates were not reported by the Census for 1980 and 1990. In 2000, Terrell County owner vacancy rates and owner to renter rates is higher than the State. The renter vacancy rate is slightly lower. The City of Parrott's owner to renter rate is higher than the State average and the owner vacancy rate and renter vacancy rate is lower. The City of Bronwood's owner to renter vacancy rates and owner vacancy rates were lower that the State average. The renter vacancy rate was higher than the State.

Table 4.27 SWG RDC Region: 14 Counties ; Regional Housing Costs			
Category	1990		2000
Median Property Value	\$47,871		\$63,708
Median Rent	\$212		\$292
Georgia: GA Housing Costs			
Category	1980	1990	2000
Median Property Value	\$23100	\$71278	\$100600
Median Rent	\$153	\$365	\$505
Source: US Census Bureau 1980, 1990, 2000			

Table 4.28: Terrell County: Housing Costs

Category	1980	1990	2000
Median Property Value	24400	40600	57900
Median Rent	68	241	182
Source: US Census Bureau 1980, 1990, 2000			

Table 4.29: Bronwood: Housing Costs

Category	1980	1990	2000
Median Property Value	NA	27100	37100
Median Rent	NA	166	161
Source: US Census Bureau 1980, 1990, 2000			

Table 4.30: Parrott: Housing Costs

Category	1980	1990	2000
Median Property Value	NA	21300	45700
Median Rent	NA	118	145
Source: US Census Bureau 1980,1990, 2000			

Table 4.31: Town of Sasser : Housing Costs

Category	1980	1990	2000
Median Property Value	NA	36300	53600
Median Rent	NA	275	278

F. Low Income & Public Housing

Public housing was established to provide decent and safe rental housing for eligible low-income families, the elderly, and persons with disabilities. Public housing comes in all sizes and types, from scattered single family houses to high-rise apartments for elderly families. There are approximately 1.3 million households living in public housing units, managed by some 3,300 Housing Authorities. The U.S. Department of Housing and Urban Development (HUD) administers Federal aid to local housing agencies (Housing Authorities) that manage the housing for low-income residents at rents they can afford. HUD furnishes technical and professional assistance in planning, developing and managing these developments.

There is little to no public housing in Terrell County. There is only one public housing authority located in the City of Dawson (the city of Dawson is not included in this report). The Cities of Bronwood, Parrott and Sasser have no public housing available for low-income families, the elderly or the disabled. Bronwood has about 12 duplexes that were built during the 1994 Flood for displaced residents that remain empty. They also have a small amount of Section 8 Housing. The City of Parrott has no subsidized housing. Terrell County and its municipalities should work to increase the availability of low income housing opportunities.

ASSESSMENT

G. Projected Housing Needs

Trends to be noted in Terrell County and its municipalities: single family units and mobile homes dominated the housing stock. Single multi-family units had only a small percentage. The current supply of housing does not offer adequate alternatives for individuals or families that match their housing needs, preferences, or their income in the next twenty year planning horizon.

Even though there is an unmet demand for both renter and owner-occupied housing , the relatively small size of the local housing markets combined with all other factors appear to be insufficient to attract appropriate private development. Consumers are not aware of choices and what is needed to participate in the housing market. A large portion of the future demand from housing will come from individuals and households under age 35 and over age 65, the two groups growing at the fastest rates. These are also two groups that tend to have lower incomes.

The less than 35 age group comprises the leading edges of future workforce housing needs. The over age 65 group typically will have lower incomes require more services from local governments. Homeowners in this group will also have less income to maintain and make repairs on their homes.

Manufactured housing is an increasing proportion of Terrell County and its municipalities housing stock. According the University of Georgia's, "State of the State Housing Report", Terrell County has the highest median value of mobile homes in the region (\$42,200) while the lowest was \$21,100. There are not enough suitable rental units and few new multi-family units are being built. These are areas that the leadership of Terrell County and the cities of Bronwood, Parrott and Sasser will need to address. For a projection of future housing needs see pg. 4-26, Table 4.32.

According to the Georgia Department of Human Resources, “Georgia has the fourth fastest growing 60+ population and the third fastest growing 85 + population in the United States” The population of 60 and older is expected to increase 52.6% between 2010. According to the 2000 Census, persons 65 and over occupied 16.5% of the housing units in Georgia. In a study completed by the University of Georgia in 2001, Region 10 had one of the greatest percentages of elderly residents in the state.

This projection does not reflect the need for replacement housing necessary to maintain the housing stock. Even though there is an unmet demand for both rental and owner-occupied housing, the relatively small size of local housing markets combined with other factors appear to be insufficient to attract appropriate private development.

Terrell County and its communities feel that there are not enough amenities to attract a younger population and that the school systems are sorely lacking. They feel more housing opportunities need to be available for low to moderate income families. The lack of economic development is pivotal in this process as well. Residents need good paying jobs to be able to afford decent housing. According to a recent study by Department of Community Affairs, an individual would need to make a minimum of \$8.21 per hour to afford fair market rent, working 40 hours per week. Neither the private sector nor government can address the problem alone, broad-based partnerships are needed. The University of Georgia’s “State of the State” Housing Reports that more than 20% of the households in Terrell County had incomes that were lower than \$10,000. It also reports that 67.2% of the homeowners with incomes of less than \$10,000 were more likely than those in the state (65.9%) to be cost burdened.

Table 4.32 Projected Housing Types for Terrell County & Municipalities

Municipality	2000	2005	2010	2015	2020	2025
Terrell						
Total Units	4460	4992	5532	6080	6635	7308
Single-Family	3147	3560	3980	4405	4847	5284
Multi-Family	468	480	492	504	516	528
Mobile Homes	837	935	1036	1140	1249	1361
Bronwood						
Total Units	210	214	217	220	223	226
Single - Family	152	154	156	158	160	162
Multi-Family	8	8	8	8	8	8
Mobile Homes	50	52	54	56	58	60
Parrott						
Total Units	97	99	100	101	102	104
Single-Family	86	87	89	90	91	92
Multi-Family	2	2	2	2	2	2
Mobile Homes	9	9	9	9	10	10
Sasser						
Total Units	216	219	223	227	230	234
Single-Family	169	172	175	177	180	183
Multi-Family	2	2	2	2	2	2
Mobile Homes	36	37	38	39	41	42
Source: Southwest Georgia RDC Projections 2004 (City of Dawson not included in projections)						

H. Housing Assessment Summary & Policy Implications

The preservation of the housing stock in **Terrell County** and its municipalities is essential to the community's economic and social well-being and central to the insurance of neighborhood integrity. Economic development in rural Georgia is suffering because of an inadequate supply of workforce housing. A positive strategy to address workforce housing is needed. The public, private and non-profit sectors must work together throughout the twenty year planning period to improve local housing condition, housing availability, home ownership rates and neighborhood character.

Special programs and policies will be needed to address the housing needs of the growing elderly and Hispanic population through the planning horizon. According to a recent study by the University of Georgia, the increase in **Terrell County's** Hispanic population has outpaced the State's. Regionally, the Hispanic population grew by 127% between 1990 and 2000, compared to 300% statewide. More than ever, the formation of partnerships between private sector housing developers, financial institutions, the public sector, non-profit organizations and social service agencies will be needed to promote the development of prosperous and healthy neighborhoods, since **Terrell County** government's capacity to implement housing initiatives and programs is limited by small staffs and resources.

Several significant housing problems have been identified in the housing inventory. These problems include the deterioration of the older housing stock, the unavailability of low income housing in standard condition, lower than average home ownership rates associated with areas of low income, lack of adequate standard rental properties, few vacant units from which new residents can select a residence, lack of moderately priced quality units available for sale or rent, the occurrence of neighborhood blighted areas, and vacant dilapidated structures. The availability of small tracts of land for housing development is a problem in the county and the need for moderately to higher scale housing is needed. Building and housing code enforcement on a countywide level is needed to aggressively combat housing stock deterioration. Several of the municipalities have adopted building codes but have no means of enforcement. The communities are considering a "shared" position to address substandard housing and code violations within their communities.

Local housing policies and special programs will be needed as the elderly population continues to increase through the planning horizon. Additional programs for maintenance assistance, home equity conversion mortgage programs, housing rehabilitation programs, smaller affordable low and moderate income housing units and shared housing programs for those that are "house rich, income poor" will be needed. The need for group homes and nursing homes will also increase in the county.

Additional efforts to tap into federal and state rehabilitation programs, loans or grants will be needed as the **Terrell County** community meets these housing challenges. Community knowledge on the available programs and methods of leveraging grants and loans will be necessary to compete for funding. The Georgia Comprehensive Housing Affordability Strategy (CHAS) outlines the many types of housing assistance available in Georgia and should be referenced as **Terrell County** strives to improve its housing stock. Activities that enhance the distribution of information on housing grant and loan programs and the coordination of housing planning activities between the public and private sector and housing assistance organizations is needed. Future housing needs will mainly be met through the initiatives of the private sector, supply and demand dynamics and the efforts extended in individual communities to implement housing planning goals, policies and programs relating to local needs.

Since manufactured housing as such has almost doubled in Terrell County, some consideration would need to be given on how these properties will be taxed. According to a report completed by the University of Georgia, in Region 10, the percentage of manufactured homes was greater than the percentage of respective growth in all housing units and the increase in single-family detached was smaller. Communities will need to look at programs that will support the maintenance or rehabilitation of manufactured homes.

Natural & Cultural Resources

Terrell County, Bronwood, Parrott, Sasser

NATURAL & CULTURAL RESOURCES

The Natural and Cultural Resources Element provides local governments the opportunity to inventory natural, environmentally sensitive, historic, archaeological and cultural resources; to assess current and future needs for protection or management of these resources; and to develop goals, policies and strategies for their appropriate use, preservation and protection (DCA PlanBuilder, 2004).

A. Introduction

The basis of formulating all land use planning decisions is founded in an examination of a community's natural resource base. Georgia's Minimum Planning Standards require an inventory and assessment of the natural, environmentally sensitive, historic, archaeological, and cultural resources of Terrell County and each of its local governments be conducted. This can help provide the basis for determining how natural and cultural resource assets might be most wisely utilized, developed, managed or preserved for the maximum long-term benefits.

This analysis includes an examination of the development potential, constraints or the limitations associated with the resources, as well as an examination of the need to protect those resources for future use. An examination of the impacts of land development trends and other human activities and the vulnerability of natural resources is needed to determine if and where protection of the resources is important to the future health and economic well being of the community.

The preservation of historic and archaeological resources is one of many factors which can positively impact a community's quality of life, visual appeal, tourism potential, downtown or neighborhood revitalization, and future economic development opportunities. The preservation and protection of historic properties, landmarks, districts, sites and visual landscapes plays an important part in maintaining

and developing an appealing sense of place. Pride in Terrell County's heritage is an important ingredient in developing an interesting vision of the future rooted in past traditions and history.

In recognition of the fact that natural resources and water quality extend beyond political boundaries and that local environmental protection is really regional and state environmental protection, special efforts are being made to promote protective land use management practices in Georgia. To this effort, the Department of Natural Resources has established the Part V Minimum Environmental Planning Standards in accordance with the Georgia Planning Act. The Part V Standards establish minimum criteria for the protection of three areas of critical concern in Georgia. These standards pertain to the protection of significant ground water recharge areas, water supply watersheds and wetlands.

In addition, the State of Georgia passed the River and Mountain Protection Act in 1991. This Act established minimum development standards and protective criteria for River Corridor Protection Plans designed to preserve any perennial river or watercourse with an average annual flow of at least 400 cubic feet per second. A river and stream designation is determined by appropriate U.S. Geological Survey documents.

The Georgia Planning Act also requires that local administrative processes be followed to coordinate reviews of Developments of Regional Impact (DRI). DRIs are large scale projects which may have social, economic, political or environmental impacts on significant geographical areas. The review process is designed to allow for the mitigation of any adverse impacts associated with a project prior to their occurrence.

In addition, the Georgia Planning Act established a process for the local nomination and statewide ranking of Resources of Regional Importance (RIR). These are special natural, historic, cultural or archaeological resources which a community feels the need to implement additional protection beyond what may already be provided through current laws and regulations. Resource Management

Strategies will be developed for the top ranking RIRs after they are identified by the Georgia Department of Community Affairs. Currently, there are no designated RIRs in Terrell County.

No attention is given in this plan to coastal resources, mountain protection or to steep slopes over 25 percent, all of which do not occur in Terrell County.

B. Inventory of Natural Resources

Where applicable to each community, the natural resources and environmentally sensitive areas listed below were inventoried. Maps are included in the plan to indicate the locations of resources within the respective jurisdictions. Assessments were conducted to consider how the communities' natural resources can most wisely and responsibly be utilized, developed, managed or preserved in order to yield maximum long-range benefits. The assessments also considered the potential vulnerability of the communities' natural resources to land development and other human activities, and evaluated whether protecting them were important to the future health and economic well-being of the respective communities. Levels of community support for conservation of the various. natural resources were also considered.

The results of these assessments were considered in the development of community needs and goals and the associated implementation strategies that set forth special treatment or protection to be provided these resources over the planning period. Strategies developed by the communities for the protection of the resources specifically reference the Department of Natural Resources' Rules for Environmental Planning Criteria developed pursuant to O.C.G.A. 12-2-8.

Public Water Supply Sources

All potable water supplies within Terrell County and its local governments are derived from the ground water aquifer system and no public drinking water intakes are located down stream. Water supply watersheds are defined by DNR as the areas of land up stream of a governmentally owned public drinking water intake. There are no water supply watersheds located in Terrell County or its municipalities, therefore no local governments were required to pass an ordinance for its protection. However, the county and cities have all adopted DCA approved wetland protection and groundwater protection ordinances.

Aquifers/Groundwater Recharge Areas

One major determinant in land use and development of land in Terrell County is the existence of an important underground aquifer and associated groundwater recharge areas. The principal artesian aquifer, the major source of drinking water for the coastal plain zone is largely in the Ocala Limestone of the Eocene age. This stratum dips beneath the Miocene and younger sediments so that, in coastal Georgia it lies hundreds of feet below the surface. Other aquifers lie above, in the Hawthorn Formation and are very important for many purposes including irrigation. Aquifers are mainly recharged by precipitation in the area where formations intersect the land surface. They are also generally recharged anywhere where water filters into the ground. Major rivers and streams in the outcrop area contribute recharge when the rainfall is low. When rainfall is high, the aquifer recharges the rivers.

The majority of developable land in Terrell County is designated as a significant groundwater recharge area by the Georgia Department of Natural Resources. Recharge refers to the process of precipitation infiltrating into the soil, which adds to the volume of an aquifer. These areas are where the most significant recharge to the state's aquifers occurs, which therefore makes these areas important for protecting groundwater from pollution. These are the areas where the state has focused its groundwater protection measures. On top of significant groundwater recharge areas the entire State of Georgia has been evaluated as to the pollution susceptibility of shallow aquifers. See **Figure 5.2** for areas of high pollution susceptibility in Terrell County.

Figure 5.2 depicts the general vulnerability of shallow aquifers to pollution from common land use practices or the pollution susceptibility rating. The County's groundwater is susceptible to pollution from a number of sources; septic tanks, landfills, agricultural and industrial chemicals, feed lots, and a number of other sources. The Environmental Protection agency uses the DRASTIC methodology to determine a land area's vulnerability status based on seven parameters. These parameters include depth to water, net recharge, aquifer media, soils, slope, impact of vadose zone and hydraulic conductivity.

The Environmental Protection Agency developed the DRASTIC methodology to determine a land area's general vulnerability of shallow aquifers to pollution from common land use practices, also called the pollution susceptibility rating. The DRASTIC methodology is based on seven parameters that include depth to water, net recharge, aquifer media, soils, slope, impact of vadose zone, and hydraulic conductivity. Using the DRASTIC methodology, the United State Geological Survey has determined that the majority of the land in Terrell County, including the land area in the Cities of Bronwood, Dawson, Parrott and Sasser is considered as highly susceptible to pollution. Pollution susceptibility ratings consist of high, medium (average), or low. High DRASTIC indices reflect the occurrence of areas with shallow water tables and permeable materials above the water tables. DRASTIC maps are not site specific and are best used for generalized planning. Some areas on the eastern and western boundaries of the county are considered Medium Pollution Susceptibility areas. Protection of the groundwater resources in medium or high pollution susceptibility areas from contamination or extensive land development is important if the abundant quantity and high quality of potable groundwater in the region is to be maintained.

While the groundwater recharge areas in Terrell County and cities are sensitive environmental areas, the likelihood of adverse impacts to groundwater quality in the county is minimal. This is due to the use of sanitary sewer systems in the most densely populated portions of the county (the cities); the current regulatory measures for residential, commercial, industrial, agricultural and other land uses; the lack of concentrated septic tank development; large lot sizes; and the lack of development activity throughout the county.

However, groundwater is protected by a Groundwater Protection Ordinance adopted by Terrell County and each of the cities. The ordinance establishes a one and one half acre minimum lot size for single family houses not served by public water or sewer that are located within a significant groundwater recharge area. Minimum lot sizes can be increased by calculating the expected volume of flow from a home's septic system then further increased depending on whether the house is within a low, medium, or high pollution susceptibility area.

Groundwater contamination is protected in Terrell County by the Terrell County Health Department regulations and other local, state, and federal regulations including the Georgia Water Quality Control Act for land treatment facilities, local groundwater recharge protection ordinances, the Georgia Hazardous Waste Management Act, the Georgia Solid Waste Management Act, the Georgia Underground Storage Tank Act, and the Development of Regional Impact process. Wellhead protection ordinances have been adopted by the Cities of Bronwood, Dawson, Parrott and Sasser. These ordinances protect public drinking water wells by restricting detrimental land uses within a 100 foot radius of all public wells. There is no need for the county to develop a wellhead protection ordinance since no public water system exists.

Wetlands

Wetlands are areas that are flooded or saturated by surface or groundwater often and long enough to grow vegetation adapted for life in water saturated soils. In order to develop the vegetative and soil characteristics necessary to qualify as a wetland, an area need only be flooded for one week out of the year. Wetlands range from lakes, ponds, streams, rivers, creeks, swamps, marshes and water bodies that are flooded year round to those flooded only occasionally. These include intermittent springs, bogs, bottom land forests, pine flatwoods, wet meadows and sinkholes. The ecological parameters used to delineate wetlands include hydric soils, hydrophytic vegetation and hydrological conditions.

Wetlands are a major determinant of land use in Terrell County. According to **Georgia Wetlands, Trends and Policy Options**, there were approximately 8,971 acres of wetlands in Terrell County as of 1986. Consequently, wetlands comprise 4.2 percent of all land area in Terrell County. At this time, Terrell County ranked 70th in all Georgia counties with regard to the largest amount of wetland acreage. Wetlands are well dispersed throughout the county. Presently, Terrell County, Bronwood, Dawson and Sasser have adopted Wetland Protection Ordinances that are consistent with the Environmental Planning Criteria set forth by the Department of Natural Resources. The City of Parrott does not contain any identified wetland areas.

The Wetland Protection Ordinance is a way for local governments to check to make sure disturbed Jurisdictional Wetlands are reviewed by the Army Corp of Engineers. The ordinance requires if development within 50 feet of a Wetland Protection District Boundary, as determined from the Generalized Wetland Map, to receive an Army Corps of Engineers 404 permit before a local building permit can be obtained. The Department of Community Affairs and the Department of Natural Resources are currently reviewing the requirements for these ordinances and may revise them. If they are revised, Terrell County and cities will be required to update their wetland ordinance within the 10 year planning horizon to conform to the new standards.

Generalized representational maps of wetland locations in Terrell County and its various municipalities are depicted on Figures 5.3 through 5.5. These maps are provided in the comprehensive plan as very general planning guides. The National Wetland Inventory Maps produced by the U.S. Fish and Wildlife Service depict all wetlands five acres and larger. The U.S. Fish and Wildlife Service maps were derived from aerial photographs and are used as the official wetland maps of the county. These maps are available at the Terrell County Governmental Building. These maps should be utilized as general guidelines for determining if complete wetland delineation is necessary. Users must be aware that aerial photos might not catch all wetlands areas due to environmental conditions during the photography.

Wetlands are prolific and well dispersed throughout unincorporated Terrell County. Large concentrations of wetlands occur along the riparian areas of the Chickasawhatchee, Ichawaynochaway and Kinchafoonee creeks. Other wetlands are dispersed throughout the county. The National Wetlands Inventory maps show several wetland areas in Terrell County.

The southwest portion of Terrell County is located within the Swamp of Toa (aka Chickasawhatchee Swamp), the second largest southern deepwater swamp and riparian wetland in the State of Georgia. The Swamp of Toa is approximately 400,000 acres and extends into Baker, Dougherty, Randolph, Lee, and Terrell Counties. It serves as an important source of water and a sanctuary for rare and endangered animals. In 2003, the National Audubon Society designated a large portion the swamp as an Important Bird Area because it has habitat critical to a wide range of birds, including the Bachman's sparrow, which is on the state's endangered species list. Due to the significance of this area, the J.W. Jones Ecological Research Center in Baker County is currently studying the hydrology of the swamp.

The State of Georgia and the Federal Government have determined that wetlands play a vital role in maintaining water quality as well as providing habitat for plants and animals. As such, wetlands are an integral part of the hydrology of all water systems. Therefore, wetlands are protected under federal law. Section 404 of the Clean Water Act prohibits the discharge of dredge or fill material into waters of the United States, including wetlands without a permit. The State of Georgia has not been authorized to issue such permits. Consequently, the jurisdictional determination on all wetlands and any permits issued under Section 404 of the Clean Water Act are administered by the Army Corps of Engineers (COE).

Wetlands are an important feature of the natural landscape in Terrell County as they are prolific and contribute to the natural functions of hydraulic systems and provide habitat for the abundant wildlife in Terrell County. These resources are protected by federal regulations and by local ordinance. However, as a result of the limited amount of development activity occurring throughout the county

and the modest growth projected for the county in the planning period, the likelihood of potential adverse impacts on wetlands is not significant in Terrell County.

Floodplains

Floodplains are riverine wetlands that serve several useful purposes. The most important is to contain storm water and allow for natural infiltration of excess surface water. The 100 years flood plain is the land adjacent to streams which has a one percent chance of flooding in any given year according to statistical calculations. Establishing flood zones and flood damage prevention programs are essential in protecting the local communities against periodic flooding. Generalized floodplains in Terrell County are illustrated on **Figure 5.0**.

Special flood hazard areas are determined with reference to the "100-year" flood standard, which is the national standard by which the National Flood Insurance Program (NFIP) regulations are based. Most of the special flood hazard or "Zone-A" areas in Terrell County are located along the streams and creeks. Zone-A flood hazard areas are areas within the 100-year flood plain, but have no determined base flood elevation. The areas affected by the NFIP Zone A designation are scattered fairly evenly throughout the county. For specific queries as to the exact location of floodplain areas consult the FEMA Flood Insurance Rate Maps (FIRM)

Soil Types

The Natural Resources Conservation Service (NRCS) of the United States Department of Agriculture (USDA) defines a soil association as an area with a distinctive soil pattern consisting of one or more soils and at least one minor soil. The name of the association follows the major soil. Soil surveys provide developers information on the location and extent of the different kinds of soil in an area and show the limitations for selected uses. Developers can then plan their projects on selected soils that are dry, stable, and generally free of problems.

The soil associations located in Terrell County and its municipalities, their primary location and individual characteristics are listed below. Information on soil characteristics for specific areas can be found by referring to the NRCS document: "Soil Survey of Lee and Terrell Counties Georgia".

Farms, forests and other open spaces are slowly being converted to urban uses, particularly in the areas surrounding the incorporated cities. This is also occurring in the southeastern portion of the county as a result of spillover growth from Albany and Dougherty County. Land disturbance associated with residential, industrial and commercial developments and supporting activities contributes to serious problems of soil erosion and sediment damage. Eroded soil finds its way into swamps, ponds, rivers and streams. As a result, these then have less room to store storm water and flood hazards are increased. Terrell County and its respective governments will discourage incompatible development in areas having poor soils.

The soil limitations for Terrell County soil series are listed in **Table 5.0**. A slight limitation means that soil properties are generally favorable and that limitations are minor and easily overcome. Moderate limitations indicate that limitations can be overcome or alleviated by planning design, or special maintenance. A severe limitation indicates that soil properties are unfavorable and that limitations can only be overcome by costly soil reclamation, special design, intensive maintenance, limited use or by a combination of these measures.

Table 5.0: TERRELL COUNTY SOIL SERIES LIMITATIONS

Series	Residential Foundations	Septic Tank Fields	Sewage Lagoons	Light Commercial	Local Traffic ways
Herod	Severe	Severe	Severe	Severe	Severe
Muckalee	Severe	Severe	Severe	Severe	Severe
Meggett	Severe	Severe	Severe	Severe	Severe
Hornsville	Severe	Severe	Severe	Severe	Moderate
Goldsboro	Severe	Severe	Severe	Moderate	Moderate
Grady	Severe	Severe	Severe	Severe	Severe
Rains	Severe	Severe	Severe	Severe	Severe
Greenville	Slight	Slight/Mod	Moderate	Slight	Moderate
Faceville	Slight	Slight/Mod	Mod/Severe	Slight	Moderate
Orangeburg	Slight	Slight/Mod	Mod/Severe	Slight	Slight
Red Bay	Slight	Slight/Mod	Mod/Severe	Slight	Slight/Mod
Norfolk	Slight	Slight	Moderate	Slight	Slight
Tifton	Slight	Moderate	Moderate	Moderate	Slight
Wagram	Slight	Slight	Moderate	Slight/Mod	Slight
Irvington	Moderate	Severe	Severe	Moderate	Slight

Source: Soil Survey of Lee and Terrell Counties/USDA/SCS, 1978

Terrell County

Unincorporated Terrell County has six major soil associations.

In general terms, the eastern section of Terrell County is noted to have substantial amounts of the Tifton-Grady Association. The Greenville-Faceville-Tifton, Troup-Lucy Orangeburg-Red Bay, and the Kinston-Bibb soil associations are noted in the extreme northeastern section of the County, generally along the Kinchafoonee Creek and tributaries. A substantial amount of Greenville-Faceville-Tifton soils are noted within the western sections of the county.

The Kinston-Bibb and the Herod-Muckalee soils associations are associated with the County's flood plains and wetland areas.

The County's Zoning Codes, Future Land use Maps and available soils surveys should aid in discouraging incompatible development in areas of poor soils.

A brief description of each of the six major soil associations within unincorporated Terrell County is outlined below:

1. Kinston-Bibb Association: These are poorly drained, level, acid, loamy soils that are mainly gray below the surface layer on flood plains along some creek and stream branches. Slope ranges from 0-2 percent. These soils have severe limitations: flooding and seasonal high water table, for septic tank use and severe limitations for dwellings and light industry.
2. Herod-Muckalee Association: These are poorly drained, level, non acid, loamy soils on flood plains or bottom lands. Slope ranges from 0-2 percent. Flooding is frequent during the wet season in winter and spring. These soils have severe limitations for septic tank, dwelling and industrial uses.

3. Tifton-Grady Association: These are well drained, level to gently sloping soils that have a loamy or sandy surface layer on uplands; and very poorly drained, level soils that have a loamy surface layer in wet depressions.
4. Greenville-Faceville-Tifton Association: These are well drained, level to sloping soils that have a loamy or sandy surface layer and a reddish, clayey or a brownish, loamy subsoil on uplands.
5. Orangebury-Red Bay Association: These are well drained, level to gently sloping soils that have a sandy or loamy surface layer and a reddish, loamy subsoil on uplands.
6. Troop-Lucy Association: These are well drained, level to sloping soils that have a thick, sandy layer over a brownish or reddish, loamy subsoil, on uplands.

City of Bronwood

Grady Soils: These are level, very poorly drained soils that are mainly in depressions on uplands. Slope ranges from 0-2 percent. The water table is near the surface for 6 to 8 months annually and water ponds from 1 to 6 months during wet weather. These soils have severe limitations for septic tank use and dwellings and other urban uses.

Irvington Loamy Sand, 0-2 Percent Slopes: This soil occurs in small areas that are adjacent to but slightly higher than wetter soils. Water ponds on the surface for very brief periods in some areas during wet weather. These soils have severe limitations for septic tank use and moderate limitation for dwellings and light industry.

Tifton Sandy Loam, 2-5 Percent Slopes, Eroded: These soils are well drained, pebbly, level to gently sloping soils on smooth, broad uplands. The soils have moderate limitations for septic tank use and light industrial uses.

Tifton Loamy Sand, 0-2 Percent Slopes: This is a well-drained, pebbly soil. The soils have moderate limitations for septic tank use and slight limitations for dwellings and light industrial uses.

Sunsweet Sandy Loam, 2-8 Percent Slopes, Eroded: This is a well drained pebbly soil. These soils have severe limitations for septic tanks, and moderate limitations for dwellings and light industrial uses.

City of Parrott

Tifton Sandy Loam, 2-5 Percent Slopes, Eroded: This soil is the one described as representative of the Tifton series. The series consist of well drained, pebbly, level to gently sloping soils on smooth, broad uplands. This soil has moderate limitations for septic tanks and slight limitations for dwelling and light industry.

Tifton Sandy Loam, 5-8 percent Slopes, Eroded: This is a well drained, pebbly, gently sloping soil. The soils have moderate limitations for dwelling and moderate limitations for light industrial use.

Sunsweet Sandy Loam, 2-8 Percent Slopes, eroded: This is a well drained pebbly soil. These soils have severe limitations for septic system and moderate limitations for dwellings and light industry.

Greenville Sandy Loam, 2-5 Percent Slopes: This is a well drained, very gently sloping soil on uplands. The Greenville Sandy Loam soils have slight limitation for dwellings, light industry and septic tank use.

Greenville Sandy Clay Loam, 5-12 Percent Slopes, Eroded: The soils are well drained soils mainly on board, smooth uplands. A common local term for these soils is "heavy redlands". The soils have moderate limitations on septic tank use and dwellings and sever limitations for light industrial uses.

Greenville Sandy Loam, 0-2 Percent Slopes: This is a well drained soil on uplands. The soils have slight limitations for septic tank dwellings and light industrial uses.

Tifton Loamy Sand, 0-5 Percent Slopes. This is a well drained, pebbly soil. The soils have moderate limitations for septic tanks and slight limitations for dwellings and light industry.

City of Sasser

Tifton Loam Sand, 0-2 Percent Slopes: These soils have moderate limitations for septic systems and slight limitations for dwellings and light industrial uses.

Irvington Loamy Sand, 0-2 Percent Slopes: These soils occur in small areas that are adjacent to, but slightly higher than wetter soils. Water ponds on the surface for very brief periods in some areas during wet weather. These soils have severe limitations for septic tank use and moderate limitation for dwellings and light industrial uses.

Steep Slopes

The topography of Terrell County consists mainly of nearly level to strongly sloping, dominantly well drained soils on uplands. Steep slopes are generally considered those to be over 18 to 25 percent. These areas include lands where the slope of land is steep enough to warrant special management practices. However, a review of USGS 7.5 minute series topographical maps of the area reveals no significant slopes with the steepest slope at approximately a 12% grade. Hence, significant slopes are not addressed this plan. There are no steep slopes within Terrell County and none within the Cities of Dawson, Bronwood, Sasser and Parrott. Land slopes within the County are generally 3%.

Prime Agricultural Land

Prime farmland as defined by the United States Department of Agriculture as the land best suited to producing food, feed, forage, fiber, and oilseed crops. The soil quality, moisture supply and length of growing season attributed to prime soils are adequate to economically produce sustained high crop yields. Prime farmland produces the highest yields with minimal inputs of energy and money. Farming in prime soils results in the least damage to the environment. The supply of prime farmland is limited and should be utilized with wisdom and foresight. These areas may warrant special management practices.

Some 75% of Terrell County land resources are considered to be within the prime farmland category. Accordingly, Terrell County is one of the State's leading counties in market value of agricultural products sold.

Soils in Terrell County are presently protected by the regulations of the Georgia Erosion and Sedimentation Act. This Act requires that a permit be obtained for certain land disturbing activities in Georgia including clearing, dredging, grading, excavating, transporting and filling. However, certain land disturbing activities such as the cultivation of farmland are exempt. The land disturbing activities that fall under the Act are required to follow the Best Management Practices outlined in the State Soil and Water Conservation Services, "Manual for Erosion and Sedimentation Control in Georgia." The act also establishes a 25 foot buffer along state waters and a 50 foot

buffer along designated “trout streams” where no land disturbing activities are allowed to take place. The Georgia Environmental Protection Department (EPD) issues such permits for Terrell County. Thus, EDP should be contacted for any activities requiring these permits.

Terrell County is in the Flint River District of the State Soil and Water Conservation Commission. The Commission is a voluntary organization that administers federal technical assistance to Georgia citizens concerning soil erosion and flood prevention. The Natural Resources Conservation Service (NRCS) section of the USDA facilitates many programs aimed at farmland and soil conservation, water quality, and wildlife habitat conservation.

According to the Terrell County community (including the cities of Bronwood, Parrott and Sasser) the rules and protective regulations mentioned above are adequately protecting the soil resources of the county and will continue to be adequate during the planning period if growth remains as projected. No further protective measures are anticipated during the planning period.

Prime Forest Land

There is no data to show exactly how much of the land in Terrell County is considered Prime timberland. Prime timberland is defined by the Natural Resource Conservation Service (NRCS) as “land that has soil capable of growing wood at the rate of 85 cubic feet or more per acres/year (at culmination of mean annual increment) in natural stands and is not in urban or built-up land uses or water.” However, in 2002 the NRCS determined that out of the 24,405,000 acres of forest land in the State of Georgia, 7,076,000 acres is considered prime timberland. Terrell County has between 30-44 percent of its land area in commercial forest use. Forest land contains broadleaf and needle leaf trees and a mixed forest type. The State's climate and soils favor a southern pine, which grows to pulpwood size in about 35 years.

One of the most important methods of protecting timber resources in the region is to promote reforestation of cut lands. Replanting after cutting of existing forests where no development will occur is an important need in the region according to the Forestry Service. The USDA Forest Service, Southern Region directs the Southern Research Station, whose mission is to provide the science and technology needed to sustain and enhance southern forest ecosystems and the benefits they provide. Also part of the Forestry Service is the State and Private Forestry Team, which consists of professional, technical, and support personnel who cooperatively work with State forestry agencies and others in the delivery of a variety of programs designed to promote and support resource management and conservation in rural and urban areas. The Forestry Service is also stewards of National Forests, none of which are located in Terrell County.

In general, the Georgia Forestry Commission provides technical assistance for individuals, industry, and local units of government concerning treatments of forested land and commercial forest products. Services include training, technical assistance, and permitting of prescribed burning activities; public education; and the sale of quality seedlings for reforestation purposes. The Commission also operates a Rural Fire Defense Program to protect against unchecked fires. In an effort to decrease the amount of wildfire damage to homes, the Commission recommends the use of development requirements for fire control vehicle access on building permits and site reviews. They also recommend the implementation of greenbelt requirements and education in landscaping design for homes developed in the county. The Commission also offers technical and financial assistance to all municipalities interested in the propagation and care of urban trees.

Forestry Commission recommends protection of water resources from possible non-point source pollution by silviculture activities through the use of the Georgia Forestry Commission's Best Management Practices (BMPs). These practices address streamside management zones, stream crossings, access roads, timber harvesting, site preparation, reforestation, forest protection, chemical treatments, and fertilization. Terrell County will encourage the preservation of prime farmland and commercial forest land through best management practices.

Plant and Animal Habitats

These areas include lands that support rare or endangered plants and or animals. A number of rare, endangered and threatened plants and animal species are found in the Southwest Georgia Region. However, the Georgia Natural Heritage Inventory notes no rare or endangered plants or animal species within Terrell County and its respective jurisdictions.

Major Park, Recreation and Conservation Areas.

An inventory of major federal, state and regional parks and wildlife management areas, nature preserves and national forests is pertinent in the natural resources element. However, there are no major federal, state or regional parks, recreation areas or conservation areas within Terrell County. Local parks and recreation areas are addressed in the community facilities element of the plan.

Scenic Views and Sites

The majority of unincorporated Terrell County and some portions of the landscapes in the Cities of Bronwood, Parrott and Sasser exhibit a very rustic, agrarian appeal. Several unpaved canopy roads are scattered throughout the county. However, due to the lack of development activity and the predominately rural character of the county, none of these resources currently warrant protection. No specific scenic vistas or sites have been identified in Terrell County or the incorporated areas which warrant protective measures during the short term planning horizon. However, during each Short Term Work Program Update, the need for protective measures should be considered for scenic areas which may be identified in the future.

River Corridor Protection

In 1991, the State of Georgia passed the River and Mountain Protection Act. This Act established minimum development standards and protective criteria for River Corridor Protection Plans designed to preserve any perennial river or watercourse with an average annual flow of at least 400 cubic feet per second. A river and stream designation is determined by appropriate U.S. Geological Survey documents. The Kinchafoonee Creek, which runs along the County's northeastern section and serves as the boundary between Terrell and Lee County meets the 400 cubic feet per second threshold. As a result, the county has adopted a Protected River Corridor Ordinance in 1994. This area is depicted on Figure 5.1

The major focus of the Minimum Standards for River Corridor Protection Plans is aimed at preserving the land area within 100 feet of all designated river banks so as to provide a buffer allowing for the free movement of wildlife from area to area, to help control erosion and river sedimentation, to absorb floodwaters and to help preserve the qualities which make a river a suitable habitat for wildlife, recreation and drinking water by limiting density of development and by prohibiting septic tank drain fields within the 100 buffer. The adopted ordinance preserves land within a 100 foot buffer area from the banks of the river by restricting land use and ground disturbing activities. The major tenets of the ordinance are: the establishment of a two-acre minimum lot size for single family houses constructed within the 100 foot buffer (the area within the buffer cannot be counted toward the minimum lot size area); the exclusion of commercial or industrial development within the buffer; and the prohibition of septic tank drainfields within the buffer.

At present, the Kinchafoonee Creek Corridor is relatively undeveloped. However, river and stream corridors are magnets to urbanization. Development along the Corridor can disrupt the natural equilibrium of the river system when land is graded, removing the undisturbed soil and the thick and varied vegetation. Buildings and pavement prevent infiltration and increase storm water runoff. Water pollution and reduced flood storage are worsened by floodplain development.

Agriculture and silviculture are the predominant land uses in the area. The most significant threat to the Creek's water quality is non-point source pollution as a result of these activities. Non-point source pollutants are generally carried into surface waters by storm water

runoff. This problem is especially aggravated when various land uses impede the natural process of water infiltrating into the soil. While this problem is typically a problem associated with urban development and large amounts of impervious surfaces, runoff from agriculture and silviculture activities can pose a threat to the water quality of surface waters. Best Management Practices (BMPs) should be implemented to protect the river corridor from agriculture and silviculture activities.

There are a number of State and Federal laws and regulatory programs which directly or indirectly effect rivers and river corridors: Federal Clean Water Act (1977), Rivers and Harbors Act of 1899, National Flood Insurance Program, The Georgia Water Quality Act, The Georgia Safe Drinking Water Act of 1977, The Metropolitan and River Corridor Protection Act, 1991, the Erosion and Sedimentation Act, 1975, and the Georgia "Vital Areas" Legislation 1973, among others. However, much of the responsibility of protecting regional river corridors lies with the local governments. Land use decision making is predominantly a local government function. Within this framework, there are considerable variations in local land use programs. The Part V Environmental Ordinances are an attempt to create uniformity between local governments on the protection of these types of resources.

At the time this plan is being written, the Department of Community Affairs and the Environmental Protection Division are working on revisions for the requirements of this ordinance. Therefore within the current planning period the County may be required to update their Protected River Corridor Ordinance. No other Protected River Corridors exist in Terrell County or its municipalities.

Total Maximum Daily Load (TMDL) Program

The Georgia EPD Total Maximum Daily Load (TMDL) Program is implementing portions of the Clean Water Act by creating and maintaining a list of impaired (polluted) waters for the state. This is referred to as the 303(d) list and includes stream segments that are considered partially supporting and not supporting their designated use. The designated use is determined by the state and in the State of Georgia there are three classifications used: drinking water, recreation, and fishing. Chickasawhatchee Creek on the list in Terrell County has a designated use of “fishing.” This designation determines what levels certain pollutants can be at while staying safe for its designated use.

A TMDL is a calculation that establishes the maximum amount of a pollutant that can be present in a stream segment while keeping it safe for its designated use. TMDL Reports are prepared by both the Environmental Protection Division (EPA) and Georgia EPD and include an assessment of the impaired stream, possible reasons for the impairment, how much the impairing pollutant must be reduced by to make the stream segment safe for its designated use. TMDL Implementation Plans are developed using the information in the reports and include the names of the pollutant causing impairment, the activities that are the potential cause of the impairment, the amount the pollutant must be reduced by, a list of local stakeholders, and activities that will be undertaken to reduce the pollutant causing impairment. Chickasawhatchee Creek has been identified by the State as a 303d impacted stream in Terrell and Dougherty Counties south of Terrell County. Additional studies and reports are ongoing and may have some impact on portions of the creek in Terrell County.

Development of Regional Impact

The Georgia Planning Act also mandates that local administrative processes be developed to coordinate reviews of Developments of Regional Impact (DRI). According to the Department of Community Affairs (DCA), Developments of Regional Impact (DRI) are

developments of sufficient scale whose impacts are likely to be felt outside of the jurisdiction in which they are located. The Georgia Planning Act requires any local government with a proposed DRI within its jurisdiction to submit the project for intergovernmental review and comment before taking any action to further the project. DCA has developed guidelines to establish what is considered a DRI. Projects that meet or exceed the minimum thresholds established in the guidelines may pose special environmental threats. Updating the Cities' Zoning Ordinances to include more detailed information on the DRI review process will strengthen the DRI process. Further education on this issue would benefit the communities in the county.

Resources of Regional Importance

The Georgia Planning Act has also established a process for the local nomination and statewide ranking of Resources of Regional Importance. Regionally Important Resources are natural, historic, or archaeological resources which have natural boundaries extending beyond a single political jurisdiction or one which has value to a broad public constituency which is vulnerable to the actions and activities of man. RIRs can be designated by any individual or organization, but all parties affected by designation have a say in whether the nomination is accepted. A RIR can be nominated at any time by contacting the Department of Community Affairs and allowing them to evaluate the resource for its eligibility as a RIR. If the resource is accepted, a Regional Resource Plan must be developed by the local governments, individuals, and organizations affected by the plan. The plan can protect resources by requiring review of projects that might potentially affect the RIR. Currently there are no Resources of Regional Importance in Terrell County, nor are there any being considered for nomination.

Current and Future Needs

Terrell County has an excellent array of natural resources which are important to the community. Protection of these resources is important to the future economic well being of the county. However, due to the limited amount of development activity occurring across the county and the minor likelihood of adverse impacts associated with such slow growth or decline, there is currently limited support for intense conservation measures.

According to the preceding inventory of the natural resource base and the accompanying assessment of the impacts of growth and development on each element, Terrell County communities generally conclude that existing protective programs, and state and federal regulations are adequately protecting the county's natural resource base.

C. Inventory of Cultural/Historic Resources

A comprehensive inventory of Terrell County and its municipalities' historic resources was conducted in 1997. The historic survey included individual structures and sites that appeared eligible for listing in the National Register of Historic Places either as an individual property or as part of a district. This survey is on file with the Georgia Historic Preservation Division and the southwest Georgia RDC.

NATIONAL REGISTER OF HISTORIC PLACES

The National Register of Historic Places is the list of sites, structures, objects, buildings, and districts, maintained by the National Park Service, that are considered by national standards to be worthy of preservation. According to the Park Service, listing in the National Register honors a historic place by recognizing its importance to its community, State, or the Nation. Under Federal law, owners of private property listed in the National Register are free to maintain, manage, or dispose of their property as they choose provided that

there is no Federal involvement. Owners have NO obligation to open their properties to the public, to restore them or even to maintain them, if they choose not to do so.

To nominate historic resources to the National Register of Historic Places a Georgia Historic Property Information Form must be filled out. This form can be obtained from the Historic Preservation Planner at the Southwest Georgia Regional Development Center or from the Historic Preservation Division (HPD) of the Georgia Department of Natural Resources (DNR). HPD administers the National Register Program in the State of Georgia, which means they review the nominations and recommend to the National Park Service whether a resource is worthy of listing in the National Register or not.

Terrell County has several properties that are listed on the National Register of Historic Places. These are:

INDIVIDUAL DESIGNATIONS

- Bronwood Calaboose
- Dawson Woman's Club
- Terrell County Courthouse

HISTORIC DISTRICTS

- Dawson Historic District
- Parrott Historic District
- Sasser Commercial Historic District

ADVANTAGES TO NATIONAL REGISTER LISTED PROPERTIES

Listing properties in the National Register of Historic Places is important not only for the recognition, but it provides eligibility for tax advantages for rehabilitating these buildings. There are two state tax incentive programs for rehabilitating historic buildings and one federal program. The state has a property tax freeze and a small tax credit program for all types of historic resources while the federal program is a tax credit only available for income producing properties. Districts designations are a good revitalization tool that affects a large number of buildings. For a building to be eligible it must contribute to the historic integrity of the district.

SIGNIFICANT HISTORIC RESOURCES NOT LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES

The following paragraphs include historic residential, commercial, institutional, rural, transportation, and cultural sites that are eligible, but not listed in the National Register. As Terrell County is a very sparsely populated and rural community, relatively few resources exist. It is beyond the scope of a comprehensive plan to include a complete historic resource survey, so the types of resources known to exist (although their precise locations are unknown) are mentioned. Terrell County is rich in agricultural history and likely has historic rural resources in the form of rural landscapes, farm complexes, crossroads communities, bridges, barns, and plantations. No significant historic industrial resources have been identified or are expected to exist.

Bronwood

Bronwood has several residential structures that would be eligible for listing in the National Register. In addition, the commercial area may possess enough integrity to be eligible for designation.

Sasser

There are a few scattered residential structures in Sasser that would be eligible for listing in the National Register.

Unincorporated Terrell County

There are several scattered rural resources throughout Terrell County that are predominately agricultural in nature. These include homesteads and farm structures such as barns and sheds. Some of these are likely to be antebellum, however research would be required on individual structures to determine the precise year of construction.

The crossroads communities of Chickasawhatchee, Doverel, Graves, Herod and Pleasant Hill each have a few structures (residential and or commercial) that would be eligible for listing in the National Register. However, due to the size of these communities and lack of development pressures, there has been no interest expressed in pursuing this option.

ARCHAEOLOGICAL AND CULTURAL SITES

The State of Georgia has no formal state-wide archaeological survey program. The large size of the state and the nature of archaeological resources make the costs of such studies prohibitive. The University of Georgia, Department of Anthropology serves as the central state file for archaeological information and constitutes the official inventory of archaeological sites in Georgia for Georgia's Historic Preservation Program. Due to looting and damage, archaeological resource information is protected.

The earliest know human inhabitants of the region now known as Terrell County came into the area approximately ten thousand years ago, at the end of the last Ice Age. European settlers began to enter the area in the early nineteenth century and were probably somewhat established in present-day Terrell County by the time the land was officially ceded by the Creek Indians in 1815. Over the last ten thousand years, humans have left a substantial material record of their lives. The study of this material record forms the basis of *archaeology* and the basic unit of this record is the *archaeological site*. To date, there have been only a few archaeological sites

recorded in Terrell County; however, this likely reflects a lack of archaeological research, not a lack of past human activity.

Archaeological sites in Terrell County range from locations where hunters manufactured stone tools 10,000 years ago to small late nineteenth/early twentieth century farmsteads.

Archaeological sites, like historic buildings, are considered **cultural resources** and, if they meet eligibility requirements set forth in the National Historic Preservation Act (NHPA), **historic properties**. Unlike historic buildings, however, archaeological sites are not always evident to the untrained eye. While some archaeological sites have obvious above ground indicators such as earthen mounds, or chimney remnants, most consist of **artifacts** (object made or modified by humans such as stone tool, pottery, bottle glass) and **features** (post holes, trash pits, stone hearths, human burials, etc.) that are **underground**.

How do you know if an area contains an archaeological site? The only sure way to know is to have a professional archaeologist sample, or **survey**, the area. There are, however, some general criteria you can apply to help prioritize areas. Prehistoric (Indian) sites are most commonly located near water sources such as streams, springs, or lime sinks. Historic (European/African-American) sites are commonly located close to old/historic roads. Both prehistoric and historic sites are generally located on level to gently sloping ground and on well-drained soils. Previous disturbance can also affect a location's potential to contain archaeological sites. For example, road/utilities right-of-way has usually been subjected to heavy disturbance and is not likely to contain any intact archaeological deposits. Cultivation, however, does not necessarily destroy archaeological sites and does not, by itself, indicate a low potential area. Such criteria, even when developed into a formal predictive model, should only be used as a tool at the most basic planning level. Hiring a professional archaeologist/consultant is an effective way of streamlining the compliance process and insuring that archaeological resources are being treated according to the law.

While cultural resources work is most often done in response to Section 106 of the NHPA, meaning that there is some federal involvement (i.e., federal funds, permits, etc.), it is important to remember that there are also state laws to consider. Official Code of Georgia Annotated (OCGA) 12-3-621 states that a person who is **not** operating under Section 106 must have written landowner

permission to conduct archaeology on private property and must provide written notification to the Georgia Department of Natural Resources (DNR) at least five (5) business days prior to excavation. Other code sections apply more generally to human remains, but are relevant because of the possibility of discovering such remains at archaeological sites. OCGA 31-21-6 requires notification of local law enforcement upon the disturbance of human remains. If law enforcement determines that it is not a crime scene, DNR is notified of the discovery.

Key points to remember when considering archaeology in development and compliance:

- Humans have been in the area now known as Terrell County for at least 10,000 years, so the potential for finding evidence of past human activity (i.e., archaeological sites) is generally high.
- Unlike historic buildings, archaeological sites often have no above ground components that would indicate their presence.
- While factors such as distance to water and/or old roads, slope, soil drainage, and previous disturbance can help prioritize areas of archaeological concern, the only sure way to know whether an area contains archaeological sites is to conduct an archaeological survey.
- Most archaeology is done in compliance with Section 106 of the National Historic Preservation Act (NHPA) and regulations implementing that act (36 CFR Part 800). These laws insure that projects receiving federal funds (CDBG/EIP grants, FDIC loans, etc) or requiring federal permits (e.g., Section 404 of Clean Water Act) take affects to archaeological resources into account.
- In addition to federal laws, there are state laws to consider as well. Official Code of Georgia Annotated (OCGA) 12-3-621 requires written landowner permission and DNR notification of intent to conduct **non**-Section 106 archaeology on private property. OCGA 31-21-6 requires notification of local law enforcement upon discovery or disturbance of human remains.

D. Assessment of Cultural and Historic Resources

As with natural resources, the cultural and historic resources in Terrell County are not significantly threatened by development pressures and other human activities. It appears that this will be true in the future because population projections show no significant growth in Terrell County over the twenty year planning horizon. The economic conditions in the county are such that the main threat to historic structures, public and private is neglect and deferred maintenance.

Historic housing in rural areas is often not rehabilitated due in part to the availability of cheap rural land and affordable manufactured housing. Because of the projected marginal increase in population over the twenty year planning horizon these factors are likely to continue to contribute to the neglect of historic housing.

The establishment of locally designated historic districts is one way to protect historic resources. Local historic districts are created through a local ordinance and usually establish design guidelines for the exterior appearance of buildings within its boundaries. A historic preservation commission is formed to review plans for exterior work on buildings within the district to certify that the plans follow the locally established guidelines. However this was not an identified need, nor is this something that the public or local governments feel comfortable establishing at present.

Historic and cultural resources in Terrell County also receive some degree of protection from federally funded or permitted projects under Section 106 of the National Historic Preservation Act. Section 106 requires that any federal undertaking, meaning federally funded or permitted project, must undergo a review to identify any potential effects the proposed project may have on historic and cultural resources. If the project is found to have an adverse effect on any historic or cultural resources listed in or eligible for the National Register of Historic Places, an agreement to mitigate the effects of the proposed project must be reached between the entity undertaking the project and the Georgia Historic Preservation Division.

According to the preceding inventory and assessment of cultural and historic resources, Terrell County communities generally conclude that existing protective programs as well as state and federal regulations are adequately protecting the county's cultural and historic resources.

Community Facilities & Services

Terrell County, Bronwood, Parrott, Sasser

COMMUNITY FACILITIES AND SERVICES

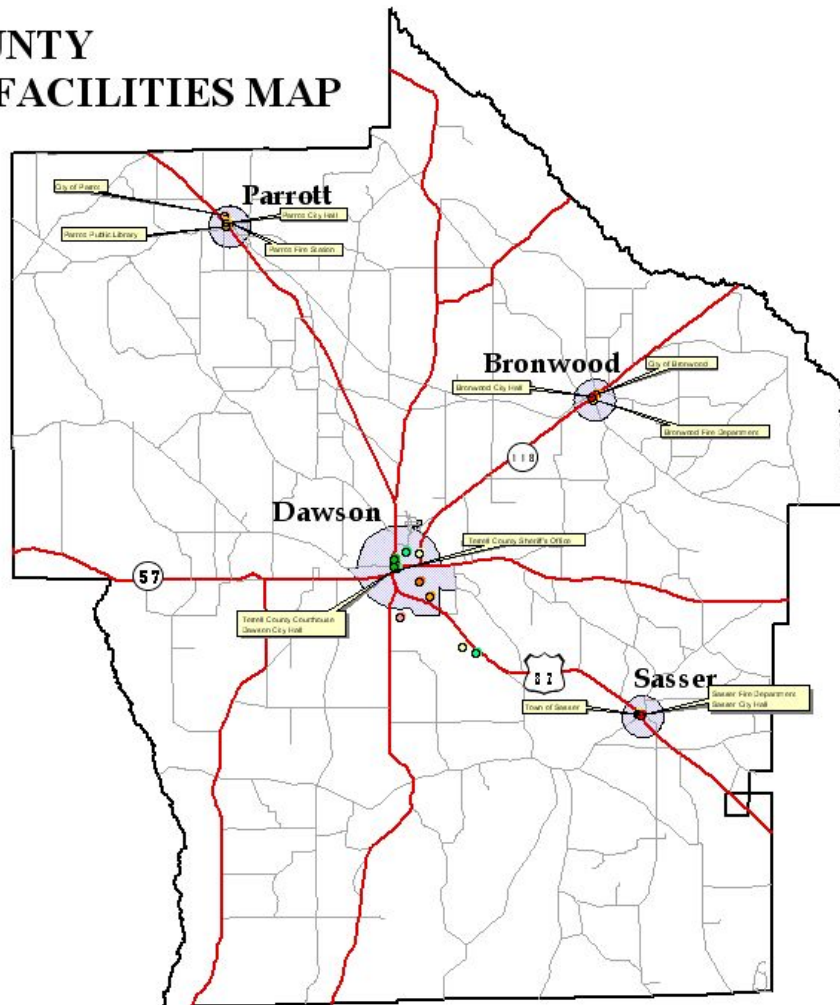


A. Introduction

This element inventories and assesses the public facilities and services in Terrell County and the cities of Bronwood, Parrott and Sasser. Knowledge of current community facilities and services will enable the elected officials of these governments to determine the capability of the current facilities for serving present and future population and economic needs; to determine future needs and identify goals; and to outline a strategy for providing the desired level of public facilities and services throughout the twenty year planning period.

The following map gives the general locations of many of the community facilities discussed in this section.

**FIGURE 6.0 TERRELL COUNTY
COMMUNITY FACILITIES MAP**



B. Inventory (All Community Facilities & Services)

Table 6.0: Terrell County Community Facilities & Services Method/Type				
Government (pop.)	Terrell County (4873)	Bronwood (497)	Parrott (156)	Sasser (393)
Transportation				
Method/Type	Terrell County Municipal Airport Standard: none known	Airport-Terrell County Municipal Airport Standard: none known	Airport-Terrell County Municipal Airport Standard: none known	Airport-Terrell County Municipal Airport Standard: none known
Adequate based on Population?	√	√	√	√
Public Safety				
Method/Type	15 County Sheriff's (Adequate) 17 Fire Fighters (Adequate) 23 EMS Personnel (Adequate) Police Standard: 2.6 per 1000 population Fire Department Minimum Standard: 4 per department w/basic training EMS Standard: none known ISO Rating:9	15 County Sheriff's (Adequate) 2 Fire Fighters (Adequate) 23 EMS Personnel (Adequate) Police Standard: 2.6 per 1000 population Fire Department Minimum Standard: 4 per department w/basic training EMS Standard: none known ISO Rating: 8	15 County Sheriff's (Adequate) 0 Fire Fighters (Adequate) 23 EMS Personnel (Adequate) Police Standard: 2.6 per 1000 population Fire Department Minimum Standard: 4 per department w/basic training EMS Standard: none known ISO Rating: 10	15 County Sheriff's (Adequate) 18 Fire Fighters (Adequate) 23 EMS Personnel (Adequate) Police Standard: 2.6 per 1000 population Fire Department Minimum Standard: 4 per department w/basic training EMS Standard: none known ISO Rating:8
Adequate based on Population?	√- Police, Fire, EMS	√-Police, Fire, EMS	√-Police, Fire, EMS	√-Police, Fire, EMS
Police: <i>Uniform Crime Report Standards</i> Fire: <i>Georgia Firefighter Standards & Training</i>	12.6 police needed to meet the standard	1.3 police needed to meet the standard	0.40 police needed to meet the standard	1.02 police needed to meet the standard

Council EMS: None Known				
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Water Supply/Treatment				
Government (pop.)	Terrell County (4873)	Bronwood (497)	Parrott (156)	Sasser (393)
Method/Type	N/A	Municipal Water System: Two Wells (Good Condition), 75 Gallon Elevated Storage Tank (Poor Condition) Standard: 100 Gallons Per Day for the Projected Population	Municipal Water System: 1 Well (Fair Condition), 1 Newly Constructed Elevated Storage Tank (Excellent Condition) Standard: 100 Gallons Per Day for the Projected Population	Municipal Water System: Two Wells (1 Good Condition, 1 Poor Condition), 100 Gallon Elevated Storage Tank (Good Condition) Standard: 100 Gallons Per Day for the Projected Population
Adequate based on Population? <i>Georgia Environmental Protection Division</i>	N/A	√ 18,140,500 Gallons Per Year Actual Use: 648,000 Gallons Per Day	√ 5,694,000 Gallons Per Year	√ 14,344,500 Gallons Per Year
Sewerage System & Wastewater Treatment				
Method/Type	N/A	N/A	N/A	N/A
Adequate based on Population?	N/A	N/A	N/A	N/A
Solid Waste Management				
Method/Type	N/A	N/A	N/A	N/A
Adequate based on Population?	N/A	N/A	N/A	N/A
General Government				
Method/Type	All Buildings owned by the county. (See Government Facilities Table 6.7) Standard: none known	All Buildings Owned By the City (See Government Facilities Table 6.7) Standard: none known	All Buildings Owned By the City (See Government Facilities Table 6.7) Standard: none known	All Buildings Owned By the City (See Government Facilities Table 6.7) Standard: none known
Adequate based on Population?	√	City Hall/Fire Department needs to be renovated.	City Hall/Fire Department needs to be renovated.	City Hall/Fire Department needs to be renovated.

Recreation Facilities				
Government (pop.)	Terrell County (4873)	Bronwood (497)	Parrott (156)	Sasser (393)
Method/Type	16 Acres- Baseball & Softball (Good Condition) Standards: See Below	2 Parks- Swing Sets, Slides, Bar-B-Que grills, picnic tables (1 Playground- Excellent Condition, 1 Poor Condition) Standards: See Below	N/A	N/A
Adequate based on Population? <i>SCORP Report</i>	Badminton: 1 per 5,000- Ø Basketball: 1 per 5,000-√ Tennis: 1 per 2,000- Ø Baseball: 1 per 30,000--√ Soccer: 1 per 10,000- Ø Quarter-Mile Track: 1 per 20,000- Ø Softball: 1 per 5,000-√ Hard-court: 1 per 10,000- Ø Golf: 1 per 50,000- Ø Swimming Pool- Ø	Badminton: 1 per 5,000- Ø Basketball: 1 per 5,000-√ Tennis: 1 per 2,000- Ø Baseball: 1 per 30,000--√ Soccer: 1 per 10,000- Ø Quarter-Mile Track: 1 per 20,000- Ø Softball: 1 per 5,000-√ Hard-court: 1 per 10,000- Ø Golf: 1 per 50,000- Ø Swimming Pool- Ø	Badminton: 1 per 5,000- Ø Basketball: 1 per 5,000-√ Tennis: 1 per 2,000- Ø Baseball: 1 per 30,000--√ Soccer: 1 per 10,000- Ø Quarter-Mile Track: 1 per 20,000- Ø Softball: 1 per 5,000-√ Hard-court: 1 per 10,000- Ø Golf: 1 per 50,000- Ø Swimming Pool- Ø	Badminton: 1 per 5,000- Ø Basketball: 1 per 5,000-√ Tennis: 1 per 2,000- Ø Baseball: 1 per 30,000--√ Soccer: 1 per 10,000- Ø Quarter-Mile Track: 1 per 20,000- Ø Softball: 1 per 5,000-√ Hard-court: 1 per 10,000- Ø Golf: 1 per 50,000- Ø Swimming Pool- Ø
Libraries/Other Cultural Facilities				
Method/Type <i>Georgia Public Library Standards</i>	County-wide Public Library (Good Condition-72,196 Books in Circulation) Standard: 2 books per capita 2 periodical subscriptions per 1,000 population	County-wide Public Library (Good Condition-72,196 Books in Circulation) Standard: 2 books per capita 2 periodical subscriptions per 1,000 population	Privately owned/funded library (Good Condition) Standard: 2 books per capita 2 periodical subscriptions per 1,000 population	County-wide Public Library (Good Condition-72,196 Books in Circulation) Standard: 2 books per capita 2 periodical subscriptions per 1,000 population
Adequate based on Population?	39,842 needed to meet standard	39,842 needed to meet standard	39,842 needed to meet standard	39,842 needed to meet standard

Hospitals & Other Public Health Facilities				
Government (pop.)	Terrell County (4873)	Bronwood (497)	Parrott (156)	Sasser (393)
Method/Type	Health Department (Good Condition) Hospital Standard: 3 beds per 1,000 population General Nursing Home Standard: 51 Beds per 1,000 age 65+ (525 people)	Health Department (Good Condition) Privately Owned Nursing Home(Good Condition) Hospital Standard: 3 beds per 1,000 1.49 Beds Needed General Nursing Home Standard: 51 Beds per 1,000 age 65+ (89 people)	Health Department (Good Condition) Hospital Standard: 3 beds per 1,000 0.468 Beds Needed General Nursing Home Standard: 51 Beds per 1,000 age 65+ (50 people)	Health Department (Good Condition) Hospital Standard: 3 beds per 1,000 1.17 Beds Needed General Nursing Home Standard: 51 Beds per 1,000 age 65+ (94 people)
Adequate based on Population? <i>Georgia Department of Community Health Standards, Division of Health Planning</i>	√ 14.6 Beds Needed in total for just Terrell County population 26.7 beds needed in total county-wide to meet standard 74 beds in total county-wide	√ 4.5 beds needed to meet the standard 74 beds in total county-wide	√ 2.55 beds needed to meet the standard 74 beds in total county-wide	√ 4.7 beds needed to meet the standard 74 beds in total county-wide
Educational Facilities				
Method/Type <i>Georgia Accrediting Commission Incorporated</i>	County-wide-Elementary/ Middle/ High School Standards: See Student/Teacher Ratio Education Standards Table.	County-wide-Elementary/ Middle/ High School Standards: See Education Standards Table.	County-wide-Elementary/ Middle/ High School Standards: See Education Standards Table.	County-wide-Elementary/ Middle/ High School Standards: See Education Standards Table.
Adequate based on Population?	√ Total Students =1,806	√ Total Students =1,806	√ Total Students =1,806	√ Total Students =1,806

Transportation

ROADS:

Table 6.1A: Terrell County Roads to Be Paved/Resurfaced	
Unpaved Road	Anticipated Paving/Resurfacing Date
Pat Whatley Road	2004
Waller Road	2005
Jimmy Raines Road	2006
Macedonia Road	2007
Bronwood Roads to Be Paved/Resurfaced	
Thornton Street (Pave)	2004
Parrott Roads to Be Paved/Resurfaced	
Main Street (Resurface)	2005
Oak Street (Resurface)	2006
Leverette Street (Resurface)	2007
Pecan Street (Resurface)	2008
Preston Road (Resurface)	2009
Sasser Roads to Be Paved/ Resurfaced	
Dawson Street (Resurface)	2005
Court Street (Pave)	2006

Table 6.1B: Road Mileage by Type			
Category	Terrell County	Georgia	Region 10
State Routes	18%	15.7%	18.4%
County Roads	74%	76.9%	71%
City Streets	7.7%	16.9%	11%
Unpaved Mileage	37.2%	26%	45%
Paved Mileage	62.8%	74%	55%
Source: Georgia County Guide, 2003			

Table 6.2: Terrell County Trip Counts

Route Type	<i>Route Number</i>	Estimated Average Daily Trip Count
State Road	32	2797
State Road	41	606
State Road	45	1595
City Street	70405	2128
City Street	70505	4104
State Road	52	6095
State Road	49	738
State Road	50	4385
State Road	55	1082
State Road	118	2098
County Road	167	268
County Road	141	729
County Road	158	548
County Road	310	61
County Road	163	191
County Road	160	146
County Road	165	388
County Road	166	894
County Road	164	604
City Street	63705	588
County Road	730	2833
City Street	66605	2163
City Street	62405	2265
City Street	60005	2119
City Street	60105	979
City Street	63005	1697
County Road	14500	546
City Street	60305	422

*See Appendix for complete listing of Average Daily Trip Counts

BRIDGES:

Table 6.3: Terrell County Bridges Report

Type	Structure ID	Location	Condition
Federal Aid Route FAS Route 1163, CR 141	273-0022-0	Cherry Cola Road over Ichawaynochaway Creek	Good
Federal Aid Route FAS Route 1163, CR 141	273-0023-0	Cherry Cola Road over Turkey Creek	Good
Federal Aid Route FAS Route 1163, CR 141	273-0024-0	Cherry Cola Road over Wolf Creek	Good
Federal Aid Route FAS Route 1662, CR 167	273-0026-0	Doverel-Herod Road over Herod Creek	Fair
Federal Aid Route FAS Route 1662, CR 164	273-0027-0	Sasser-Herod Road over Brantley Creek	Poor Closed for Repairs/Replacements
Federal Aid Route FAS Route 1662, CR 164	273-0028-0	Sasser-Herod Road over Chickasawhatchee Creek	Poor
Federal Aid Route FAM Route 1601, CS 158	273-0025-0	Pool Street over Brantley Creek	Good
County Inspection Route CR 1	273-5031-0	Chambless Road over Herod Creek	Good
County Inspection Route CR 18	273-5002-0	Humped Backed Road over CSX Railroad	Poor
County Inspection Route CR-24	273-5003-0	Melton Mill Road over Wolf Creek	Poor

Table 6.3 Continued: Terrell County Bridges Report

Type	Structure ID	Location	Condition
County Inspection Route CR 41	273-5004-0	Over Wolf Creek Tributary	Fair
County Inspection Route CR 50	273-5005-0	Willie Christy Road over Pine Head Creek	Fair
County Inspection Route CR 56	273-5006-0	County Line Road over Turkey Creek	Fair
County Inspection Route CR 63	273-5007-0	Ivy Mill Road over Bear Creek Tributary	Fair
County Inspection Route CR 69	273-5008-0	McGill Store Road over Chenubee Creek	Fair
County Inspection Route CR 77	273-5009-0	John Martin Road over Mossy Creek	Fair
County Inspection Route CR 82	273-5010-0	Cox Road over Mossy Creek	Fair
County Inspection Route CR 84	273-5011-0	Over Middle Creek	Fair
County Inspection Route CR 85	273-5012-0	Beaver Dam Road over Sugar Creek	Fair
County Inspection Route CR 94	273-5013-0	W.B Johnson Road over Sugar Creek	Fair
County Inspection Route CR 103	273-5026-0	Chain Gang Road over Fowltown Creek	Good

Table 6.3 Continued: Terrell County Bridges Report

Type	Structure ID	Location	Condition
County Inspection Route CR 133	273-5016-0	Judge Lay Road over Brantley Creek	Fair
County Inspection Route CR 156	273-5029-0	Johnson Road over Mossy Creek	Good
County Inspection Route CR 158	273-5027-0	Jones Mill Road over Wolf Creek	Good
County Inspection Route CR 158	273-5028-0	Jones Mill Road over Chenubee Creek	Good
County Inspection Route CR 158	273-5020-0	Jones Mill Road over Pine Head Creek	Fair
County Inspection Route CR 159	273-5021-0	Mill Road over Turkey Creek	Fair
County Inspection Route CR 159	273-5022-0	Mill Road over Turkey Creek	Fair
County Inspection Route CR 159	273-5023-0	Mill Road over Pine Head Creek	Fair
County Inspection Route CR 160	273-5024-0	Kennedy Fish Road over Chenubee Creek	Fair
County Inspection Route CR 162	273-5025-0	Bill Newman Road over Walk-Ikey Creek	Poor
County Inspection Route CR 130	273-5015-0	Kelley Turnpike Road over Chickasawhatchee Creek	Closed for Repairs

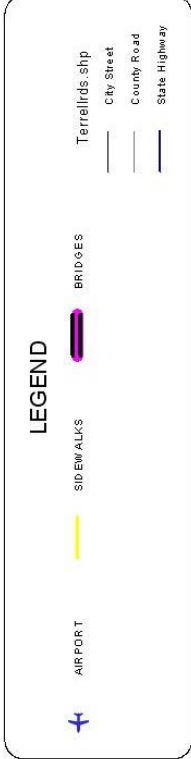
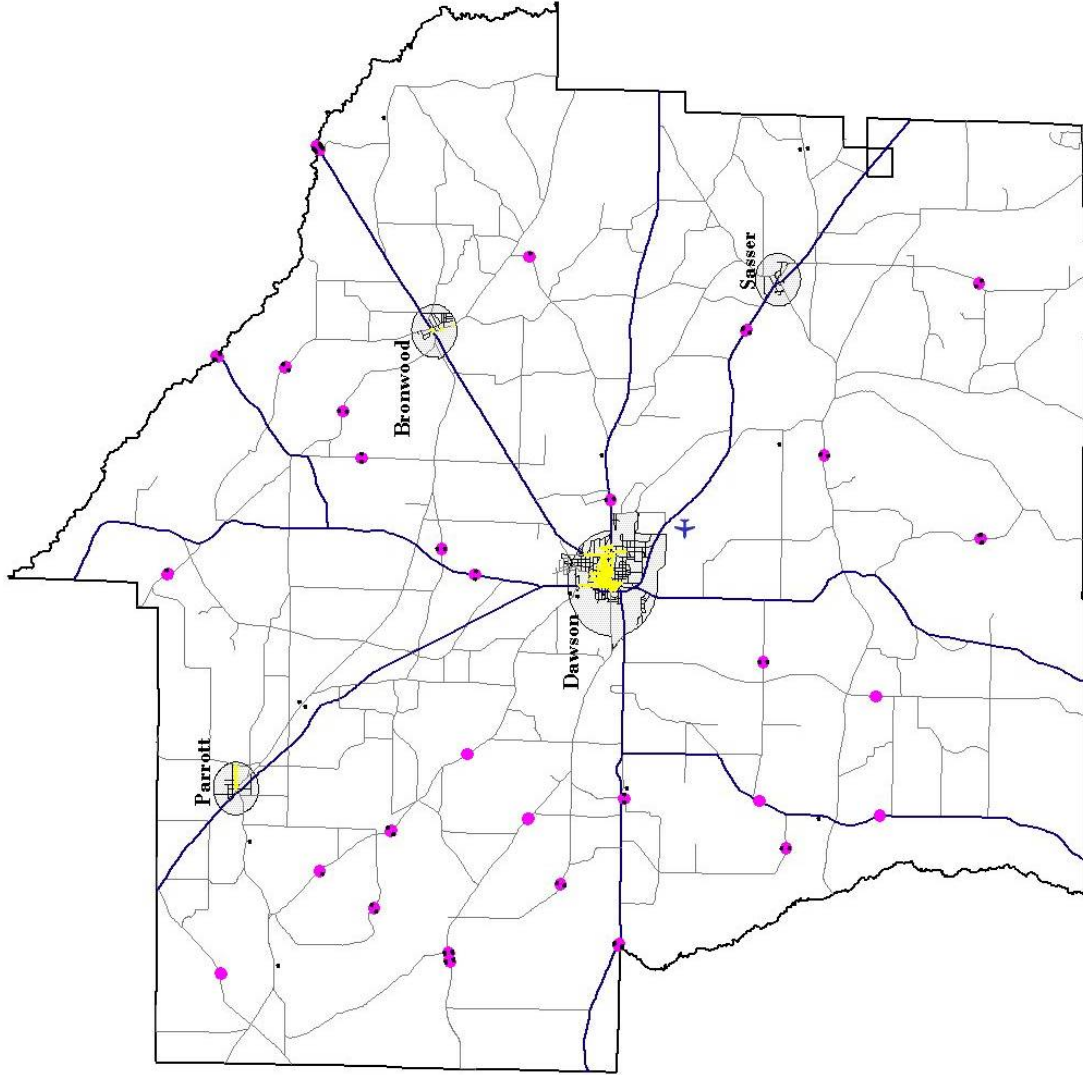
AIRPORTS:**Table 6.4: Region 10 Airport Facilities**

County	Longest Runway (Ft.)
Baker	0
Calhoun	0
Colquitt	5127
Decatur	5003
Dougherty	6600
Early	3200
Grady	4000
Lee	0
Miller	0
Mitchell	5024
Seminole	4005
Terrell	4,510
Thomas	5000
Worth	2400

Source: SWGA RDC Survey, 1997

FIGURE 6.1

TRANSPORTATION NETWORK MAP



TERRELL COUNTY



PUBLIC SAFETY

Table 6.5: Police/Fire Department Vehicles

Year-Make	Government/Type	Condition
1- 2001 Mercury Marguis	Terrell County/ Police Vehicle	Excellent
1-2000 Ford CV	Terrell County/ Police Vehicle	Excellent
8-1999 Ford CV	Terrell County/ Police Vehicle	Good
1-1998 Ford CV	Terrell County/ Police Vehicle	Good
3-1997 Ford CV	Terrell County/ Police Vehicle	Good
1-1996 Ford CV	Terrell County/ Police Vehicle	Good
1-1990 Dodge Van	Terrell County/ Police Vehicle	Fair
1-1984 GMC Jimmy Blazer	Terrell County/ Police Vehicle	Fair
1-1984 Chevrolet P/U	Terrell County/ Police Vehicle	Fair
	Bronwood/ Fire Vehicle	
	Bronwood/Fire Vehicle	
1970 Ford	Parrott/ Fire Department Vehicle	Poor
1971 IH	Parrott/Fire Department Vehicle	Poor
1959 LaFrance	Sasser/ Fire Department Vehicle	Poor
1976 Peter BuiltTruck	Sasser/Fire Department Vehilce	Fair

Source: Terrell County Sheriff's Department

WATER SYSTEMS

Table 6.6: City Water Systems

Municipality	City of Bronwood	City of Parrott	City of Sasser	Terrell County
Total Water Customers	234	117	167	0

Source: SWGA RDC Community Survey, 2004

GENERAL GOVERNMENT BUILDINGS

Table 6.7: Terrell County, Bronwood, Parrott and Sasser Government Owned Buildings/Facilities

Building	Location	Square Footage	Condition	Government
Courthouse	124 E. Lee Street	11,186	Poor, Currently renovating	Terrell County
Governmental Building	955 Forrester Drive	16,504	Good	Terrell County
Health Department	955 Forrester Drive	6,572	Good	Terrell County
Library	955 Forrester Drive	10,504	Good	Terrell County
Mental Health Center	895 S. Main Street	4570	Good	Terrell County
Warden's House	3210 Albany Highway	2628	Good	Terrell County
Prison	3110 Albany Highway	7965	Good	Terrell County
Prison Office	3110 Albany Highway	384	Good	Terrell County
Vehicle Maintenance	3110 Albany Highway	4000	Good	Terrell County
Fire Station	3110 Albany Highway	3828	Good	Terrell County
Carpentry Shop	3110 Albany Highway	2428	Good	Terrell County

Table 6.7 Continued: Terrell County, Bronwood, Parrott and Sasser Government Owned Buildings/Facilities

Building	Location	Square Footage	Condition	Government
Jail	240 Johnson Street	7304	Good	Terrell County
Tax Assessor Office	147 East Lee Street	8100	Good	Terrell County
Child Development Center	2526 Albany Highway	7020	Good	Terrell County
Mental Retardation	503 Oak Street	7542	Good	Terrell County
4-H Club	2674 Albany Highway	6080	Good	Terrell County
Storage	503 Oak Street	5625	Good	Terrell County
Airport Hanger	2678 Albany Highway	4320	Good	Terrell County
Airport Hanger	2678 Albany Highway	4320	Good	Terrell County
Airport Office	2678 Albany Highway	1028	Good	Terrell County
Airport Hanger	2678 Albany Highway	8225	Good	Terrell County
Airport Hanger	2678 Albany Highway	10,800	Good	Terrell County
Airport Maintenance	2678 Albany Highway		Good	Terrell County
Airport Hanger	2678 Albany Highway		Good	Terrell County
Armory Building	513 South Main Street	13,764	Good	Terrell County
Resource Building	542 Oak Street	5055	Good	Terrell County
Fire Department and Correctional Institution	3110 Albany Highway		Fair	Terrell County
Bronwood City Hall	102 West Main Street	1200	Poor	Bronwood
Bronwood Pavilion	102 West Main Street	2400	Fair	Bronwood
Bronwood Barn	113 Johnson Street, SE	1200	Fair	Bronwood
Bronwood Well and Pump House	Main Street	600	Fair	Bronwood

Table 6.7 Continued: Terrell County, Bronwood, Parrott and Sasser Government Owned Buildings/Facilities

Building	Location	Square Footage	Condition	Government
Jail	Main Street	400	Poor	Bronwood
Storage Building	Main Street	1000	Poor	Bronwood
Well house	132 Geise Street	1000	Good	Bronwood
Fire Station	115 2 nd Street	1600	Good	Bronwood
Fire Department				Bronwood
Council Chambers	102 West Main Street			Bronwood
Parrot City Hall/ Council Chambers	102 North College Street			Parrott
Parrot Library	North College Street			Parrott
Sasser Town Hall/Fire Station/Clerk's Office/Maintenance Shop	118 Main Street		Good	Sasser
Old Cotton Gin Property			Good	Sasser
City Storage Facility/Pavilion			Good	Sasser
City Medical Building			Good	Sasser
Sasser Pump house	Main Street		Good	Sasser
Sasser Pump house	China Berry Street		Good	Sasser

RECREATION FACILITIES

Table 6.8: Recreation Facilities		
Location	Acres	Facilities
3110 Albany Highway-Terrell County	16.0	Baseball and Softball
218 Amy Street-Bronwood	2.02.0	Swings, Slide
227 Amy Street, SE-Bronwood	1.2	Vacant
227 Amy Street, SE	2.51.2	Vacant
102 West Main Street-Bronwood	2.5	Swings, Slide
Parrott	?	Basketball Court

LIBRARY SERVICES

Table 6.9: Library Programs/Activities/Services	
Program/Activity Offered	Services Available
Story time with Headstart Classes	Audio Tapes/Videotapes
Distribute Federal and State Income Tax Forms	Books for Adults/Children/Large Print Books/Magazines/Newspapers
Participated in Career Day at Local High School	Copy Machine/Fax Machine/Laminating Machine/Typewriter
Senior Citizens Center Program	Genealogy and Local History Room/Meeting Room/Study Room/ Vacation Reading Room
Parents Workshop-Family Literacy	Homebound/Nursing Home Delivery
Computer Classes	Notary Public
Genealogy Programs	Programs for Adults/Children
	Reference Services

EDUCATIONAL FACILITIES

Table 6.10: Public & Private Schools

Public School	Location	Grades	Accreditation	Enrollment	Condition
Terrell County Middle/ High School	488 Crawford Street, NE, Dawson, GA 39842	6-12	Georgia Accrediting Commission, Inc.	880	Fair
Carver Elementary School	761 First Avenue, SE, Dawson, GA 39842	3-5	Georgia Accrediting Commission, Inc.	408	Good
Cooper Primary School	1051 Augusta Street Dawson, GA 31742	PK-2	Georgia Accrediting Commission, Inc.	518	Good
Head Start	2526 Albany Highway	PK			Good
Private School	Location	Grades	Accreditation	Enrollment	Units/Reserve
Terrell Academy	602 Academy Drive Dawson, GA 39842	K-12	Georgia Private School Accreditation Council	266	Good
Regional College/University	Location	Type			
Albany State University	Albany, Georgia	State University			
Albany Technical College	Blakely, Georgia	Technical College			
Darton College	Albany, Georgia	Private, Four Year College			
LaGrange College	LaGrange, Georgia	Private Four Year, Liberal Arts & Sciences Institution			

Table 6.11: Georgia Accreditation Commission Student/Teacher Ratio Standards

Grade Level	Student/Teacher Ratio	Accreditation Status
Pre-K	1 caregiver to every 5 children under the age of 1 and 1-1/2 years (maximum group size 10) 1 caregiver to every 7 children under the age of 2 years who are walking (maximum group size 14) 1 caregiver to every 8 children who are 2 years old (maximum group size 16) 1 caregiver to every 12 children who are 3 years old (maximum group size 26) 1 caregiver to every 13 children who are 4 years old (maximum group size 26) 1 caregiver to every 14 children (maximum group size 28)	Accredited with Quality
Kindergarten	1 teacher to every 18.2 students, 1 teacher/1 aide to every 28 students School wide average: 24.2 students	Accredited with Quality
1 st Grade-3 rd Grade	1 teacher to every 25 Students 1 teacher/1 teacher aide to every 33 students System wide Average: 1 teacher to 21.5 students or 1 teacher/1 teacher aide to 28.6 students	Accredited with Quality
4 th Grade-5 th Grade	1 teacher to every 33 students School wide Average: 28.6 Students Remedial Classes: 1 teacher to a maximum of 18 students or 1 teacher/1 teacher aide to a maximum of 24 Students	Accredited with Quality
6 th Grade-8 th Grade	1 teacher to every 33 students or less, Remedial classes without aides do not exceed 18 students School wide Average: 1 teacher to every 28.6 students	Accredited with Quality
High School (9 th -12 th Grade)	1 teacher to a maximum of 35 students, School wide average: 1 teacher to 30.8 students	Accredited with Quality
Source: Georgia Accrediting Commission, 2004 (Based on Accredited w/Quality Standards)		

C. Community Facilities Assessments

Transportation Network

INTRODUCTION

The transportation system is the framework upon which the county and its municipalities are built. Transportation networks link the community to the outside world full of endless economic possibilities. In addition, the transportation systems enable people to have access to numerous opportunities that would be unavailable otherwise.

ROADS/HIGHWAYS



Both Terrell County/City roads and street systems are generally of good design and adequate capacity. Additionally, the majority of the streets within the respective cities are paved and of good repair. The remaining unpaved streets within the County's urban communities are relatively undeveloped street sections. According to the Department of Transportation, approximately 37.2 percent of Terrell County roadways are unpaved. The county will work during the short-term planning period to decrease the number of unpaved streets through the continuation of the Road Paving Priority Program. The cities will use LARP funds to pave one street per year. By the end of the planning horizon, the consistent paving efforts should decrease the overall amount of unpaved mileage within the county. In addition to the road paving program, the Town of Bronwood will also strive to develop cul-de-sacs at city dead-end streets.

Terrell County is served by State Route 520 (South Georgia Parkway-Four-laned), a generally north, south corridor through the County and State Routes 32, 45, 55 and 118. U.S. Route 82 is also a major county thoroughfare.

SIDEWALKS

Each of the cities (Bronwood, Parrott, Sasser) have sidewalks that are in need of repair and within the next five years; each of the communities plans to replace damaged sidewalks to create more pedestrian-friendly walkways.

BUS TRANSPORTATION



Terrell County is served by Greyhound Bus Lines with one north bound and one south bound bus scheduled daily.

Trucking services are provided by five interstate and 19 inter/intra state motor freight carriers.

RAILROADS

Local rail service is provided by the Georgia-Alabama Railroad and Georgia Great Southern Railroad. The Georgia-Alabama Railroad runs west from the City of Dawson and the Georgia Great Southern Railroad runs from north Dawson to the City of Albany where interchanges are made.

AIRPORTS

The Terrell County Municipal Airport has a 4500 foot runway and is in good condition. During the planning horizon, the county hopes to make capital improvements as needed and extend the system to 5500 feet.

WATER SUPPLY AND TREATMENT

Unincorporated Terrell County potable water needs are generally met by private wells on individual lots. However, some areas of the County are served by municipal extensions from the Cities of Bronwood, Dawson, Parrott and Sasser.

All of the County's municipalities operate public water systems. Considering community growth projections, all municipal systems are determined to be adequate. The City of Bronwood is seeking to replace an elevated water (50,000 gallons) tank within the next few years. Each of the cities plan to continue to upgrade their public water systems to provide greater water quality to residents by replacing undersized water mains and making drainage improvements throughout service areas. In addition, the county will study the feasibility of developing a public water system during the planning horizon.

SEWERAGE SYSTEM AND WASTEWATER TREATMENT

Bronwood, Parrott and Sasser utilize private septic systems for waste disposal. The communities' private septic systems are currently adequate, however, during the planning horizon, the cities would like to investigate the feasibility of providing public sewer services.

Public Safety

FIRE PROTECTION

Unincorporated Terrell County is served by a seventeen member volunteer fire department; this includes one paid firefighter and sixteen correctional inmates that serve as volunteer firefighters. The department operates with two-pumper fire trucks and is supported by the county's four city water systems that provide good coverage for rural communities.

Each of the municipalities included within this plan operate fire programs, all of which are "volunteer" programs. Each of the fire departments would like to decrease ISO (Insurance Service Office) ratings and increase the number of certified fire fighters during the planning horizon. In addition, each of the governments will need to budget for the replacement of outdated, antiquated fire department vehicles and equipment. Besides the aforementioned work items, both the county and the City of Sasser also plan to renovate the current fire station and the City of Parrott plans to seek out grant opportunities to enhance radio communication equipment and training opportunities for its volunteer fire fighters. These needs are reflected in the respective communities' five-year work programs.

LAW ENFORCEMENT



Law enforcement services within unincorporated Terrell County are provided by the county's sheriff department. The department also services all of the county's municipal communities. Based on southern law enforcement level of service standards (2.6 officers per 1000), the fifteen officers employed by the county is adequate to meet the demands of the residents.

The Cities of Parrott and Sasser have an intergovernmental contract for services with the Terrell County Sheriff's Department to provide additional police protection and the cities general fund supplements this additional assistance. Due to budgetary constraints, the City of Bronwood has been unable to provide the same service. During the planning horizon, residents within the City of Bronwood would like to have additional police protection provided.

EMERGENCY MEDICAL SERVICES

Emergency Medical Services are provided county-wide, funded through the county and are generally considered to be adequate. The residents of each of the communities discussed within this plan are satisfied with the level of service offered through county Emergency Medical Services (EMS). Nevertheless, there were issues raised by Bronwood, Parrott and Sasser residents regarding EMS response time and the need to investigate the feasibility of placing a service center closer to their communities

HOSPITALS/NURSING HOMES



The health care needs in Terrell County are not being sufficiently met through the professional services of the four practicing physicians and the local nursing home. Even with the Terrell County Health Department providing useful public health services, the majority of the residents, have to travel a significant distance for healthcare needs. There are three hospitals are within a 25-mile radius: Phoebe Putney Hospital, HCA Palmyra Medical Center of Albany and Sumter Regional Hospital.

According to level of service standards provided by the Georgia Department of Community Health- Office of Communications, the average community should strive to have 3 hospital beds available per 1000 in population. Based on these figures, Terrell County would need to operate a facility with a minimum of 14.6 beds to adequately satisfy the needs of its population. In addition, the average community should have at least 51 nursing home beds per 1000 in population. Terrell County has adequate nursing home space based on its population, because the current nursing home facilities have 74 beds and operates at a 98.9 percent occupancy rate.

Although limited in the availability of healthcare resources, residents are generally pleased with the availability of healthcare services. However, many still see a need for services in greater proximity to the county. During the planning horizon, the governments of Terrell County should thoroughly investigate the feasibility of constructing a tri-county trauma center to meet the healthcare deficiencies of the rapidly increasing elderly population. Healthcare services are limited not only in Terrell County, but in the surrounding areas of Randolph and Sumter County. By assessing the feasibility of building a trauma center, the governments will be able to determine whether such a facility would be possible during the long term planning period (10 years).

General Government

General government services for the county are housed in the Terrell County Courthouse and the Terrell County Governmental Building. Bronwood, Parrott and Sasser provide town hall facilities within their respective jurisdictions. Although the majority of governmental facilities are generally adequate, each of the municipalities in Terrell County plan to renovate/ upgrade various facilities during both the short term (5 years) and long term planning period (10 years).

The county plans to make capital improvements to the livestock pavilion as needed, while the town of Bronwood has plans to purchase new office equipment, new maintenance equipment and renovate town hall. In addition, the Town of Parrott will assess the needs of all its governmental buildings including their town hall, the fire station, the old courthouse and the depot to budget for future renovations of each facility. Along with the Towns of Bronwood and Parrott, the Town of Sasser also has plans to renovate their town hall during the long term planning period.

Solid Waste Management

The cities of Bronwood, Parrott and Sasser contract with the county to collect solid waste and haul it to a transfer station operated by a private contractor. The facility is located on the Albany Highway in the City of Dawson. The waste is hauled by a private contractor to Taylor County for disposal. This facility has a life expectancy of 30 or more years. There are no operating public landfills in the county.

The current solid waste services and levels of service adequately meet the needs of the governments of Terrell County and will continue to through the planning horizon. No improvements or other measures are anticipated to accommodate population and economic growth, or to protect natural and cultural resources. The transfer station was recently built and designed to serve the needs of Terrell County for the foreseeable future. Contingency plans for waste disposal are in place in the event of unexpected circumstances. Specific information about solid waste management plans for Terrell County and its cities is contained in Terrell County's Joint Solid Waste Management Plan that will be submitted to the State in the fall of 2004.

Educational Facilities



The Terrell County School System provides general primary and secondary educational services for Terrell County residents. The county's public school system enrollment in 2002 was 1,806 students. This data indicates that total enrollment has slightly declined over the past few decades which can be attributed to several factors (see Education Assessment in Population Element of this plan for a complete list of factors)..

Each of the school facilities are in fair to good condition and based on Georgia Accrediting Commission, Inc., the student to teacher ratios are adequate for the county. The Georgia Accrediting Commission has several criteria by which it critiques school systems to determine accreditation status. The criteria are different depending on grade level and include: a) personnel levels of education, b) educational programs offered, c.) student performance, d.) facility maintenance schedules and e.) student record maintenance. There are three different levels of accreditation: provisional, accredited and accredited with quality. Based on this criterion, each of the public schools in Terrell County is classified as “Accredited with Quality.”

The Terrell County School system facilities, are in decent condition, however, as noted in the population element of this plan, school officials will need to assess the quality of the education within the county to develop strategies to improve overall student performance levels. During the planning horizon, the Terrell County School System officials will strive to maintain accreditation and to upgrade school facilities as needed.

Libraries and Other Cultural Facilities

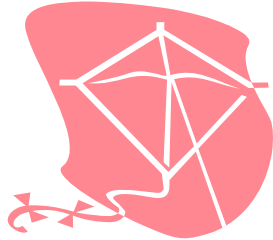


Terrell County is a member of the Kinchafoonee Regional Library System which houses 150,000 volumes and serves five area counties in total. Besides, Terrell County, citizens of Calhoun, Clay, Randolph and Webster counties also utilize the library system. Terrell County serves as the headquarters of the Kinchafoonee Regional Library System and has a total of 72,196 books in circulation. Level of Service standards provided by the Georgia Office of Public Library Services indicates that a library should have 2.5 relevant and current items per capita. Based on these standards, the number of books in circulation in Terrell County is more than adequate for the population served. In addition, the City of Parrott operates a private library funded by local donations.

The residents of Terrell County are thoroughly pleased with the provision of library services. During the planning horizon, the governments of Terrell County will strive to maintain library facilities and continue to increase the number of programs offered. In addition, the Town of Parrott will seek to improve overall library services.

Besides library facilities, the communities within Terrell County will also need to address the lack of cultural outlets available to residents. This issue will become increasingly important with the steadily growing Hispanic population (157 percent increase between 1990-2000). The change in racial composition will heighten the necessity of enriching civic and cultural activities involving community participation. In addition, an increase in cultural attractions would enhance economic development prospects for the county as a whole. This strategy has the capability to draw visitors, which will naturally increase commerce.

Parks and Recreation



Public-parks facilities are located in Bronwood and the county (Dawson) providing for a wide range of public recreation opportunities. Although residents are generally pleased with parks and recreation facilities and services, each of the governments in Terrell County have a deficiency of parks and recreation facilities. Based on level of service standards developed by the Georgia Department of Natural Resources Parks, Recreation and Historic Sites Division, the governments in Terrell County are all lacking adequate recreation facilities. The Statewide Comprehensive Outdoor Recreation Plan 2003-2007 indicates that communities should have a minimum amount of acreage allotted for various recreational activities including: badminton, basketball, tennis, baseball, soccer, quarter mile track, softball, hard-court, golf and swimming. See **Table 6.0** for exact level of service standards.

Besides making much needed improvements to recreation facilities and services, the Terrell County Recreation Department will be relocated during the short-term planning period (2005). The relocation costs will approximately be one million dollars and will be funded through a FAA grant. In addition, in an effort to address the lack of park and recreation facilities available to Terrell County residents, each of the governments will develop a parks and recreation plan. Additionally, the governments will seek out recreation grants to help defer the costs associated with constructing new facilities and purchasing new equipment. Within the parks and recreation plans developed by the governments, officials should consider developing strategies such as joint use of school facilities, churches and other private entities.

Conclusion

It is important to note that the various level of service standards mentioned throughout this element of the comprehensive plan are recommendations and have been developed based on extensive research. The numbers that are recommended should be used as guidelines by elected officials when determining needs of the population.

Land Use

Terrell County, Bronwood, Parrott, Sasser

Land Use

The intent of the land use element is to provide an opportunity for local officials to gather information on existing land use patterns and trends. Once gathered, the data can be used to identify community needs. Local officials can then create goals and translate them into policies and procedures needed to address the community needs identified. These goal driven policies and procedures are then used to guide growth in a manner consistent with the economic development, housing, natural and historic resources and community facilities elements of this plan.

A. Introduction

The land use section is made up of three components: an inventory of the existing conditions; an assessment of current and future needs; and an articulation of community goals and associated implementation program designed to meet the perceived needs.

Inventory of Existing Conditions

The inventory of existing conditions is an estimation of the amount of land currently in use in one of eight standard land use categories. These categories include the following:

- (A) *Residential*. The predominant use of land within the residential category is for single-family and multi-family dwelling unit organized into general categories of net densities;
- (B) *Commercial*. This category is for land dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities, organized into general categories of intensities. Commercial uses may be located as a single use in one building or grouped together in a shopping center or office building. Local governments may elect to separate office uses from other commercial uses, such as retail, service or entertainment facilities;
- (C) *Industrial*. This category is for land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses, organized into general categories of intensity;
- (D) *Public/Institutional*. This category includes certain state, federal or local government uses, and institutional land uses. Government uses include city halls and government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc. Examples of institutional land uses include colleges, churches, cemeteries, hospitals, etc. Facilities that are publicly owned, but would be classified more accurately in another land use category, should not be included

in this category. For example, publicly owned parks and/or recreational facilities should be placed in the Park/Recreation/Conservation category; landfills should fall under the Industrial category; and general office buildings containing government offices should be placed in the Commercial category;

- (E) *Transportation/Communication/Utilities*. This category includes such uses as major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, port facilities or other similar uses;
- (F) *Park/Recreation/Conservation*. This category is for land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers or similar uses;
- (G) *Agriculture*. This category is for land dedicated to agriculture, farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.) or other similar rural uses such as pasture land not in commercial use;
- (H) *Forestry*. This category is for land dedicated to commercial timber or pulpwood harvesting or other similar rural uses such as woodlands not in commercial use.

Estimates for the amount of acreage used in each of the eight (8) standard land use categories were made by the methods described in each existing land use section. Estimates for the future amount of land needed in each of these categories, for each city and the county, were made by the per capita method of land use estimation.

The per capita method was easily calculated. Today, in each of the cities and the county, there is ample land available in each standard land use category for the existing population. Therefore, the existing ratio of land use in each of the standard categories, to individual persons in a city or the county, can be used to project the future land use acreage needed per person for each category. To establish the amount of future city or county acreage needed per person, the total amount of existing land in each standard category was divided by the total existing population of the city or county. This process allowed the computation of a per capita use rate for each of the standard land use categories. The per capita use rate for each standard land use categories was then multiplied by the expected change in city or county population over the planning period. This gives an estimate of the future amount of land needed for each of the standard land use categories.

In this particular case, slow to negligible growth is expected in the cities and county, so in many cases local estimates were given instead. These local estimates are an expression of the best guesses of future land use made by local government staff and elected officials and may be more accurate.

Assessment of Current and Future Needs

The assessment of current and future needs is the assessment of existing patterns of land use to uncover any problems associated with existing patterns of land use. An assessment allows a community to target areas that need special attention in the future planning period.

Articulation of Community Goals and Implementation

The articulation of community goals and an implementation program designed to meet the perceived needs involves the preparation of a future land use map based on a community's identified needs and goals from all of the planning elements. It is based on an estimation of the amount of land needed in each of the standard land use categories

These individual components represent the basic planning level requirements designed for the rural areas; their number and detail will multiply should these areas develop further. In order to provide prospective on the development of existing land uses, a brief overview of the historical development of Terrell County follows this introduction. It is a starting point in the development of the components mentioned above.

B. Overview of Terrell County Historical Development Patterns

Terrell County was created in 1856 from portions of Lee County and Randolph Counties. The county was named for Dr. William Terrell of Sparta, Georgia, a noted statesman and U.S. Congressman. The City of Dawson, the County's largest City and County Seat, was chartered in 1898. It was named for William C. Dawson, a U.S. Senator. The City of Dawson has chosen to compile a separate comprehensive plan so it will only be discussed in passing in this document. Bronwood, previously "Browns Station," was incorporated in 1883. Parrot and Sasser followed with Parrott named for settlers James and John L. Parrot incorporated in 1889 and Sasser named for Mr. William Sasser was chartered in 1890.

Although the county itself was created in 1856, major settlement of the area began in the early 1800's. Most of the settlement can be attributed to settlers from the Cardinas and from other sections of Georgia. From the early 1800's until today, Terrell County's major economic engine has been agriculture. Most of the county's income has come from cultivated crops, mainly peanuts, corn, cotton and soybeans. More recently truck crops, livestock and forestry products have become major sources of income.

Bronwood, Sasser, and Parrot make up the numerical bulk of urbanized areas in Terrell County. They developed at certain strategic areas at the intersection of major roads and railroad crossings and/or loading points along the rail line. Each of the cities loosely took a similar development pattern due to their common agricultural heritage. They feature compact downtown areas that developed to serve the agricultural industry. Furthermore, they are generally surrounded by residential development. These same

patterns exist today with the addition of additional commercial and industrial uses along major roadways. Most of the development in the unincorporated areas of the county is residential and is located along the county's major roads or at significant intersections. Residential properties in these areas are typically on large lots and the majority is manufactured housing rather than traditional stick-built homes.

C. County and City Inventory of Existing Land Use Patterns; County and City Assessment of Current and Future Needs

1. TERRELL COUNTY

a. Terrell County Inventory of Existing Conditions

Data for the inventory of existing land use was collected by means of a windshield survey. It was then combined with tax office resources (consolidated tax digests), the Georgia County Guide, and Geographic Information System (GIS) data. Under the GIS Method, data is compiled by using existing GIS databases that contain parcel-based data on all land within the county. Existing land use maps based on this data are included at the end of the land use element.

Agriculture

The total land area of Terrell County amounts to 215,981 acres of predominantly rural land. The majority of this land continues to be in agricultural and/or forestry use. Land in agricultural use accounts for 174,859 acres or 82% of the county's land area. Agricultural land is widely distributed throughout the county.

Forestry

Forestry uses are the second most prevalent use of land within the county. Currently, these uses account for a total of 23,557 acres or 11% of the land area in the unincorporated county. Forestry land uses can also be found widely dispersed throughout the county.

In 1994, land in agricultural and forestry use accounted for 169,422 acres or 82% of the unincorporated county's total acreage. According to the 2004 figures, land in agricultural and forestry use accounts for 198,416 acres or 92% of the county's total acreage. It is likely that the discrepancy between the two figures is due to the misclassification of these types of land uses in the 1994 estimate.

Residential

Residential land uses comprises 9,975 acres or 4.6 % of the unincorporated county's total land use. This figure represents an almost 2.4% increase over the 1994 figure of 4,781 acres.

As in 1994, the primary residential use in the unincorporated portion of the county continues to be single-family dwellings. The majority of the existing residential development in the unincorporated county is situated in the following areas: the southeastern portion of the county along Brim Road, Goose Hollow Road, Florida Short Street, Macedonia Road, D.E. Short Road, Anthony Road, and Goose Hollow Road; the east-central section of the county along Old Mill Road, Sellers Road, Tammy Lane, Leesburg Hwy, and Lovers Lane Road; and the west-central portion of the county along State Highway 82, Brooksville Road, and New Hope Road. The majority of these roads are significant county roadways and are highly traveled.

Commercial

There continue to be several commercial developments in the unincorporated areas of the county. Those that are present are located primarily along major transportation routes. Commercial uses, in the unincorporated county, account for 178.5 acres or .08% of the county's total land area. This figure remains at less than 1% of the total land area as it did in 1994.

Industrial

Industrial land use in the unincorporated county is located mainly around the southeastern edge of the City of Dawson inside the Terrell County Industrial Park. At present 207 acres or .10% of the unincorporated county's total land area is in industrial use. This represents a significant increase from the 1994 figure of 12 acres, but industrial use remains at less than 1% of the city's total land use. Although there clearly has been industrial development in the last ten years, some of the discrepancy is due to the underestimation of industrial land in 1994.

Public/Institutional

Public /institutional uses consist of 31 acres or .014% of the total land use in the unincorporated area of the county. These land uses, mostly churches, occupy a relatively small fraction of the County's total land area. Terrell County Correctional Institute, the Airport and old sanitary land fill are also accounted for in this acreage. Each of these uses are situated near the Dawson City Limits, along U.S. HWY 82. The City of Dawson's municipal wastewater treatment complex is located just south of the City along State Route 55 in unincorporated Terrell County.

In 1994, it was estimated that 75 acres were in public/institutional use. It is likely that the discrepancy between the 1994 and 2004 totals is due to the misclassification of this type of land use in another category rather than conversion to a different use over the time period.

Park/Recreation/Conservation

The parks/recreation/conservation category consists of 3,392 acres or 1.6% of the county's total land use. The bulk of this category's acreage is made up of a small boat ramp northeast of the City of Bronwood, along Bronwood Highway, and sporadic areas in conservation use throughout the county. The county recently sold its recreation complex to the Terrell County Airport Authority who plans to demolish them in order to expand the airport. County officials are in the process of selecting another site to reconstruct the facilities scheduled for removal.

In 1994, land dedicated to the park/recreation/conservation category amounted to 5 acres or .002%. The increase in total acreage dedicated to parks/recreation/conservation use from 1994 to 2004 is notable. However, it is more likely the result of land being misclassified in another land use classification rather than any significant increase in actual acreage devoted to this use.

Transportation/Communications/Utilities

The transportation/communications/utilities category consists of 673.5 or .31% of the total acreage in the unincorporated county. This figure includes acreage dedicated to the county's roadway system including 90 miles of state roadway mileage and 472 miles of county roadway mileage. It also includes acreage dedicated to rail service, electrical service and air travel.

In 1994, acreage in the transportation/communications/utilities category was estimated at 2,424 acres or 1.1% of the county's total land use. The discrepancy between the 1994 figure and the figure in 2004 is likely the result of land misclassification of this type of land in another land use category rather than any significant decrease in actual acreage devoted to this use.

b. Terrell County Assessment of Current and Future Needs

i.) Terrell County Existing Land Use Assessment

Overall land use has not changed significantly during the last thirty years in Terrell County. The county remains sparsely developed with large tracts of land dedicated to agricultural use. However, Terrell County is beginning to experience a degree of growth pressure from people to Terrell County from Dougherty County and the City of Albany.

Land use in Terrell County is generally regulated by an array of state and federal laws as well as several local regulations. The most important of these local regulations is the county's zoning ordinance. This ordinance provides a means to regulate the type of land use and the intensity thereof according to a property's zoning designation.

The County Zoning Administrator also administers the county's subdivision ordinance that works closely with the county health department to regulate land use through enforcement and administration of the state mandated minimum lot sizes for the instillation of well and septic tanks.

Significant development in the unincorporated county is hampered by the county's lack of water and sewer service. Septic tank and private well use is allowed in the county. At first, it was permitted as a temporary measure to allow more intensive land use of areas not served by water and sanitary sewer. This temporary measure has now, for many, become a permanent although inadequate solution.

The county has also realized the importance of the division of land in determining the physical characteristics of an area. In response, Terrell County adopted a subdivision ordinance. This ordinance assures the following: a legal process for registering land ownership; the protection of subsequent lot buyers through standardization of the approval process; and that the taxpayers won't be responsible for substandard improvements provided by the sub-divider.

Georgia's Department of Transportation influences the county's land use development density as well. Along state maintained roadways, the state discourages the use of "flag lots" in the subdivision of land within the county. These "flag lots" are large lots that access a public road via a narrow, private right-of-way or a driveway. Furthermore, the Georgia DOT requires minimum distances between driveways accessing lots on state maintained roadways.

Most of the land within the county is in active agricultural and forestry use. Because the land is held in private ownership, and is devoted to agriculture and forestry use, it is not subject to encroachment by other types of land use. This land happens to include large quantities of precious natural resources and environmentally sensitive areas including wetlands, groundwater recharge areas, prime farming soils, and the like (see the natural resource element). Private ownership is only one means of protection for these areas. The Natural Resource Conservation Service (NRCS) has programs as well as rules and regulations designed to protect these areas. However, enforcement is problematic primarily because most of the land is held privately in large tracts.

There are notable areas of major transition in the county. Some scattered transitions from agricultural lands to sparsely developed residential uses have occurred. Much of this development can be attributed to the affordability of manufactured housing and land within the unincorporated county. Perhaps the most significant area of transition is that of the southeastern portion of Terrell County. A significant amount of residential development, dedicated to large-lot, single-family residences are located just north of the Dougherty County Line. The northern portion of Dougherty County has grown significantly as well and development seems to be pursuing these residents moving from the city or more populated areas of the county.

Infill development remains possible around the fringe areas of the incorporated areas of the county. What is more, the potential for incompatible uses to develop around the fringe areas of the incorporated areas of the county is also a possibility.

Sporadic blight continues to be located throughout the county. It is both residential and commercial in nature and usually consists of only one or two structures together. Often these structures categorized as blight consist of old agricultural buildings and structures located on agricultural lands; however, the majority of these structures are not eyesores.

The main market force that will have an effect on the development of Terrell County is the exodus of peoples out of Dougherty County as well as the City of Albany. Secondly, county growth patterns will continue to be dependent on the continued viability of the agricultural industry. Specifically, changes in the federal programs and competition from overseas commodity producers are two of the most significant potential market forces, because the industry is greatly influenced by governmental assistance programs and oversees competition.

ii.) Terrell County Projection of Future Land Use Needs

At present there is adequate land dedicated to each land use classification in Terrell County to serve the county's current population's land acreage needs. Future transition of agricultural land is expected as the county is predicted to grow moderately. The success of future economic development opportunities will influence the direction land use takes.

Most of the future transition of land use is expected to occur around the fringe of the incorporated areas. Much of this activity is expected to take place along the boundary of the City of Sasser due to its close proximity to Dougherty County. Development in this area is probable due to the lack of significant amounts of public water in the unincorporated county.

Residential

Terrell County's population is projected to increase moderately over the planning period. Although the per capita method of land use estimation suggests a nominal increase in residential land use, local estimates indicate that more land will be needed. Currently, 9,975 acres are in residential use in the unincorporated county, and it is predicted that by 2023, almost 1,000 additional acres or 10,975 total acres will be needed. Residential land use is expected to encompass 5% of the county's total land use by the end of the planning period.

At present residents of the unincorporated county are afforded .90 acres of residential land per person. It is estimated that by the year 2023, the ratio of residential land to residents will be .96 acres per person. The existing amount of acreage dedicated to residential use is more than adequate, so it is expected that the amount of land dedicated to residential use will be more than adequate in the future.

Commercial

Commercial land use currently accounts for 178.5 acres or .08% of land use in the unincorporated county. Per capita estimates of future commercial land needs within the county are meager as well. However, local estimates project the need for at least 50 additional acres of land to be dedicated to commercial use throughout the planning period. The total amount of land dedicated to commercial use is expected to increase to 228.5 acres or .10% of the county's acreage by 2023.

Census employment data for Terrell County can be combined with land use estimates, employment data and economic data to yield additional information as to the sufficiency of the amount land dedicated to commercial use. One method of measurement is the calculation of the number of employees per acre. Currently, there are .31 commercial acres per employee. It is estimated that by the year 2023 the number of commercial acres per employee will increase slightly to .32 commercial acres per employee. Today the number of employees per acre is low and more than adequate for the current population. The predicted slight increase of 50 acres throughout the planning period, coupled with the projected gains in population, signal that the density of employees per acre will decrease. Therefore, land dedicated to commercial use is expected to be sufficient throughout the planning period.

Industrial

Industrial land currently accounts for 207 acres or .10% of the unincorporated county's land use. Per capita estimates as well as local estimates do not indicate a need to convert additional land to industrial use in the planning period. Accordingly, the measurement of employees per acre will remain at its present level of .29 employees per acre and additional data comparison will not yield any further information.

Public/Institutional

Land devoted to the public/institutional category is expected to increase slightly by 2023. Currently, 31 acres or .01% of the county's total land use is in public/institutional use. Local estimates place possible increases at 70 acres or less over the planning period. Therefore, it is expected that a total of 101 acres or .04% of the county's total land use, will fall in this category. Adequate space at existing facilities is the main reason that public/institutional acreage is expected to be adequate in the throughout the planning period.

Transportation/Communication/Utilities

The per capita method of land use estimation and local estimates do not indicate a need for additional acreage in the transportation/communications/utilities category through 2023. At present, 673.5 acres or .31% of the county's total acreage is devoted to this category.

Park/Recreation/Conservation

The need for the acquisition of park/recreation/conservation land in the county hinges on the development of a long-range acquisition and park expansion plan. At present, Terrell County Officials are placing emphasis on the maintenance and upgrading of existing park and recreation facilities. Today these uses account for approximately 3,392 acres or 1.6% of the county's total land use. The per capita method of land use estimation and local estimates indicate that the total acreage for these uses is not expected to increase significantly through the year 2023.

Agriculture

Today, land in agricultural use accounts for 174,859 acres or 82% of the county's total acreage. This category is expected to be a major donor of land to expanding land uses throughout the planning period. The per capita method of land use estimation and local estimates indicate that 169,613 acres or 79.6% of the county's total acreage will be devoted to agricultural activity by the year 2023.

Forestry

Today, land in forestry use accounts for 23,557 acres or 11% of the unincorporated county's total acreage. Forestry land is expected to be donor of land to expanding land uses throughout the planning period. The per capita method of land use estimation and local estimates indicate that by the year 2023, 22,777 acres or 10.7% of the county's total land area will be dedicated to forestry use.

c. Terrell County Future Land Use Map Narrative Statement

Should the county develop, it is likely that areas around the outskirts of existing incorporated areas will receive a great deal of the growth. They are prime areas for infill development due to their close proximity to existing infrastructure such as water, sewer, and transportation routes. There is currently no water or sewer infrastructure in the unincorporated areas of the county except some small areas on the periphery of county municipalities. Most of the areas considered prime areas for development are served or will be served by the extension of existing infrastructure. The timing of the extension of existing infrastructure and would have to be negotiated with a particular city prior to their extension and in some cases these areas would need to be annexed before the infrastructure was extended.

Areas containing sites, buildings, or areas of local architectural, cultural, historic, or archeological interest are largely concentrated in the incorporated areas of the county. These include the traditional down town business district as well as historic homes.

2. CITY OF BRONWOOD

a. City of Bronwood Inventory of Existing Conditions

Data for the inventory of existing land use was collected by means of a windshield survey. It was then combined with tax office resources (consolidated tax digests), the Georgia County Guide, and Geographic Information System (GIS) data. Under the GIS Method, data is compiled by using existing GIS databases that contain parcel-based data on all land within the city. Existing land use maps based on this data are included at the end of the land use element.

Agricultural

According to GIS method calculations, the City of Bronwood encompasses a total of 507 acres. Most of the land is in agricultural and forestry use. In 2004, agriculture accounted for 254 acres or 50% of the city's total land acreage. Agricultural land is found throughout the city.

Forestry

Land in forestry use accounts for 51 acres or 10% of the city's total land use. The majority of land in forestry use is situated in the southeastern and southwestern portions of the city.

In 1994, the agricultural land use category was made up of both agricultural and forestry land. The total of land dedicated to this use in 1994 was 250 acres or 49% of the city's existing land use. There is a discrepancy between the 1994 figure and that of 2004. It is likely due to the misclassification of forestry land in another land use category rather than any large scale conversion of land to forestry use.

Residential

Land in residential use in 2004 accounts for 127 acres or 25% of the total land use within the city. Residential development is well dispersed around the city, but it is more prevalent in the city's southeastern section. The figure given for residential land use in 2004 is 34 acres greater than its total in 1994. This represents a 5.5% increase in land dedicated to residential use.

Commercial

Currently, commercial land use accounts for 3.7 acres or .72% of the city's total land use. This figure represents a slight increase over the previous planning period. As in the past, most of the commercially developed land is situated in the central business district.

In 1994, 2 acres or .39% of the city's total land acreage was dedicated to commercial land use. This category of land use has not increased significantly and remains at less than 1% of the city's land use.

Industrial

Currently, there is no land in industrial use within the city.

Public/Institutional

Public/institutional development in 2004 is comprised of 11 acres or 2.1% of the city's land use. Land in this type of use is located mainly in the downtown central business district. This acreage is made up of the City Hall, the Post Office, and the Fire Department.

In 1994, land in public/institutional use accounted for .6 acres or .12% of the city's existing land use. The over 10 acre increase in land dedicated to this use throughout the planning period represents a large increase in acreage. However, public/institutional land use still remains a proportionally small part of the city's total acreage.

Parks/Recreation/Conservation

The parks/recreation/conservation category continues to contribute little to the city's total land use. Approximately 14 acres or 2.8% of the city's total land in parks/recreation/conservation use. Part of this acreage is attributed to a park located off Amy Street in the southeast section of Bronwood. Also, the city intends for an area west of the City Hall to be used as green space by the public and it is included in the acreage figures for this category as well.

In 1994, 10.6 acres or 2% of the city's total land use was in park/recreation/conservation use. Acreage dedicated to this use has hardly increased over the planning period.

Transportation/Communication/Utilities

The transportation/communication/utilities category represents approximately 51 acres or 10% of the city's total land use. The bulk of this category consists of roadway mileage within the city.

In 1994, 49 acres or 9.7% of the city's existing land use was actively in use in the transportation/communication/utilities category. Land dedicated to this category of land use has barely increased over the planning period.

b. City of Bronwood Assessment of Current and Future Needs

i.) City of Bronwood Existing Land Use Assessment

The City of Bronwood is located in northeast Terrell County. Bronwood developed alongside the railroad at an important crossroad. The city has a core central business district and residential development as well as some public institutional development surrounds the central business core.

The availability of water service and various other amenities has encouraged development in the city over the years. The development type, location, and quality are regulated through the city's zoning and subdivision ordinances. Overall, the zoning ordinance has proved invaluable in separating potentially conflicting land use types. It has also served to keep particularly bothersome uses that existed before the zoning ordinance was adopted from expanding. The subdivision ordinance has assured the orderly subdivision of land within the city.

At present, there are no areas experiencing rapid growth in the city, and existing infrastructure is adequate. Furthermore, the City of Bronwood does not expect a significant amount of growth through the planning period. Due to the improbability of significant new construction, it is imperative that the city's existing housing stock be preserved.

Pockets of blight can be found throughout the city. Dilapidated mobile homes are often found in these areas. Commercial properties have largely been confined to the city's central business district. Some are in poor condition but would not be rightfully called blight.

As in the past, agriculture will remain the primary market force influencing the future of the City of Bronwood. Government transfer payments will be a strong economic force as well due to the low-income nature of the city.

ii.) City of Bronwood Projection of Future Land Use Needs

At present, there is adequate land dedicated to each land use category within the city to serve the city's current population. However, future transition of agricultural and/or forestry land within the city limits is expected as the city is anticipated to grow slowly.

Residential

The City of Bronwood's population is expected to increase slightly through the year 2023. Today, there are 127 acres or 25% of the city's land is in residential use. The density of persons to residential acreage is .24 acres per person. It is expected to increase accordingly to .33 acres per person. According to the per capita method of land use estimation and local estimates, an additional 50 acres will be needed by 2023. Most of the land is expected to be converted from agricultural and/or residential use. The residential land use category is estimated to be at 177 acres or 35% of the city's total land use by 2023.

Commercial

At present, commercial land use accounts for 3.7 acres or .72% of the city's existing land use. According to the per capita method of land use estimation and local estimates, an additional 5 acres will be needed for commercial use by the year 2023. Therefore, it is estimated that the commercial land use category would represent 8.7 acres or 1.7% of the city's land use by the end of the planning period.

Census employment data for the City of Bronwood can be combined with land use estimates, employment data and economic data to yield additional information as to the sufficiency of the amount land dedicated to commercial use. One method of measurement is the calculation of the number of employees per acre.

Currently, there are .007 commercial acres per employee. It is estimated that by the year 2023 the number of commercial acres per employee will increase slightly to .02 commercial acres per employee. Today the number of employees per acre is low. Projected gains in population signal that the density of employees per acre will decrease, but land dedicated to commercial use is expected to remain sufficient throughout the planning period.

Industrial

Industrial land represents 0 acres or 0% of the city's existing land use. It is estimated that no additional industrial land will be needed by the end of 2023. Therefore, this land use category will not change.

Census employment data for the City of Bronwood can be combined with land use estimates, employment data and economic data to yield additional information as to the sufficiency of the amount land dedicated to industrial use. One method of measurement is the calculation of the number of employees per acre. However, due to the predicted absence of industrial land within the city additional measurements are not insightful.

Public/Institutional

According to the per capita method of land use estimation and local estimates, land use devoted to the public/institutional category is expected to increase moderately by 2023. Today, 11 acres or 2.1% of the city's existing land use is classified as public/institutional. By the year 2023, it is anticipated that 20 additional acres will be needed. This category should consist of 31 acres or 6.1% of the city's total land use.

Park/Recreation/Conservation

The park/recreation/conservation category currently comprises 14 acres or 2.8% of the city's total land use. The per capita method of land use estimation and local estimates do not indicate an appreciable change.

Transportation/Communication/Utilities

The transportation/utilities/communications category currently consists of 51 acres or 10% of the city's total acreage. The per capita method of land use estimation and local projections anticipate that another 10 acres will be needed for this type of use. By the year 2023, it is anticipated that 61 acres or 12 % of the city's total land use will be devoted to this category.

Agriculture

Land in agricultural use currently is comprised of 254 acres or 50% of the city's total acreage. Agricultural land is expected to be a major land donor to expanding land uses throughout the planning period. The per capita method of land use estimation and local projections indicate that by the year 2023, the agricultural category will consist of 172 acres or 34% of the city's total acreage.

Forestry

Land in forestry use currently accounts for 51 acres or 10% of the city's total acreage. Forestry land is expected to be a major donor of land to expanding land uses throughout the planning period. The per capita method of land use estimation and local estimates indicate that by 2023, land in forestry use is expected to decrease to 43 acres or 8.5% of the city's total acreage.

c. City of Bronwood Future Land Use Map Narrative Statement

Should the City of Bronwood develop further, land currently in agricultural or forestry use, on the periphery of the city, will most likely be converted to a more intensive land use. There is excellent opportunity for development in these areas.

Further annexation is unlikely due to the large amount of land within the city limits that could be developed. Development of this type could be served by the extension of existing infrastructure close-by. However, at this time, further development is purely speculative.

There are no particularly sensitive areas within the city that deserve special mention. There are sites of local architectural, cultural, and/or historic importance. These sites are largely found in and around the city's central business district.

Wetlands and rare species of plants and animals are present as well. Most of these resources are currently protected through a combination of local regulation, private ownership, and/or national designations, and there is little support for providing additional protections.

3. CITY OF PARROT

a. City of Parrot Inventory of Existing Conditions

Data for the inventory of existing land use was collected by means of a windshield survey. It was then combined with tax office resources (consolidated tax digests), the Georgia County Guide, and Geographic Information System (GIS) data. Under the GIS Method, data is compiled by using existing GIS databases that contain parcel-based data on all land within the city. Existing land use maps based on this data are included at the end of the land use element.

Agricultural

According to GIS method calculations, the City of Parrot encompasses a total of 515 acres. Agriculture consists of 258 acres or 50% of the city's total land area. Large blocks of agricultural land can be found in all four quadrants of the city.

Forestry

Forestry accounts for 118 acres or 23% of the city's total land use and is widely dispersed along fringe areas of the city.

In 1994, land in agricultural and forestry use was placed in the same "agricultural" category. This category was estimated to include 252 acres or 50% of the city's total acreage. Combining the 2004 figures for both agriculture and forestry gives a total of 376 acres or 73% of the city's total acreage. This discrepancy is most likely due to the improper classification of forestry and agricultural land in other land use categories in 1994.

Residential

Residential land use in the City of Parrot accounts for 51 acres or 10% of the city's total land use. Residential development is widely dispersed throughout the town.

In 1994, land in residential use accounted for 31 acres or 6% of the city's total land use. The 2004 figure indicates a slight increase in land dedicated to residential use over the planning period.

Commercial

Commercial land use in the city accounts for 10 acres or 2% of the city's total land use. Most of the city's commercial property is located in the central business district or sporadically at major city crossroads.

In 1994, land in commercial use accounted for 6.9 acres or 1.3% of the city's total land use. This represents a less than 1% increase in land dedicated to commercial land use over the planning period.

Industrial

Industrial land use in the city accounts for 24 acres or 4.7% of the city's total land use. Most of the city's industrial land is situated west and southeast of the city's central business district and is agricultural in nature.

In 1994, land in industrial use accounted for 7 acres or 1.4% of the city's total acreage. This land use category has increased by over 3% throughout the planning period.

Public/Institutional

Public/Institutional land use currently accounts for 12 acres or 2.3% of the city's total land use.

In 1994, land in public/institutional use accounted for 3.1 acres or .60% of the city's total acreage. Although land in this use has almost quadrupled over the planning period, this use is still a relatively insignificant portion of the city's total acreage.

Park/Recreation/Conservation

Land in the park/recreation/conservation use accounts for 1.18 acres or .23% of the city's total land use. A private park and ball field on the east side of town contributes most of this category's acreage.

In 1994, land in park/recreation/conservation use accounted for .7 acres or .13% of the city's total acreage. In 2004, the figure has increased to 1.18 acres or .23% of the city's total acreage, so this use still remains a relatively insignificant portion of the city's total acreage.

Transportation/Communications/Utilities

The city has 41 acres or 8% of the city's total land use in transportation/communications/utilities land use category. The majority of the land in this type of use is roadway mileage.

In 1994, land in the transportation/communications/utilities use category accounted for 27.2 acres or 5.3% of the city's total acreage. By 2004, this figure increased to 41 acres or 8% of the city's total land acreage.

b. City of Parrot Assessment of Current and Future Needs

i.) City of Parrot Existing Land Use Assessment

The City of Parrot is located in northwest Terrell County. Parrot developed off of Georgia Highway 520 and a CSX Railroad Line which runs northwest to southeast through the city. The existing pattern of development sprouted around these important transportation routes.

A central business district can be found at the intersection of Main Street and College Street. Industrial uses can be found further to the west of this intersection. Residential uses, in general, surround the central business core. Agricultural and forestry land is abundant on the city's outskirts.

The availability of water and other amenities has encouraged development in the city over the years. Development patterns in the city have also been influenced by the city's various land use and development ordinances. Development type, location, and quality are regulated by the city through its zoning ordinance. The city is also considering the adoption of subdivision regulations to further facilitate the orderly development of the city.

At present, there are no areas within the city experiencing rapid growth, and existing infrastructure is adequate. However, the city is focusing on preparing itself for the possibility of growth. City officials are expecting some growth from residents moving northward from Dougherty County and the City of Albany.

There are various pockets of blight throughout the city, but none are defined enough to identify as particular neighborhoods. Some examples of sprawl can be found throughout the city, but none are pronounced. Pockets of isolated commercial activity exist, but some of this development came about before zoning. Environmentally sensitive land is present as well as rare species of plants and animals. Cultural resources are present as well, largely in the city's central business district. Despite the presence of these resources, little support exists to implement additional measures to safeguard them. Many of these assets are protected by private ownership and through the city's land use ordinances.

ii.) City of Parrot Projection of Future Land Use Needs

There continues to be adequate land in the City of Parrot to serve the current and future population's land acreage needs, for all land use classifications, during the planning horizon. Most of the city's future development is expected to occur as infill development on lands now devoted to agricultural and forestry use. Should the city develop, conversion of these lands is probable due to their access to existing water service and other amenities common to cities.

Residential

Currently, residential land use accounts for 51 acres or 10% of the city's total land use. The City of Parrot expects its population to increase slightly over the planning period. According to the per capita method of land use estimation and local estimation, the city will need an additional 65 acres. Therefore, it is projected that by 2023 land in residential use will make up 116 acres or 22.5% of the city's total land use.

Today, city residents are afforded .32 acres of residential land per person. It is estimated that by the end of the planning period the ratio of acreage to persons will be .71 acres per person.

Commercial

Commercial land use currently accounts for 10 acres or 2% of the city's total land use. The per capita method of land use estimation and local estimation indicate that two (2) additional acres of commercial land will be needed by the year 2023. It is estimated that commercial land use will account for 12 acres or 2.3% of the city's total land use by the end of the planning period.

Census employment data for the City of Parrot can be combined with land use estimates, employment data and economic data to yield additional information as to the sufficiency of the amount land dedicated to commercial use. One method of measurement is the calculation of the number of employees per acre.

Currently, there are .32 commercial acres per employee. It is estimated that by the year 2023 amount of commercial acres per employee will decrease slightly to .29 commercial acres per employee. Today the number of employees per acre is low, and the predicted slight increase of 2 acres throughout the planning period, coupled with the projected gains in population, signal that the density of employees per acre will increase. However, the increase is not expected to be significant, so land dedicated to commercial use is expected to be sufficient throughout the planning period.

Industrial

The industrial land use category currently consists of 24 acres or 4.7% of the city's total land use. The per capita method of land use estimation and local estimation indicate that the amount dedicated to industrial land uses will remain steady throughout the year 2023.

Census employment data for the City of Parrot can be combined with land use estimates, employment data and economic data to yield additional information as to the sufficiency of the amount land dedicated to industrial use. One method of measurement is the calculation of the number of employees per acre.

Currently, there are .25 industrial acres per employee. It is estimated that the number of industrial acres per employee will remain the same at .25 industrial acres per employee throughout the planning period. At present, the number of employees per acre is low, and the predicted stability in the amount of acreage dedicated to industrial use throughout the planning period, coupled with the projected gains in population, signal that the density of employees per acre will not increase significantly. Accordingly, land dedicated to industrial use is expected to be sufficient throughout the planning period.

Public/Institutional

Public/institutional development constitutes 12 acres or 2.3% of the city's total land use. According to the per capita method of land use estimation and local estimation, the amount new land needed to be converted to this category will be negligible. It is expected to remain at less than 3% of the city's total land use.

Parks/Recreation/Conservation

The parks/recreation/conservation category constitutes 1.18 acres or less than 2% of the city's existing land use. According to the per capita method of land use estimation and local estimation, the amount of new land needed for this category, through the year 2023, will be negligible. It is expected to remain at less than 2% throughout the planning period.

Transportation/Communication/Utilities

The transportation/communications/utilities category currently constitutes 41 acres or 8% of the city's total land use. According to the per capita method of land use estimation and local estimation, the amount of new land needed for conversion to this category, through the year 2023, is an additional 25 acres. This will bring the total acreage for the transportation/communication/utilities category to 66 acres or 12.8% of the city's total land use.

Agriculture

Land in agricultural use currently accounts for 258 acres or 50% of the city's total land use. Agricultural land is expected to be a major donor of land to expanding land uses throughout the planning period. The per capita method of land use estimation and local estimates indicate that by the year 2023, the agricultural land use category will consist of 211 acres or 41% of the city's total acreage.

Forestry

Land in forestry use accounts for 118 acres or 23% of the city's total land use. Forestry land is expected to be a major donor of land to expanding land uses throughout the planning period. The per capita method of land use estimation and local estimates indicates that by the year 2023, 41 acres or 8% of the city's total land use will be dedicated to forestry use.

c. City of Parrot Future Land Use Map Narrative Statement

Should the city develop further, it is likely that areas around the periphery would receive a significant portion of the growth. Many of these prime areas for growth are in agricultural or forestry use. They are ideally situated to receive development due to their proximity to existing infrastructure.

The city has not identified any specific areas for annexation, and future annexation is unlikely due to a significant amount of undeveloped land within the city. The extension of existing infrastructure is not anticipated in the planning period. There are no underlying market forces present or expected that would necessitate an extension.

No areas critical or sensitive areas have been identified. However, there are sites of local architectural, cultural, historic or archeological interest. Two of the best examples of these resources are Parrot's historic downtown area, which has been featured in several western movies due to its unique architecture. The second of the two resources are the various historic houses found in the city.

4. CITY OF SASSER

a. City of Sasser Inventory of Existing Land Use

Data for the inventory of existing land use was collected by means of a windshield survey. It was then combined with tax office resources (consolidated tax digests), the Georgia County Guide, and Geographic Information System (GIS) data. Under the GIS Method, data is compiled by using existing GIS databases that contain parcel-based data on all land within the city. Existing land use maps based on this data are included at the end of the land use element.

Agriculture

According to GIS method calculations, the City of Sasser encompasses a total of 508 acres. Agriculture accounts for 279 acres or 55% of the city's land use. Large blocks of agricultural land can be found on the periphery of the central city.

Forestry

Land in forestry use can be found in the southern region of the city. Forestry accounts for 75 acres or 14.8% of the city's existing land use.

In 1994, land in agricultural and forestry use was placed in one “agricultural” category. At that time, 209 acres or 41% of the city’s total acreage was in agricultural use. Combination of the 2004 figures of land in agricultural and forestry use yields 354 acres or 70% of the city’s existing land use. The discrepancy between these two figures is more likely one caused by the misclassification of either agricultural or forestry lands in another land use category rather than any large scale conversion of land to agriculture or forestry use.

Residential

Residential land use in the City of Sasser accounts for 140 acres or 27.5% of the city’s existing land use. Major blocks of residential land use can be found outside the central business district along public roadways.

In 1994, residential land use accounted for 88 acres or 17% of the city’s existing land use. Residential use makes up a significant portion of the city’s total land use and has increased by 10.5% over the planning period.

Commercial

Commercial land use accounts for 7 acres or 1.3% of the city’s existing land use. Most of the city’s commercial development is concentrated in the city’s central business district and along U.S. Highway 82.

In 1994, commercial land use accounted for 4.3 acres or .84% of the city’s total land use. Today it has grown to 1.3% of the city’s total land use, but it still remains a relatively insignificant portion of the city’s total land use.

Industrial

Industrial land use accounts for 14 acres or 2.7% of the city’s total land use. A large portion of the industrial land use within the city is concentrated in and around the city’s central business district. Another large tract is situated in the western portion of the city off U.S. HWY 82.

In 1994, industrial land use accounted for 8.6 acres or 1.7% of the city’s total land use. This category has shown little growth over the planning period.

Public/Institutional

Public/Institutional land use accounts for .66 acres or .12% of the city’s existing land use. This use includes such facilities as a police station, fire station, post office, wastewater treatment plant, and water service facility.

In 1994, the public/institutional land use accounted for .4 acres or .08% of the city's total land use. Comparison of the 1994 and 2004 figures reveals that this category has shown almost no growth over the planning period.

Park/Recreation/Conservation

The park/recreation/conservation land use category accounts for 14 acres or 2.8% of the city's existing land use. These areas are found on the outskirts of the city's central business district.

In 1994, the park/recreation/conservation category accounted for 8.6 acres or 1.7% of the city's total land use. Comparison of the 1994 and 2004 figures reveals that this category has shown little growth over the planning period.

Transportation/Communication/Utilities

The transportation/communications/utilities use category accounts for 49 acres or 9.7% of the city's total land use.

In 1994, the transportation/communication/utilities category accounted for 49 acres. Comparison of the 1994 and 2004 figures shows that the amount of acreage dedicated to this use has remained unchanged.

b. City of Sasser Assessment of Current and Future Needs

i.) City of Sasser Existing Land Use Assessment

The City of Sasser is located in southeastern Terrell County. Sasser developed along U.S. 82 and the Norfolk Railroad Line which parallels U.S. 82 and runs through town from northwest to southeast. The pattern of existing development sprang up around these important transportation routes.

A central business district is situated at the intersection of Main Street and U.S. Highway 82. Commercial, industrial, and public institutional uses are found in this area. In general, residential uses can be found surrounding this central business district core. An abundance of agricultural and some forestry lands exist on the outskirts of the residential areas. The availability of water and sewer service has encouraged development within the city over the years.

Development patterns have and will continue to be influenced by the city's zoning ordinance and subdivision ordinance. These ordinances regulate the type, location, and quality of development.

At present, there are no areas in the city experiencing rapid growth, and the city's existing infrastructure is adequate. However, it is possible that the City of Sasser may sustain a significant amount of growth throughout the planning period due to the probable continued northward exodus of the residents of Dougherty County and the City of Albany.

Maintaining the city's existing but limited housing stock and identifying areas for potential conversion to residential use is important. Several areas of blight have been identified in the city. However, most areas of blight can be found in pockets rather than entire neighborhoods. Should Sasser experience significant growth, the fringe areas of the city, currently used for agricultural use, would be excellent targets for greenfield development due to their close proximity to existing infrastructure. However, there is little development pressure now on these lands and pressure is not expected throughout the planning period.

Some environmentally sensitive land exists. Wetlands are known to be present within the city limits as well as rare animals and plants. Historical and resources exist, too, especially in the form of historic downtown buildings and houses. However, there is limited support for further protection of these resources beyond those that are already in place. Much of the resistance to further regulation is due to a desire to protect private property rights as well as the expense of implementing and enforcing additional regulations as well as their contentment with the sufficiency of existing regulations.

ii.) City of Sasser Future Land Use Needs

There is adequate land in the City of Sasser to serve the current population's land acreage needs, for all land use classifications. Most of the future development within the city limits is expected to occur as greenfield development on lands now devoted to agricultural and forestry use. Should the city develop, development of these lands is probable due to their access to existing waterlines.

Residential

At present, residential land use accounts for 140 acres or 27.5% of the city's existing land use. The City of Sasser's population is projected to increase over the planning period, so according to the per capita method of land use estimation and local estimates, the city will need to add an additional 15 acres to the residential land use category. By the year 2023, the amount of land in residential use is estimated to be at 155 acres or 31% of the city's total land use.

Currently, city residents are afforded .36 acres of residential land per person. It is estimated that by the year 2023, the ratio of persons to acreage of residential land will be .38 acres of residential land per person. Therefore, the amount of residential land per resident is expected to increase slightly in the city.

Commercial

Commercial land use currently accounts for 7 acres or 1.3% of the city's total land use. The per capita method of land use estimation and local estimation indicate that an additional 3 acres of land will need to be dedicated to commercial use. By 2023, the amount of land in commercial use is estimated to be 10 acres or 2% of the city's existing land use.

Census employment data for the City of Sasser can be combined with land use estimates, employment data and economic data to yield additional information as to the sufficiency of the amount land dedicated to commercial use. One method of measurement is the calculation of the number of employees per acre.

Currently, there are .28 commercial acres per employee. It is estimated that by the year 2023 the amount of commercial acres per employee will decrease slightly to .27 commercial acres per employee. Today the number of employees per acre is low, but the predicted slight increase three (3) acres throughout the planning period, coupled with the projected gains in population, signal that the density of employees per acre will increase. However, the amount of land dedicated to commercial use is expected to be adequate throughout the planning period.

Industrial

Industrial land use in the city presently accounts for 14 acres or 2.7% of the city's total land use. According to the per capita method of land use estimation and local estimation, no additional land will be needed throughout the planning period.

Census employment data for the City of Sasser can be combined with land use estimates, employment data and economic data to yield additional information as to the sufficiency of the amount land dedicated to industrial use. One method of measurement is the calculation of the number of employees per acre. This method reveals that there are .18 industrial acres per employee. This figure is expected to remain unchanged throughout the planning period.

Public/Institutional

Public/institutional development currently constitutes .66 acres or less than 1% of the city's existing land use. According to the per capita method of land use estimation and local estimation, an additional two (2) acres will be needed for these uses by 2023. By the end of the planning period, it is estimated that approximately 2.66 acres or less than 1% of the city's total land acreage will be in public/institutional use.

Parks/Recreation/Conservation

The parks/recreation/conservation category currently constitutes 14 acres or 2.7% of the city's total land use. According to the per capita method of land use estimation and local estimation, an additional three (3) acres will be needed by 2023. By the end of the planning period, it is estimated that approximately 17 acres or 3% of the city's total land use will be in parks, recreation or conservation.

Transportation/Communication/Utilities

The transportation/communications/utilities category constitutes 49 acres or 9.7% of the city's total land use. According to the per capita method of land use estimation and local estimation, an additional 52 acres or almost 10% of the city's total land use will be in transportation/utilities/communications use.

Agriculture

Land in agricultural use currently constitutes 279 acres or 55% of the city's total land use. It is expected to be a major donor of land to expanding land uses throughout the planning period. The per capita method of land use estimation and local estimates indicate that by the year 2023, the agricultural category will consist of 203 acres or 40% of the city's total acreage.

Forestry

Land in forestry use currently accounts for 75 acres or 15% of the city's total land use. Forestry land is expected to be a major donor of land to expanding land uses throughout the planning period. The per capita method of land use estimation and local estimates indicate that 60 acres or 12% of the city's total acreage will be dedicated to forestry use by 2023.

c. City of Sasser Future Land Use Map Narrative Statement

Should the city develop further, it is likely that the areas around the periphery of the city would receive a significant portion of the growth. Many of these areas are prime locations to receive greenfield development due to their proximity to existing infrastructure.

The city has recently annexed a commercial property located along U.S. Highway 82. It has not identified any specific areas for additional annexation, and future annexation is unlikely due to the large amount of undeveloped land within the city. The additional extension of existing infrastructure is not anticipated in the planning period. There are no underlying market forces present or expected that would necessitate an extension.

Critical and sensitive areas exist in the city for rare plants and animals. The same can be said for sites of local architectural, cultural, historic or archeological interest. These types of resources are found primarily in the historic downtown area and historic homes. Despite their presence, there is little interest in the adoption of special protection methods beyond those that already exist such as the city's zoning ordinance, their nomination to the historic register and private ownership.

Intergovernmental Coordination

Terrell County, Bronwood, Parrott, Sasser

Intergovernmental Coordination



The Intergovernmental Coordination Element provides local governments an opportunity to inventory existing intergovernmental coordination mechanisms and processes with other local governments and governmental entities that can have profound impacts on the success of implementing the local government's comprehensive plan. (DCA Plan Builder, 2004)

A. Introduction

Intergovernmental coordination is any effort, whether formal or informal in which governments collaborate with other governments, authorities, entities or businesses. The nature of the relationship amongst the parties can range from a formal contract for services to a word of mouth agreement.

B. Inventory of Existing Conditions

There are many reasons why governments are finding it necessary to collaborate on the provision of services and the availability of governmental facilities. One of the reasons is that municipal boundaries are not walls or barricades. Most of the activities affecting citizens follow "natural" boundaries (Kurtz, 1990). "Any coincidence of municipal boundaries and these natural boundaries occurs

infrequently and randomly, not by design (Kurtz, 1990).” In addition, budget cuts and duplication of services have encouraged governments to consolidate services to more efficiently serve the public. Although Terrell County and the cities of Bronwood, Parrott and Sasser are relatively small governments; the needs of the communities are the same as those of larger communities. The citizens of Terrell County can benefit from intergovernmental coordination efforts in many ways. Benefits include:

- *Cost savings*
- *Free flow of information*
- *Enhanced community awareness*
- *Greater business/public participation*
- *Greater accountability of elected officials*
- *Greater collaborative efforts amongst neighboring governments*
- *Enhanced quality of life through greater availability of services*

Intergovernmental Coordination efforts within Terrell County include: law enforcement, fire protection, E-911, healthcare, transportation, joint development authority, Terrell County School System, Terrell County Family Connection, Terrell County Neighborhood Service Center and the Terrell County Housing Authority. In addition, the county and the cities also have relationships with various local, regional, state agencies and governments. Terrell County and the cities of Bronwood, Parrott and Sasser are affiliated with various counties, agencies and industries such as: Randolph County, Sumter County, Webster County, the Southwest Georgia Regional Development Center (Camilla, Georgia), the Environmental Protection Division, the Department of Community Affairs, the Department of Industry, Trade and Tourism, the Department of Transportation, the Department of Human Resources and the Department of Family/Children Services. The majority of the coordination efforts are based on both word of mouth agreements and contracts for services. See **Table 8.0** for a list of Terrell County intergovernmental coordination efforts, the nature of the

relationships, and the governments/entities/authorities involved. Current intergovernmental coordination efforts serve a multitude of purposes, including, but not limited to:

Local Coordination:

- ***Law Enforcement: the purpose of the coordinated law enforcement efforts is to ensure that all Terrell County residents are provided with the best possible safety and protection. In addition, the governments all participate in mutual aid agreements to support each other in times of crisis in which additional manpower is needed.***
- ***Fire Protection: the purpose of the coordinated fire protection services is to ensure that all Terrell County citizens are provided with adequate fire protection. The mutual aid agreements allow the governments to support each other in times of crisis in which additional manpower is needed.***
- ***E-911: the purpose of this coordination effort is to ensure all Terrell County residents have adequate assistance in case of emergency. The coordination between the governments and E-911 is in reference to level of service standards and budget allocation.***
- ***Hospital Authority: the purpose of this coordination effort is to ensure that all Terrell County residents receive adequate healthcare options. The coordination between the governments and the hospital authority is in regards to funding allocation.***
- ***Joint Development Authority: the purpose of this coordination effort is to allow governments within a five county region to work collaboratively to encourage growth and development in those counties. The counties within the joint development authority include: Dougherty, Baker, Lee and Terrell.***
- ***Terrell County School System: the purpose of this coordination effort is through funding from the county tax digest.***
- ***Terrell County Family Connection: the purpose of this affiliation is to keep Terrell County governments abreast of the various resource referrals Family Connection offers.***
- ***Terrell County Neighborhood Service Center: The purpose of this affiliation is to keep Terrell County governments abreast of the various services provided by the Southwest Georgia Community Action Council.***
- ***Terrell County Housing Authority: the purpose of this affiliation is to keep Terrell County governments abreast of the availability of affordable housing in the county.***

Regional Coordination:

- ***Southwest Georgia Regional Development Center: the purpose of the coordination efforts with the RDC and the governments of Terrell County is to provide technical assistance on various planning-related projects. The RDC assists Terrell County governments with the Regional Transit Program; the Terrell County Consolidated Comprehensive Plan, the Service Delivery Strategy, Zoning, Subdivision Regulations, Environmental Protection Ordinances and Requirements and Grant Writing. In essence, the RDC serves as a liaison between Terrell County governments and state and federal agencies.***

State Coordination:

- ***Georgia Environmental Protection Division: the purpose of this coordination effort is to ensure that all environmentally sensitive resources are protected and maintained. In addition, the Environmental Protection Division is responsible for permitting.***
- ***Georgia Department of Community Affairs: the purpose of this coordination effort is to ensure that the Local Minimum Planning Standards are used in the development of the consolidated comprehensive plan, the Service Delivery Strategy and zoning issues. In addition, the Department of Community Affairs offers a variety of grant opportunities for local governments.***
- ***Georgia Department of Industry, Tourism & Trade: the purpose of this coordination effort is to keep Terrell County governments abreast of economic development opportunities within the region and the state.***
- ***Georgia Department of Transportation: the purpose of this coordination effort is to maintain state roads and highways and to inform Terrell County governments of various transportation-related funding projects.***
- ***Georgia Department of Human Resources: coordinate with regional transit program to provide services for low-income residents.***
- ***Georgia Department of Family and Children Services: the purpose of this coordination effort is to keep the governments of Terrell County abreast of the needs of the residents in regards to social services.***

C. Assessment

During the planning horizon, the governments of Terrell County would like to maintain current intergovernmental coordination efforts to guarantee the best possible provision of services for the residents. Furthermore, it is imperative that the government officials in Terrell County continue to enhance intergovernmental coordination efforts in order to continue to improve the quality of life for all residents.

D. Goals & an Associated Implementation Program

The residents of Terrell County and the cities of Bronwood, Parrott and Sasser are content with current intergovernmental coordination efforts. Therefore, the governments would like to maintain current intergovernmental coordination relationships in the best manner possible. The main intergovernmental coordination goal for Terrell County is to:

***Goal:** To promote maximum local government effectiveness, efficiency and coordination through the identification and provision of mechanisms for resolving incompatible or conflicting statements within the local government comprehensive plan, and with plans of other governmental entities (See Terrell County Long Term Goals for the complete list of goals, policies and objectives).*

Each of the policies and objectives that Terrell County and the cities of Bronwood, Parrott and Sasser have set are feasible and can be accomplished through diligence and effective implementation strategies.

Table 8.0: Terrell County Intergovernmental Coordination Efforts

Intergovernmental Coordination Effort	Governments/Entities/ Authorities/Business Involved	Nature of the Relationship
Law Enforcement	Terrell County, Bronwood, Parrott, Sasser	Contract for Services between the county and the cities of Parrott and Sasser.
Fire Protection	Terrell County, Bronwood, Parrott and Sasser	Mutual Aid Agreements
Terrell County School System	Terrell County Tax Assessor, Terrell County School Board,	Budget Allocation Support of Statewide initiatives Sharing of Information
Terrell County Development Authority	Terrell County, Bronwood, Parrott, Sasser, Dawson	Participation by all governments
Terrell County Chamber of Commerce	Terrell County, Bronwood, Parrott, Sasser, Dawson	Participation by all governments
Joint Development Authority	Dougherty County, Baker County, Lee County, Terrell County	Participation by all governments
E-911 Services	Terrell County, Bronwood, Parrott, Sasser, Dawson, Randolph County, Webster County	Contract for Services
Terrell County Jail	Terrell County	
Regional Development Center	Terrell County, Bronwood, Dawson, Parrott, Sasser, Southwest Georgia Regional Development Center	Contract for Services: Regional Transit Program, Comprehensive Plan Updates/Amendments, the Service Delivery Strategy, Zoning/ Mapping Services, Subdivision Regulations, Environmental Protection Ordinances/Requirements Grant Writing, etc., Sharing of Information
State Agencies	Terrell County, Bronwood, Parrott and Sasser, DCA, DHR, DFACS, DOT, DOL, Calhoun State Prison	Contract for Services, Sharing of Information

Terrell County Service Delivery Strategy Report Card

Facility/Service (Existing/New)	Participating Local Government	Funding Source	Has this strategy worked? Has each party participated	If no, Explain what you would change?
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Airport (E)	City of Dawson Terrell County	General fund General fund	adequately? Yes, however as of 2004, the city no longer funds the airport.	The city did not want to fund it any longer.
Animal Control (E)	Terrell County	General fund/Humane Society fees	No, Service Abolished in 2003	Funding Constraints Lack of Communication
Building Inspection (E)	City of Dawson	General fund/fees	N/A	The other towns would like such a service offered in their jurisdictions
Cemetery (E)	City of Dawson City of Bronwood City of Parrott	General fund/fees General fund/fees General fund/fees	No	Bronwood Cemetery is running out of space
County Correctional Institute (E)	Terrell County	General fund/State funds	Yes	
Courts (E)	Terrell County Dawson Bronwood	General fund/fees General fund/fees General fund/fees	Yes and No	City of Bronwood currently pays for a judge not regularly used. The City would like to check on other methods.
Economic Development	Terrell County	General fund/ Private revenues	Chamber of Commerce-Yes Development Authority-No	The Development Authority only functions on an as-needed basis.
Emergency Management Services & Rescue (E)	Terrell County	General fund	Yes	
Fire Protection (E)	Terrell County Dawson Sasser Parrott Bronwood	Insurance Premium Tax General fund General fund-donation General fund-donation General fund-donation	No	Each government would like to improve services.
Jail (E)	Terrell County	General fund/fees	No	A new jail is needed.
Law Enforcement (E)	Terrell County Dawson	General fund/fines General fund/fines	No	Bronwood would like police protection, but cannot and will not pay for the service.
Library (E)	Terrell County	General fund/State	Yes	
Parks & Recreation (E)	Terrell County	General fund	Yes	The governments would all like to see park upgrades in the near future.
Terrell County Service Delivery Strategy Report Card				
Facility/Service (Existing/New)	Participating Local Government	Funding Source	Has this strategy worked? Has each party participated	If no, Explain what you would change?

			adequately?	
Planning & Zoning (E)	Terrell County Dawson Sasser Bronwood	General fund General fund General fund General fund	Yes	
Public Health Services (E)	Terrell County	General fund/State of Georgia	No	The governments do not think healthcare services are adequate or timely.
Public Works (E)	Terrell County Dawson Parrott Sasser Bronwood	General fund General fund General fund General fund General fund	Yes	
Road/Bridges Construction & Maintenance (E)	Terrell County Dawson Bronwood Sasser Parrott	General fund/ SPLOST General fund General fund General fund General fund	Yes	
Sewage Collection Disposal (E)	City of Dawson	Enterprise funds	N/A	
Solid Waste Management (E)	Terrell County Dawson Bronwood Sasser Parrott	User fees/ Insurance Premium Tax User fees General fund-user fees General fund-user fees General fund-user fees	Yes	
Social Services (E)	Terrell County	General fund/State of Georgia	Yes	
Utilities (Gas) (E)	Dawson	Enterprise funds	N/A	
Water Supply/Distribution (E)	Dawson, Sasser Bronwood Parrott	User Fees/ General fund (ALL OF THEM)	No	Both Bronwood and Sasser water systems are in need of major repairs.

Long-Term Goals

Short-Term Work Program 2004-2008

Report of Accomplishments 1999-2003

Terrell County, Bronwood, Parrott, Sasser

GOALS & IMPLEMENTATION STRATEGY

A. Economic Development Element

Goal Statement: To foster economic development activities so as to help create a higher quality of life for all residents within the County.

Objective 3.1: To continue to support the Terrell County Chamber of Commerce.

Objective 3.2: To continue to support regional economic development efforts coordinated by the Regional Development Center and other regional economic efforts.

Objective 3.3: To encourage and/or assist in local educational improvements and training opportunities which are available through vocational schools and job training programs.

Objective 3.4: To continue to maintain quality community facilities.

Objective 3.5: To encourage and support downtown revitalization efforts (Bronwood, Parrott and Sasser).

Objective 3.6: To provide for better maintenance of roads throughout the county and the municipalities.

Objective 3.7: To implement a litter control program (county-wide).

- Objective 3.8: To encourage development of new housing units and a greater housing mix for different market segments.
- Objective 3.9: To provide for added downtown off-street parking facilities (Bronwood, Parrott and Sasser).
- Objective 3.10: To determine the needs of existing industries.
- Objective 3.11: To promote the development of small businesses
- Objective 3.12: Examine the idea of another industrial park
- Objective 3.13 Examine the idea of foreign trade
- Objective 3.14 Promote the idea of nature-based tourism

B. Housing Element

Goal Statement: To encourage the provision of adequate, sanitary and affordable housing for all residents within Terrell County.

- Objective 4.1: To revise and amend (as needed) zoning ordinances to be used as a tool to preserve neighborhood character and help protect property values. (Bronwood, Parrott, Sasser).
- Objective 4.2. To implement housing rehabilitation programs in all jurisdictions.

- Objective 4.3. To adopt and enforce minimum housing codes in all jurisdictions.
- Objective 4.4. To tear down all dilapidated housing units within the County and its municipalities.
- Objective 4.5: To encourage the maximum use of existing infrastructure (water and sewer) through the encouragement of denser development and in-fill construction, where appropriate.
- Objective 4.6: To make needed local regulatory reforms to ensure adequate but not burdensome zoning and subdivision regulations and steady code enforcement as needed.
- Objective 4.7: To actively seek grant assistance to address housing rehabilitation needs.
- Objective 4.8: To encourage the use of the local labor force in housing rehabilitation projects.
- Objective 4.9: To explore the option of a shared Code Enforcement Officer and Zoning Administrator to address code violations and substandard housing issues. (Bronwood, Parrott, Sasser)
- Objective 4.10 To increase services to local citizens by imposing property taxes. (Sasser)
- Objective 4.11: To increase affordable housing opportunities for low income families through subsidized housing programs and other housing grant/loans opportunities.

C. Natural and Cultural Resources Element

Goal Statement: To foster the protection of the County's natural, cultural and environmentally sensitive resources.

Objective 5.1: To discourage development within natural areas of the County which could adversely impact these important and sensitive environments?

Objective 5.2: To maintain map inventories of these significant areas as a management tool for resource protection.

Objective 5.3: To consider the adoption of Zoning Ordinance and Subdivision Regulations as mechanisms for natural resource protection (Bronwood, Parrott and Sasser).

Objective 5.4: To review and update as needed River Corridor Protection measures along the Kinchafoonee Creek.

Objective 5.5: To protect prime farmlands.

Objective 5.6: To provide for better community education regarding historic resources.

D. Community Facilities and Services Element

Goal Statement: To provide for quality and adequacy in community facilities and services for all residents within Terrell County.

Objective 6.1: To develop long range capital facilities improvement programs.

Objective 6.2: To continue the implementation of the respective jurisdictions five-year short term work programs for community facilities improvements.

Objective 6.3: To continue to encourage inter-governmental cooperation in the provision of capital facilities within the County.

Objective 6.4: To improve medical facilities access.

Objective 6.5: To provide for expanded recreational opportunities.

Objective 6.6: To continue to make improvements to the County and Cities transportation network.

Objective 6.7: To continue to maintain ADA Handicap Accessibility standards.

E. Land Use Element

Goal Statement: To provide protection of residential neighborhoods, commercial, industrial and environmentally sensitive areas from encroachment by non-compatible land uses, and to achieve a desirable arrangement of land uses to effect efficient delivery of public services.

- Objective 7.1: Update zoning ordinance and subdivision regulations as land management tools for the protection of neighborhood character, property values and natural resources. (Bronwood, Sasser, Parrott).
- Objective 7.2: Maintain and update mobile home and mobile home park ordinances to insure good development standards for this type of housing development. (Bronwood, Sasser and Parrott).
- Objective 7.3: To discourage development in areas of the County and municipalities which have physical development liabilities such as wetland areas and areas having slope problems.
- Objective 7.4: To support and maintain a local citizen Planning Commission to study land use issues. (Bronwood, Parrott and Sasser).
- Objective 7.5: To implement County-wide property numbering system.
- Objective 7.6: To periodically update land development codes.
- Objective 7.7: To control soil erosion and sedimentation.

F. Intergovernmental Coordination Element

Goal Statement: To promote maximum local government effectiveness, efficiency and coordination through the identification and provision of mechanisms for resolving incompatible or conflicting statements within the local government comprehensive plan, and with plans of other governmental entities.

Objective 8.1: Develop a strategy to re-establish county-wide animal control that places the cost-burden evenly on each participating government.

Objective 8.2: Develop a strategy to enable Bronwood to use legal services (a judge) provided by the county on an as-needed basis.

Objective 8.3: Develop a strategy that would enable all of the governments in Terrell County to use county building inspection services at a nominal cost.

Objective 8.4: Investigate the feasibility of constructing a Tri-County Trauma Center in collaboration with Sumter, Randolph and/or Webster County.

Objective 8.5: Develop a strategy to improve county wide waste collection methods.

**Terrell County: Report of Accomplishments
1999-2003**

Community Facilities		
Activity	Status	Explanation
Develop parks and recreation plan.	Underway	
Enlarge county correctional institute facility.	Complete	
Renovate the county's historic courthouse.	Underway	
Make capital improvements to airport facility as needed.	Underway	
Make capital improvements to livestock pavilion as needed.	Underway	
Update Service Delivery Strategy as needed.	Underway	
Continue road paving, priority program.	Underway	

Economic Development		
Activity	Status	Explanation
Implement parks and recreation plan.	Underway	
Continue support of the Terrell County Chamber of Commerce.	Underway	
Continue to work with county municipal governments in economic development efforts.	Underway	
Continue to support the County's Industrial Development Authority.	Underway	
Through DCA, complete a business retention and expansion process (prep study).	Completed	
Structure and implement a marketing plan to bring new industry to the industrial park or Terrell County.	Underway	

Economic Development continued		
Activity	Status	Explanation
Aggressively pursue retail and light industry to open in Terrell County.	Underway	
Support the revitalization efforts of Sasser, Dawson, Parrott and Bronwood.	Underway	
Support regional economic development efforts.	Underway	

Housing		
Activity	Status	Explanation
Support DCA's Housing Initiative Program.	Underway	

Land Use		
Activity	Status	Explanation
Update zoning ordinance and maps.	Underway	
Amend zoning ordinance (river corridor, wetland and groundwater protection).	Underway	
Update subdivision regulations.	Underway	
Update Comprehensive Plan.	Underway	
Continue to support technical training of County Code Enforcement Officials.	Underway	

Natural and Historic Resources		
Activity	Status	Explanation
Adopt River Corridor Protection Ordinance (as required).	Completed	
Adopt groundwater ordinance (as required).	Completed	
Adopt wetland ordinance (as required).	Completed	

**Terrell County: Short Term Work Program Update
2004-2008**

Community Facilities				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Develop parks and recreation plan.	2005, 2006, 2007, 2008, 2009	County	N/A	General Fund
Move recreation department to a new location.	2005,2006	County	1,000,000	FAA Grant
Renovate the county's historic courthouse.	2004, 2005, 2006, 2007, 2008	county	\$5,000,000	General Fund, Grants
Make capital facility improvements to livestock pavilion as needed.	2005, 2006, 2007, 2008, 2009	County	\$100,000	County
Update Service Delivery Strategy as needed.	2005, 2006, 2007, 2008, 2009	County/Cities	N/A	General Fund
Continue road paving, priority program.	2005, 2006, 2007, 2008, 2009	County	\$3,000,000	General Fund, Grants
Purchase new solid waste management equipment as needed.	2005, 2006, 2007, 2008, 2009	County	\$150,000	General Fund/Grants
Study the feasibility of developing a public water system.	2004, 2005, 2006, 2007, 2008	County	N/A	General Fund
Renovate/rebuild county jail facility.	2004,2005,2006	County	1,000,000	General Fund

Economic Development				
Activity	Years	Responsible	Cost Estimate	Funding Source

		Party		
Continue support of the Terrell County Chamber of Commerce.	2005, 2006, 2007, 2008, 2009	County	\$175,000	General Fund
Continue to work with municipal governments in economic development efforts.	2005, 2006, 2007, 2008, 2009	County	N/A	General Fund
Continue to support the County's Industrial Development Authority.	2005, 2006, 2007, 2008, 2009	County	N/A	General Fund
Structure and implement a marketing plan to bring new industry to the industrial park or Terrell County.	2005, 2006, 2007, 2008, 2009	County/ Chamber of Commerce	\$5,000	General Fund/ Grants
Aggressively pursue retail and light industry to open in Terrell County.	2005, 2006, 2007, 2008, 2009	County/Chamber of Commerce	\$2,000	General Fund/Grants
Support the revitalization efforts of Bronwood, Dawson, Parrott, and Sasser.	2005, 2006, 2007, 2008, 2009	County	\$4,000	General Fund, Grants

Housing				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Support DCA's new Housing Initiative Program.	2005, 2006, 2007, 2008, 2009	County	N/A	General Fund

Land Use				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Update zoning ordinance and maps.	2005, 2006, 2007, 2008, 2009	County	N/A	General Fund
Update subdivision regulations.	2005, 2006, 2007, 2008, 2009	County	N/A	General Fund
Update Comprehensive Plan (10 year requirement).	2005	County	\$19,185.68	General Fund
Continue to support technical training of code enforcement officials.	2005, 2006, 2007, 2008, 2009	County	\$4,000	General Fund
Continue to monitor county landfill facility.	2005, 2006, 2007, 2008, 2009	County	\$125,000	General Fund

Bronwood town: Report of Accomplishments

1999-2003

Community Facilities		
Activity	Status	Explanation
Replace undersized water mains.	Underway	
Construct new water tower.	Underway	
Install additional fire hydrants.	Underway	
Make needed drainage improvements for the entire town.	Not Accomplished	Budget Constraints
Provide new office (computer) equipment for City Hall.	Completed	
Develop off-street parking lot at City hall.	Not Accomplished	Budget Constraints
Upgrade fire truck and fire equipment.	Completed	
Develop new playground area in southern section of the city.	Completed	
Develop "new park" facility in grant buyout area.	Not Accomplished	Budget Constraints
Develop cul-de-sacs at city dead-end streets: Church, Roberts, Mercer, and Flint.	Not Accomplished	Budget Constraints
Amend Service Delivery Strategy as needed.	Underway	

Economic Development		
Activity	Status	Explanation
Support downtown revitalization program (sidewalks, store fronts, etc.).	Underway	
Implement landscaping improvements program around public facilities and major streets.	Underway	
Support Terrell County Chamber of Commerce.	Completed	
Support Terrell County Industrial Development Authority.	Completed	

Housing		
Activity	Status	Explanation
Raze 8 dilapidated dwellings.	Completed	
Promote community housing initiative program (DCA).	Underway	
Promote the construction of affordable housing units (12).	Not Accomplished	Budget Constraints
Begin renovation of substandard housing units.	Not Accomplished	Housing belongs to private individuals.

Land Use		
Activity	Status	Explanation
Update zoning ordinances and map.	Completed	
Consider adoption of subdivision regulations.	Completed	
Develop new Comprehensive Plan (required).	Underway	

Natural and Historic Resources		
Activity	Status	Explanation
Adopt Wetland Ordinance (as required).	Completed	
Adopt Groundwater Ordinance (as required).	Completed	

**Bronwood town: Short Term Work Program Update
2004-2008**

Community Facilities				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Replace undersized water mains.	2005, 2006, 2007, 2008, 2009	City	\$200,000	General Fund, Grants
Construct new water tower.	2005, 2006, 2007, 2008, 2009	City	\$500,000	General Fund, Grants
Install additional fire hydrants.	2005, 2006, 2007, 2008, 2009	City	\$5,000	General Fund, Grants
Make drainage improvements for the entire town.	2005, 2006, 2007, 2008, 2009	City	\$100,000	General Fund, Grants
Provide new office equipment for City Hall and sidewalks.	2005, 2006, 2007, 2008, 2009	City	\$5,500	General Fund, Grants
Develop off-street parking lot at City Hall.	2005, 2006, 2007, 2008, 2009	City	\$5,000	General Fund, Grants
Upgrade fire truck and fire equipment, fire station and city barn.	2005, 2006, 2007, 2008, 2009	City	\$5,000	General Fund, Grants
Develop cul-de-sacs at city dead-end streets: Church, Roberts, Mercer, and Flint.	2005, 2006, 2007, 2008, 2009	City	\$30,000	General Fund, Grants

Community Facilities				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Upgrade fire truck and fire equipment.	2005, 2006, 2007, 2008, 2009	City	\$25,000	General Fund, Grants
Develop/acquire a city storage facility and street/road building department.	2005, 2006, 2007, 2008, 2009	City	\$5,000	General Fund
Develop two central trash site locations with fencing, landscaping.	2005, 2006, 2007, 2008, 2009	City	\$5,000	General Fund
Purchase a backhoe.	2005, 2006, 2007, 2008, 2009	City	N/A	General Fund
Purchase a trencher.	2005, 2006, 2007, 2008	City	N/A	General Fund
Repair well house on Guy Street.	2005, 2006, 2007, 2008, 2009	City	N/A	General Fund
Cut down trees at well house on Main Street.	2005, 2006, 2007, 2008, 2009	City	\$2,500	General Fund
Purchase a new barn door.	2005, 2006, 2007, 2008, 2009	City	\$3,000	General Fund

Community Facilities				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Develop a city sewer system.	2005, 2006, 2007, 2008, 2009	City	N/A	General Fund
Update code of ordinances.	2005, 2006, 2007, 2008, 2009	City	\$1,500.00	Funeral Fund
Purchase a new mosquito net.	2005, 2006, 2007, 2008, 2009	City	\$6,500.00	General Fund
Renovate city hall.	2005, 2006, 2007, 2008, 2009	city	\$20,000	General Fund

Economic Development				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Support downtown revitalization program (sidewalks, store fronts, etc.).	2005, 2006, 2007, 2008, 2009	City	\$50,000	General Funds, Grants
Implement landscaping improvements program around public facilities and major streets.	2005, 2006, 2007, 2008, 2009	\$25,000	City	General Funds, Grants

Housing				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Promote community housing initiative program (DCA).	2005, 2006, 2007, 2008, 2009	City	N/A	General Fund
Promote the construction of affordable housing units (12).	2005, 2006, 2007, 2008, 2009	City	\$930,000	Private, General Fund
Began renovation of substandard housing units.	2005, 2006, 2007, 2008, 2009	City	\$500,000	General Fund, Grants

Land Use				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Update comprehensive plan.	2005, 2006, 2007, 2008, 2009	City/County	N/A	General Fund

Natural & Cultural Resources				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Investigate funding for restoration of historic Bronwood Calaboose (old jail).	2005,2006,2007, 2008,2009	County	N/A	General Fund

Parrott town: Report of Accomplishments

1999-2003

Community Facilities		
Activity	Status	Explanation
Develop a recreation plan.	Underway	
Pave unpaved streets (4): King, Whaley, Hall and Telfare.	Postponed	Budget constraints.
Acquire land for recreation and park development (Lee Street).	Underway	
Seek grants for proposed recreation improvements.	Underway	
Upgrade undersized water lines/construct new water tower.	Completed	
Employ full time police officer.	Completed	
Cul-de-sac; Hall and Telfare Streets.	Postponed	Budget constraints.
Widen curb and gutter sidewalks: College Street to GA 520.	Postponed	Budget Constraints.
Develop passive park facility on Main Street (near fire station).	Underway	
Purchase needed equipment for city fire truck.	Postponed	Budget constraints.
Provide new equipment for fire department.	Postponed	Budget constraints.
Develop handicap ramp at Main and Railroad Street.	Postponed	Budget constraints.
Support development of new library and museum facility.	Underway	
Amend Service Delivery Strategy as needed.	Underway	

Economic Development			
Activity	Status	Explanation	
Continue to implement downtown revitalization program.	Underway		
Support the County Chamber of Commerce.	Underway		
Support the county's industrial development authority.	Underway		

Housing			
Activity	Status	Explanation	
Rehabilitate 20 homes.	Underway		
Adopt local housing codes.	Underway		
Raze 6 dilapidated dwellings.	Underway		
Support the new community housing initiative program (DCA).	Underway		

Land Use			
Activity	Status	Explanation	
Update zoning ordinance/map.	Underway		
Consider the adoption of subdivision regulations.	Underway		
Develop new comprehensive plan.	Underway		

Natural and Historic Resources			
Activity	Status	Explanation	
Adopt a well head protection ordinance.	Completed		
Develop a historic district.	Underway		
Adopt a wetland ordinance (as required).	Completed		
Adopt a groundwater ordinance (as required).	Completed		

**Parrott town: Short Term Work Program
2004-2008**

Community Facilities				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Develop a recreation plan.	2005, 2006, 2007, 2008, 2009	City	N/A	N/A
Pave unpaved streets (4): King, Whaley, Hall and Telefare.	2005, 2006, 2007, 2008, 2009	City	\$300,000	General Fund/DOT
Acquire land for recreation and park development (Lee Street).	2005, 2006, 2007, 2008, 2009	City	\$3,000	General Fund/Donations
Seek grants for proposed recreation improvements.	2005, 2006, 2007, 2008, 2009	City	N/A	N/A
Cul-de-sac; Hall and Telfare Streets.	2005, 2006, 2007, 2008, 2009	City	\$10,000	General Fund/Grants
Widen curb and gutter sidewalks: College Street to GA 520.	2005, 2006, 2007, 2008, 2009	City	?	General Fund/DOT
Develop passive park facility on Main Street (near fire station).	2005, 2006, 2007, 2008, 2009	City	\$10,000	General Fund/Grants
Purchase needed equipment for city fire truck.	2005, 2006, 2007, 2008, 2009	City	\$5,000	General Fund/Grants
Provide new equipment for the fire department.	2005, 2006, 2007, 2008, 2009	City	\$7,000	General Fund/Grants
Develop handicap ramp at Main and Railroad Street.	2005, 2006, 2007, 2008, 2009	City	\$1,000	General Fund/Grants
Amend Service Delivery Strategy as needed.	2005, 2006, 2007, 2008, 2009	City	N/A	N/A

Community Facilities				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Work to decrease current ISO Rating (10).	2005, 2006,2007, 2008, 2009	City	N/A	N/A
Increase the number of certified firefighters.	2005, 2006,2007, 2008, 2009	City	N/A	N/A

Economic Development				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Continue to implement downtown revitalization program.	2005, 2006,2007, 2008, 2009	City	N/A	N/A
Support the County Chamber of Commerce.	2005, 2006,2007, 2008, 2009	City	N/A	N/A
Support the county's industrial development authority.	2005, 2006,2007, 2008, 2009	City	N/A	N/A

Housing				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Rehabilitate 20 homes.	2005, 2006,2007, 2008, 2009	City	\$400,000	City
Adopt local housing codes.	2005, 2006,2007, 2008, 2009	City	N/A	N/A

Housing				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Raze 6 dilapidated dwellings.	2005, 2006,2007, 2008, 2009	City	\$40,000	General Fund
Support the new community housing initiative program (DCA).	2005, 2006,2007, 2008, 2009	City	N/A	N/A

Land Use				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Update zoning ordinance/map.	2005, 2006, 2007, 2008, 2009	City	\$1,000	General Fund
Consider the adoption of subdivision regulations.	2005, 2006, 2007, 2008, 2009	City	N/A	N/A
Update comprehensive plan.	2005, 2006, 2007, 2008, 2009	City	\$617.11	General Fund

Natural & Cultural Resources				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Develop a historic district.	2005, 2006,2007, 2008, 2009	City	N/a	N/A

Sasser town: Report of Accomplishments

1999-2003

Community Facilities		
Activity	Status	Explanation
Develop a recreation plan.	Not Accomplished	Budget Constraints.
Seek grants for proposed recreation improvements	Not Accomplished	Not a priority.
Replace undersized water lines (Chinaberry Street).	Not Accomplished	Not a priority.
Relocate fire station.	Not Accomplished	Not a priority.
Conduct sewer feasibility study.	Completed	
Renovate old cotton gin facility for multi-purpose community center.	Not Accomplished	Building fell down.
Implement drainage plan.	Underway	
Clean out city ditches to improve drainage plan.	Completed	
Purchase computer system for City Hall.	Completed	
Amend Service Delivery Strategy as needed.	Underway	
Upgrade city's municipal water pump.	Not Accomplished	Not feasible.
Pave Court Street.	Not Accomplished	Not a priority.

Economic Development		
Activity	Status	Explanation
Support downtown revitalization program.	Not Accomplished	Budget constraints.

Economic Development		
Activity	Status	Explanation
Support the county's Chamber of Commerce.	Not Accomplished	Not a priority.
Support the County's Industrial Development Authority.	Not Accomplished	Not a priority.
Work with Georgia Department of Industry, Trade and Tourism on Economic Development.	Not Accomplished	Not a priority.

Housing		
Activity	Status	Explanation
Rehabilitate 18 Homes.	Not Accomplished	Never initiated.
Adopt local housing codes.	Not Accomplished	Never initiated.
Support the new Housing Initiative Program (DCA).	Not Accomplished	Never initiated.

Land Use		
Activity	Status	Explanation
Update zoning ordinance/map.	Completed	
Develop a new Comprehensive Plan (as required).	Underway	
Update subdivision regulations.	Completed	

Natural and Historic Resources		
Activity	Status	Explanation
Adopt Groundwater Recharge Ordinance (as required).	Completed	
Adopt Wetland Ordinance (as required).	Completed	

**Sasser town: Short Term Work Program Update
2004-2008**

Community Facilities				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Develop a recreation plan.	2005, 2006, 2007, 2008, 2009	City	N/A	N/A
Develop a Clean Community Program.	2005,2006, 2007,2008,2009	City	N/A	N/A
Seek grants for proposed recreation improvements.	2005, 2006, 2007, 2008, 2009	City	\$100,000	General Fund, Grants
Build a new fire station.	2005, 2006, 2007, 2008, 2009	City	\$100,000	General Fund, Grants
Replace undersized water lines (County Line Road).	2005, 2006, 2007, 2008, 2009	City	\$150,000	General Fund, Grants
Enroll and train new firefighters.	2005, 2006, 2007, 2008, 2009	City	\$10,000	General Fund, Grants
Seek reduction in ISO rating.	2005, 2006, 2007, 2008, 2009	City	N/A	N/A
Convert present fire station/building to clerk's office and record storage.	2005, 2006, 2007, 2008, 2009	City/County	\$20,000	General Fund/Grants

Community Facilities				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Convert present clerk's office into meeting room and voting poll location.	2005, 2006, 2007, 2008, 2009	City	\$5,000	General Fund, Grants
Improve storm drainage on Dawson Street.	2005, 2006, 2007, 2008, 2009	City/County	N/A	N/A
Remove abandoned grain silos and develop area for extension train boarding and parking.	2005, 2006, 2007, 2008, 2009	City	N/A	General Fund, Grants
Install new well in the Florida Acquifer.	2005, 2006, 2007, 2008, 2009	City	\$50,000	General Fund
Resurface Dawson Street.	2005, 2006, 2007, 2008, 2009	City	\$65,000	General Fund/DOT

Economic Development				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Create a Downtown Development Authority.	2005, 2006, 2007, 2008, 2009	City	\$10,000	General Fund, Grants
Establish the Better Hometown program.	2005, 2006, 2007, 2008, 2009	City	\$1,000	General Fund, Grants
Support the Terrell County Development Authority.	2005, 2006, 2007, 2008, 2009	City	N/A	N/A
Economic Development				

Activity	Years	Responsible Party	Cost Estimate	Funding Source
Work with Georgia Department of Industry, Trade and Tourism on Economic Development.	2005, 2006, 2007, 2008, 2009	City	N/A	N/A
Support the Terrell County Chamber of Commerce.	2005, 2006, 2007, 2008, 2009	City	N/A	N/A

Housing				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Rehabilitate 6 Homes.	2005, 2006, 2007, 2008, 2009	City	\$270,000	General Fund/Grant
Update local housing codes as needed.	2005, 2006, 2007, 2008, 2009	City	N/A	N/A
Support the Hosing Initiative Program (DCA).	2005, 2006, 2007, 2008, 2009	City	N/A	N/A
Raze 2 dilapidated and abandoned homes.	2005,2006, 2007,2008, 2009	City	\$10,000	General Fund

Land Use				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Consider imposing a city property tax.	2005, 2006, 2007, 2008, 2009	City	N/A	N/A

Activity	Years	Responsible Party	Cost Estimate	Funding Source
Update consolidated comprehensive plan.	2005,	City	\$1,554	General Fund
Update subdivision regulations as needed.	2005, 2006, 2007, 2008, 2009	City	\$2,000	General Fund
Update zoning ordinance map accordingly.	2005, 2006, 2007, 2008, 2009	City	\$500	General Fund

Natural & Cultural Resources				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Adopt ground water recharge ordinance (as required).	2005,2006, 2007,2008, 2009	City	N/A	N/A
Update TMDL Plan.	2005,2006,2007	City	N/A	N/A

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